

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

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VOLUME 17, ISSUE 2



LAKE MANASSAS CONNECTION

Official Publication of
The Lake Manassas Residential Owners Association
Volume 17, Issue 2

14900 Turtle Point Drive - Gainesville, VA 20155
www.lmroa.com

Send your emails to: concerns@lmroa.com

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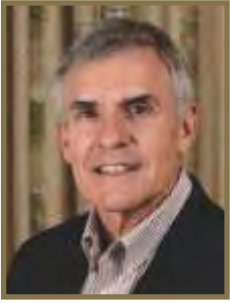
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FROM THE BOARD



Gary Border
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Director

We trust the residents of the Community have remained safe and healthy and more importantly received at least one or maybe two vaccine shots and or are on the list to begin their vaccinations soon. The Association is working hard to keep the Community informed attempting to minimize the effects of the pandemic. In that regard, the Board extends a “thank you” to our Residents for their patience and to our Community Site Office Staff, Michelle and Karen, as they have continued to provide excellent service to the Community and its residents under some very difficult circumstances.

Most of the effort by the Board, its Committees and the Community Site Office during this pandemic has been to at least maintain the status quo within the Community and be ready to move forward when the environment allows all of us to be more functional with planned activities and programs. Committee meetings have been conducted via ZOOM with limited participation and a majority of the Board's work has been by telephone and email. However, most of the vendors that support our Community have retained minimal staff making their support difficult at best.

Below are a couple of important areas to share with the Community that the Board continues to manage closely despite constraints.

Financial Summary

Community Budget - Through the first 6 months of the fiscal year the Association finds itself in good financial shape. The Board's expenditures have not exceeded the budget forecast. While every effort will be made, as we do every year, to stay within the budget for FY 2021 our \$90,000 in assessment delinquencies will result in a significant amount of write-offs in the next 6 months.

Equity and Reserves - Our homeowner's equity and Reserve funds remain solid and the recent sale of some additional Basheer townhouses has provided the Community with income that can be used to shore up both funding areas.

Major Projects – During the next 6 months the Board has budgeted for a couple major projects; funding for these projects will come from the Community's Reserve Fund:

- Major road repair and in one instance road replacement (approximately \$ 200,000);
- Men's locker room at the Swim and Tennis Center will be totally renovated; it is long overdue (approximately \$ 70,000).

Forecast of Future Projects for 2021-2022 – During the remainder of the 2021 Fiscal Year there may be additional expenditures for:

- Sign refurbishments throughout the community (approximately \$ 10,000);
- Additional new cameras at the Amsterdam gate and Swim and Tennis Center (\$ 32,000);
- Surveillance camera replacements (approximately \$ 22,000);
- Replacing wading pool cover (approximately \$ 4,000);
- Maintenance to the exterior of the Swim and Tennis Center (approximately \$ 10,000);

Renewed Contracts –The following service contracts have been and/or will be negotiated for next year's Fiscal Year Budget for 2022:

- KCS – our landscaping contractor; and
- American Disposal – our Sanitation Contractor.

The contracts for both these vendors have increased from previous years as the result of new requirements for vendors to pay for health insurance and labor costs due to US Department of Labor regulations for businesses that use the H2B VISA guest worker program. The prevailing rate wage required in 2015 was \$13.07 and has increased to \$16.89 which is a 22.7% increase. Those costs will obviously be passed on to the customer, i.e., in this case the Association. Our landscape contractor, KCS, and American Disposal have taken care of the community quite well with minimal complaints received about their performance. Although reasonable increases are negotiated with our vendors, in the future we expect many vendor costs will increase and will most likely require the Association to increase assessments to effectively manage these contracts and the Community's expenses.

BOARD OF DIRECTORS (CONT.)

Basheer Townhouses - The recent sale of some Basheer townhouses has provided the Association with an influx of income. Those funds will be used in a manner to most efficiently support the financial requirements of the Association. Residents should be aware that within the next six months when all of the Townhouses should be built, they will be released by the Declarant to the Association. At that time the Association will absorb the costs associated with the common areas in that development. Additionally, as you would expect, the Association will no longer be receiving funds from Basheer since those Townhouses will become part of the Community and the Association. The funds that we have received in the past were being used to improve the Gates to and in our Community, for improvements to our Swim, Tennis and Basketball Court areas, Cameras, additional Irrigation and Landscaping at other entrances. Some additional funds have been deposited into our Reserve Account. That project minimized HOA assessment increases over the last ten years.

Future Assessment Fee Increase - While the Board has indicated that an increase in our Assessment Fee will occur for Fiscal Year 2022, residents could see a significant increase over the next couple of years. In the 2022 time frame we expect the increase to be in the range of 4% - 6% or \$8.00 - \$12.00 per month per resident. The estimate is just an estimate at this time. The Board and the Budget and Financing Committee continue to review the Association budget in an attempt to minimize the impact while continuing to maintain our goal to remain a Premiere Community in Prince William County.

FIOS INITIATIVE

- The Communications Committee has made significant effort in the process of obtaining signatures from LM residents for "Declaration Amendment" with support across LM residents at 85%.
- In parallel, LMROA Board is providing support for efforts to locate and address any documentation requirements for easements, whereby FIOS carrier Verizon can proceed to commence FIOS installation at the earliest date.
- Further updates will be provided on the LMROA website, as/when milestones have been reached.

Community Wireless Structures (CWS) - CWS who has been proposing installation of a cell tower just outside the boundaries of the Lake Manassas Community, has indicated to the Prince William County they may request a Public Hearing sometime in May. The Association will forward any information received from the County about hearing dates via blast email. Additionally, if you are not already registered to receive blast emails, please be sure to register on the Associations Community website, www.lmroa.com.

Covenants Fines - The Covenants Committee and or the Board does not want to impose fines that are due to circumstances beyond a resident's control. Over the past year there have been a number of instances that violations could not be corrected because of COVID-19 related reasons. On the other hand the Board does not have sympathy for residents who receive a violation notice and ignore it. While the Board is many times at odds as what to believe is true, in an effort to be fair and equitable, the Board expects residents to follow the guidance outlined in the article on page 11 in this issue of *The Connection*. Residents that receive a violation notice are expected to respond stating that they have received the notice and to provide information that explains that the violation will be corrected in a reasonable period of time along with documentation as proof as to why the violation cannot be corrected in a reasonable period of time. You are strongly encouraged to read the article as it will become the guidance for the Committee and Board when deciding future case violations.

We continue to thank our Community Volunteers for their time and effort to help make the Lake Manassas Community a great place to live! Residents are welcome to volunteer for any of our Committees and provide input on any issues of concern or Community improvement. It is requested that comments and questions be emailed to the Board at concerns@lmroa.com.



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CORNER LAKE MANASSAS

The purpose of the "Corner" is to provide the Community's Residents with information pertaining to the ongoing efforts of the Lake Manassas Association (LMA) Board. The LMROA is a member of that Board and based on recent meetings and other informational exchanges the information below is our representative's attempt to keep the Community abreast of the LMA Board's activities and actions.

SHOPPES AT STONEWALL - The Leasing Representative for the Shoppes have informed the community that they are close to an agreement with another salon for the Shoppes to replace the Hair Cuttery. They also informed us that they are close to an agreement with another business to locate in the space next to Dunkin' Donuts. When the action is finalized they will inform us of their decision and provide us with the name of the business being added to the Shoppes.

CELL - TOWER - The Prince William Planning Board has again postponed the appearance of Community Wireless Structures (CWS) before the Board. There has not been a new date established for their appearance on the Board's calendar.

INSTALLATION OF STOP SIGNS ON TURTLE POINT DRIVE AT THE INTERSECTION OF LAKE MANASSAS DRIVE AND TURTLE POINT DRIVE - The action to install stop signs on Turtle Point Drive at the above referenced intersection has been delayed pending more research and coordination with Prince William County.

ADDITIONAL CAMERAS AT BALTUSROL GATE - The installation of additional cameras at the Baltusrol Gate occurred in early March. There are now two cameras at the gate to enhance our effort to observe the gate in a more expansive view while providing more details of visitors and residents accessing and proceeding through the gates.

If you have any questions please contact Joe Greenlee, LMROA Member to the LMA Board.

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MANAGEMENT REPORT

*"No winter lasts forever,
no spring skips its turn."
~ Hal Berland*



By Michelle Wingo, Community Manager

The appearance of Spring is finally here! It is at this time of year that many of us begin to think about "spring cleaning".

As you begin spending more time outdoors enjoying the warm weather look around your property and focus on any exterior maintenance or improvements that may be needed. Annual Comprehensive Property Inspections are currently underway. We will be visiting each property and recording and photographing any violations noted (see *page 11* for the inspection schedule). Property maintenance contributes to the beauty and value of not only your home but to the entire community. See *page 10* for information on the Covenants process, including why and when penalties may be assessed to an owner's account for non-compliance.

As a reminder, if you plan to make any exterior modifications to your property, please be sure to submit an Exterior Modifications Application to the Modifications and Construction Committee for their review. Please see the MCC article on *page 14* for application and meeting information.

If your plan is to focus on interior cleaning and discarding items or documents you no longer want or need, spring is the time to begin the purge! To assist you with your "purge" we are happy to announce that we will once again be holding a "shred event." The event will be held on April 10th at the Swim and Tennis Center parking lot. Please see the advertisement on *page 17* of this newsletter for important information about the date and time as well as what items can and cannot be disposed of.

If you have bulk items that you'd like to dispose of the Association's trash removal contractor, American Disposal, may be of service to you. If you have questions about the service and fees associated with it or would like to arrange for a bulk pick-up please visit the American Disposal website at www.americandisposal.com or call them at 703-368-0500.

Enjoy the spring as the heat of the summer months will soon be upon us; just as "no spring skips its turn", neither does the summer!

Take care,
Michelle



*Karen Jackson
Assistant Manager/
Covenants Administrator*

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BUDGET & FINANCE COMMITTEE

By Harry Horning, Chair

COMMITTEE MEMBERS
Jeff Holbrook
Romesh Deora
Don Minogue, Board Liaison

During the most recent Budget & Finance Committee meeting held in February, the committee reviewed the 30-year financial plan and discussed changing the monthly maintenance assessments for the townhouses.

A copy of the eleven Lake Manassas sections was discussed and how improvements or enhancements in the infrastructure in those sections should be handled and charged. A subsequent vote by the committee making the recommendation that if residents of a particular section want a new feature or enhancement, it should be paid for by the residents of that section and not by all residents.

The committee suggested that the Board investigate investing more aggressively than just using CD's for Reserve Funds and requested a meeting with the Board.

The next Budget & Finance Committee meeting was tentatively scheduled for April 1 to review a draft of the 2022 Fiscal Year Budget.

If you are interested in becoming a member of the Budget & Finance Committee, please send an email to concerns@lmroa.com



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Harry is a resident of Lake Manassas

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COMMUNITY SAFETY & VISITOR ACCESS COMMITTEE



By Rex Luzader, Chair

COMMITTEE MEMBERS

Robert Glista

Rich Marianos

Keith Reeves

Joe Greenlee, Board Liaison

Gate Key Upgrade -

The transition to Gate Key Plus took place 2/1/21 seamlessly. If you have not logged in to Gate Key since the transition, please do and update your account.

Vehicle Decals -

Please return your vehicle registration form to the office to obtain your new decals.

Gate Attendant Audits -

The committee has resumed unannounced audits of the gate attendant's performance. Each committee member will perform three audits monthly. Results will be shared with Allied. Monthly calls with Allied were instituted in January to discuss performance and any other gate issues.

Planned Activities -

- Continued monitoring of speed data collected at various points in the community.
- Additional speed control measure for the East half of Spyglass Hill Loop (area with the highest incidence of speeding in the community).
- Research of options to install additional streetlights in areas of the community where they were not initially installed by the developer (primarily the Eastern side of Spyglass Hill Loop and Roxborough Loop). A survey of residents is planned.

Volunteers who are interested in serving on the committee are encouraged to submit their request to concerns@lmroa.com.



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COVENANTS COMMITTEE



Ron Allen, Chair

Covenants enforcement is an ongoing function of the Association in order to maintain the quality of our beautiful community. The Association's Design Guidelines, Use Restrictions, Property Maintenance Standards, and Due Process Enforcement Procedures are easily accessible to all owners on the Lake Manassas Website, <https://lmroa.com>.

Part of the enforcement process includes annual comprehensive Property Maintenance inspections which begin (weather permitting) in late March. Other covenants inspections continue throughout the year for various use restrictions such as on-street parking, trash receptacles, and unsightly property conditions. Failure to receive approval from the Modifications Committee for alterations or improvement to the exterior of your home may also result in a covenants violation.

The Association's governing documents and State law contain specific requirements for covenants enforcement. If the Association identifies a covenants violation, the owner will first receive a letter by standard mail providing an "Opportunity to Correct" the violation prior to a violation notice being issued by the Covenants Administrator. Usually the owner will be given between 10 and 30 days to correct the violation. The Board, however, is interested in compliance and not imposing fines. For this reason it recognizes that there are circumstances where a longer period of time may be needed to correct a violation due to such circumstances as contractor or parts availability, health conditions, or financial constraints. In 2020 the Association often extended the period to correct a violation to 60 days in recognition of personal constraints caused by the Covid pandemic.

It is up to the owner to communicate immediately with the Covenants Administrator, providing documentation on the need for a longer period of time to correct the violation.

If the violation is not corrected within the period specified in the "Opportunity to Correct" letter and the owner has not communicated with the Covenants Administrator on a need for delaying corrective action, the owner will receive a Violation Notice by certified mail. The violation notice provides the owner with an opportunity for a hearing before the Covenants Committee to present their case for not correcting the violation. The letter will also outline the financial penalties that can be imposed if action is not taken to correct the violation. In almost all cases, owners respond and take action to correct the violation.

In those cases where an owner has not corrected the violation in response to an "Opportunity to Correct" letter, has not requested an extension of the time to correct a violation, and has not contested the violations by requesting a hearing, the Association will take further action in the form of a monetary assessment of up to \$50 for single violations (e.g. parking, trash receptacles) or \$10 per day, up to \$900, for ongoing violations (e.g. property maintenance offenses) that remain uncorrected. The \$10 a day fine for ongoing violations will cease when the owner notifies the Covenants Administrator the violation has been corrected and compliance has been verified by an inspection.

Please remember that the Association wants to work with owners to facilitate the correction of covenants violations and reduce the chance that fines will be imposed. Fines are not the goal, compliance is. Early communications with the Covenants Administrator after an "Opportunity to Correct" letter has been received is important. If more information about the violation is needed, then the Association wants to work with the owner to provide it. Where more time is needed to correct a violation it will be provided based on documented circumstances such as contractor or parts availability, health conditions, or financial constraints. Also, when owners dispute a violation, they have the opportunity for a hearing before the Covenants Committee to resolve compliance questions. Fines are always the last resort.

COMMITTEE MEMBERS
Rowland Bowers
Tom Cumber
Lesley Holbrook
Gary Border, Board Liaison

MAILBOX MAINTENANCE

It's that time of year! Time to look at your mailbox and possibly make a few tweaks. Is your post leaning? Is your post dirty or need paint? What about the box itself? Is it rusting or have a broken door?

Routine maintenance will prevent you from having to replace your unit sooner than you may have liked. Main Street Mailboxes is the place to call if you need a replacement unit or if you'd like to purchase paint for the cast iron style box. The metal box that sits on a wood post should be painted with a Rustoleum Hunter Green that can be purchased at most hardware stores. Posts should be painted white.

Covenants Inspections are underway...in order to avoid receiving a notice that states your mailbox is in disrepair, please be proactive and inspection your unit and make any necessary repairs as weather permits.

If you have any questions please contact the site office by sending an email to concerns@lmroa.com. You can reach Main Street Mailbox by calling them at 571-379-8454.

Spring Inspections

Following is the tentative schedule for Annual Comprehensive Inspections and a copy of the “check list” used by the LMROA site staff when conducting inspections. Once your home has been inspected, if any violations are noted, an “opportunity to correct” letter will be sent to you stating the violation and the time frame with which you should cure those violations. If you find you need additional time to cure violations and bring your property into compliance, please contact us at concerns@lmroa.com as soon as possible to avoid further action by the Association.

Lake Mansueti Covenants Inspection Checklist

Address	Name	Inspector	Date																																																																											
Inspection Type: ☐ Comprehensive ☐ Resale Property Type: ☐ Townhome ☐ Single Family ☐ Back to go# course																																																																														
Notes & approved modifications from previous inspections:																																																																														
☐ Mailbox & post: ☐ B.O.C. ☐ Algae/dirt ☐ Wrong color ☐ Faded ☐ Damaged/damaged ☐ P.O.T.: ☐ Algae/dirt ☐ Paint chipping ☐ Damaged/damaged																																																																														
☐ House numbers: ☐ Missing ☐ Damaged/damaged																																																																														
☐ Garage doors: ☐ Damaged/damaged ☐ Paint																																																																														
☐ Driveway: ☐ Cracked/damaged ☐ Dirty																																																																														
☐ Parking: ☐ In street ☐ Over sidewalk ☐ Commercial vehicle/trailer/boat not garaged ☐ Recreational vehicle in community																																																																														
☐ Trash cans: ☐ Stored in public view																																																																														
☐ BB hoop: ☐ Play in street/sidewalk/common area ☐ Damaged/damaged																																																																														
☐ Firewood: ☐ Stored in public view ☐ Stored on deck/patio																																																																														
☐ Exterior lighting: ☐ Damaged/damaged ☐ Paint chipping ☐ Rusted																																																																														
☐ Deck: ☐ Unapproved ☐ Damaged/damaged ☐ Dirty ☐ Paint chipping																																																																														
☐ Patio: ☐ Unapproved ☐ Damaged/damaged ☐ Dirty ☐ Weeds																																																																														
☐ Fence: ☐ Unapproved ☐ Damaged/damaged																																																																														
☐ Pool/hot tub: ☐ Unapproved ☐ Damaged/damaged ☐ Dirty ☐ In view of golf course																																																																														
☐ Pond/water feature: ☐ Unapproved ☐ Damaged/damaged ☐ Dirty																																																																														
☐ Vegetable garden: ☐ Unapproved ☐ Weeds ☐ Dead ☐ In use October - March																																																																														
☐ Play equipment: ☐ Unapproved ☐ Damaged/damaged ☐ Dirty ☐ In view of golf course																																																																														
☐ Walkway: ☐ Unapproved ☐ Cracked/damaged																																																																														
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APRIL:

Hancock Court
Link Hills Loop
Spyglass Hill Loop East (15810-15957)

MAY:

Sapphire Lakes Court
Snead Loop
Spyglass Hill Loop West (15663-15807)
Turtle Point Drive

JUNE:

Alpine Bay Loop
Arcadian Shore Court
Birnam Wood Court
Cancun Court
Crooked Oaks Court
Horseshoe Bay Court
Willingboro Court
Windy Hollow Circle

JULY:

Pedigree Court
Ransom Oaks Court
Roxborough Loop
Tryon Way
Tuxedo Lane



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COMMUNICATIONS COMMITTEE

COMMITTEE MEMBERS

Jane Houston

Scott Pierce

Errol Siders

Shashi Mehta, Board Liaison

By Dick LaFrance, Chair

Communications Committee Purpose & Responsibilities

The Committee advises the Board of Directors regarding the various ways to better inform and engage Lake Manassas residents in community activities. Among the vehicles used to communicate with the community are: Lake Manassas Connection, Lake Manassas Web site, blast emails, newsletters, and for new residents, a Welcome Package.

The focus of the Communications Committee in the near term is as follows:

FIOS INITIATIVE

- Communications Committee has made significant effort in the process of obtaining signatures from LM residents for "Declaration Amendment".
- Support for FIOS and the declaration amendment initiative across LM for residents visited is near 85%.
- In parallel, the LMROA with support from LM Board has made substantial progress in locating easements for LM homes where easements were previously not located as recorded. For the remaining 122 homes, LM Board is supporting measures to mitigate by taking procedural steps towards having the easements documented and recorded at the earliest timeframe.
- Once the above steps are completed, LMROA will be in a position to have Verizon pan for FIOS installation within the legally identified easements for all of LM.
- Further updates will be provided on LM website, as/when milestones have been reached.

FIOS "Facts and Myths"

(also posted on the LMROA web site)

Facts:

Since December 2020, the door-to-door effort to obtain resident's support of the FIOS specific declaration amendment across all of LM, is achieving 85% support.

- The Association's goal is to achieve the required LM resident's support of FIOS by end of 2021.
- High Speed Internet Options i.e., FIOS, will bring greater competition with better offerings, at potentially lower cost to LM residents.
- The FIOS specific declaration amendment, that is supported by the LM Board, for which the LM Board passed a resolution to restrict easement to FIOS ONLY.
- All of LM East and West peninsula homeowner's support is required for FIOS to be uniformly available to all of LM.
- LM eastern peninsula already has FIOS, and its installation on the LM western peninsula will NOT impact the eastern peninsula residents in any way, but their signatures in declaration are required to achieve goal.
- Signing the Declaration Amendment during our door-to-door effort does NOT obligate ANY homeowner to obtain FIOS service.

- "Individual homeowners would need to specifically subscribe to and order FIOS, just like any other utility."

MYTHS

- LM homeowners are being/will be forced to obtain FIOS. *Refer to Facts above.*
- Telco's (telecommunications vendors) could install a Cell tower literally in any LM resident's back yard. *Refer to Facts above.*
- Cabling could be run under my swimming pool. *To the contrary, LM is comprised of homes, not data-centers.*
- Telco's (telecommunications vendors) could dig up my entire yard. *Quite the opposite: FIOS fiber cabling is installed where EXISTING phone/cable lines are located, a narrow path, commonly at the edge of all properties closest the street. Furthermore, LM eastern peninsula which already has had FIOS installed, and yet there are no concerns from those works.*

(Shashi Mehta is the Lead for the FIOS initiative)

Resident Request Process: The purpose of this task is to develop an effective process for Resident Requests to the Lake Manassas Community Management Site Office.

The current system is inefficient. Resident requests consist of calling, emailing, or dropping in at the Site Office. This approach has proven time consuming and unresponsive overall for both resident and Site Support personnel. The goal is to develop a system that is both efficient and responsive.

Following is the tentative plan:

- Collect information and develop an efficient process - End of February
- Test process with residents/assess results - End of April
- Roll out the process - End of June
- Continue resident education/communication - Infinity

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SECURITY RISKS - EMAIL PROVIDERS & INTERNET BROWSERS

By Shashi Mehta, Board Liaison

Provided below is guidance from the Communications Committee, on security risks, based on a member's expertise in Cybersecurity. Goal is to share knowledge, from threat intel, on Email providers and Internet Browsers. Focusing on the good and bad options, as a result of levels of content inspection along with lack of Anti-Virus scanning from those listed below.

The steps to move away from a POOR Email option to a GOOD option are not very complex. Best starting place is - Setting up Email forwarding from current email provider to new Email provider.

The steps to move away from a POOR Internet Browser to a GOOD option are even easier. Best starting place is – Download and Install new Browser (i.e. Google Chrome), import Bookmarks from old browser, and finally STOP using the POOR Browser.

EMAIL Providers:

1. Yahoo Email - VERY POOR
2. Hotmail - VERY POOR
3. AOL - VERY POOR
4. Comcast Email - POOR
5. Apple Email - GOOD
6. Google Email - EXCELLENT
7. Microsoft Email - POOR
8. Outlook Email - This is not an Email provider, as it is often confused, but rather just an email application. When combined with Google Email, it is a GOOD solution

Internet BROWSERS:

1. Chrome - EXCELLENT
2. Firefox - VERY GOOD
3. Microsoft Edge - GOOD
4. Apple Safari - EXCELLENT
5. Internet Explorer - VERY POOR
6. Opera - VERY GOOD
7. Brave - VERY GOOD

Any options NOT in the above lists, are to be AVOIDED at all costs.

Those listed as VERY POOR, are equivalent to putting out the welcome mat to hackers. Common result is a High probability for computers to be compromised – without the user's knowledge. When that compromise occurs, all keystrokes a user types are captured/logged, and potentially hackers/attackers using Malware are able to see every website screen that a user navigates to. This is not fiction. It is common and real.

Any malware that reaches a user's computer, will then more likely be sent in emails / attachments to other computers - to further infect with ease.

DISCLAIMER:

The above guidance is being provided to share knowledge. They are NOT to be construed as formal recommendations. It is expected that all residents would perform their own due diligence and accept risks for their own independent choices.



References:

<https://www.digitaltrends.com/computing/best-browser-chrome-vs-firefox-vs-safari-vs-edge/>
<https://www.techradar.com/news/best-email-provider>
<https://www.techradar.com/best/best-email-clients>
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MODIFICATIONS & CONSTRUCTION COMMITTEE

By Diane Boyle, Chair

COMMITTEE MEMBERS
Barbara Bassett
Kathy Cumber
Lisa Jacques
Pam Sackett
Don Minogue, Board Liaison



If you are considering any alteration or improvement to the exterior of your home, you must first gain approval from the MCC. Modification applications must be filed at least one week prior to a scheduled meeting in order to ensure the committee has time to examine them and schedule any needed property inspections.

Spring is the time of year when we generally see homes go on the market. This past year the market has been exceptionally good throughout most of the year. It is important to note if you are in the process of selling your residence, you must request Resale Documents to provide to your prospective buyer. Your realtor can assist you with this process. Association resale documents involve an inspection of your property to inform the buyer that all exterior modifications have been approved and conform to the design guidelines. It is in your best interest to submit an application for any changes you have made to the exterior of your home without Modifications Committee approval. **During a resale inspection, any modification not approved by the MCC will be cited as a**

violation and may complicate the sale of the property. The application is available on the community website (www.lmroa.com). Note that only owners of record for adjacent properties should sign the acknowledgment form. The site staff can assist with any questions you may have with the process by emailing them at concerns@lmroa.com

In addition to reviewing homeowner applications for exterior modifications, the committee conducts monthly common area inspections between March and November and provides a written report to the board that includes recommended replacements/improvements. Although the committee and management conduct regular inspections, we request that homeowners bring to the attention of management any potential threats or hazards on common areas such as dead or dying trees.

The MCC generally meets on the second Monday of the month at 5:00 PM at the Stonewall Golf Club and by Zoom. Zoom links can be found on the community website by going to www.lmroa.com then to the "Announcements" page. Occasionally the meeting date is rescheduled due to members' availability, so please check with Michelle.



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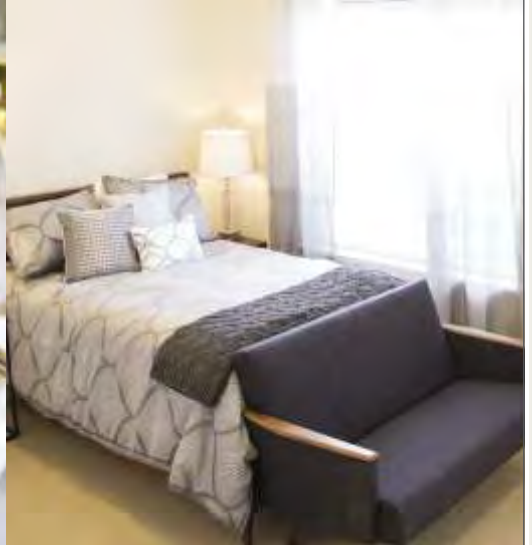
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SWIM & TENNIS COMMITTEE

By John Short, Chair

COMMITTEE MEMBERS
Grete Bravo
Bev Luzader
John Schoeb
Gary Border, Board Liaison

As of this writing the Board plans to open the pool on time over the Memorial Day weekend under Covid Phase 3 Restrictions. The pool hours this year will be the same as last year - opening on a first come, first served basis for two-hour periods then closing for thirty minutes for cleaning and sanitizing before reopening. Due to a 50 person maximum capacity, no guests will be permitted to use the pool this summer. As we get closer to pool season information on the opening will be sent to residents via blast email and will be posted on the community website, www.lmroa.com.

The committee continues to discuss improvements for the Swim and Tennis Center - especially for the restroom/changing facilities, and will be making recommendations to the board for the FY 2022 budget.

Pool Registration/Passes

If you have not registered previously or are a new homeowner, you may register for the pool and receive up to two electronic key cards at no charge. If you have lost your pool pass or would like to purchase an additional pass, the cost is \$50 per card. Only check payments can be accepted. As the pool opening date draws near more information will be provided by blast email and on the website on how to register and purchase passes (if needed). Remember, pool passes are intended to be used year after year. There is no need to re-register if you already have pool passes.

Pool Management

We were especially pleased with the service provided by Virginia Pools and the lifeguards on staff last summer. Anyone interested in becoming a life guard, whether it be at the Lake Manassas pool or other pools in the area, should contact Virginia Pools at 540-428-6123.

Sport Courts

The Swim and Tennis Facility as well as the pool and sport courts are monitored by surveillance cameras and after-hours police patrols. Any suspicious or inappropriate activities will be reported to and addressed by Prince William County police.

There will be some minor repairs made on the courts this spring that may require they be temporarily closed.

Courts are typically open and available daily from 7 a.m. until 10 p.m. and are available on a first-come, first-served basis, however if others are waiting to play, then out of courtesy, a thirty-minute time limit should be observed.

There may be times when courts are not available due to advanced board approved use. Dates and times when a court is not available will be posted on the community website calendar and on the bulletin board at the swim and tennis center.

Recently we have received noise complaints due to music being played loudly and or containing inappropriate lyrics at the basketball courts. The board will address this issue at an upcoming meeting however up until that time music will only be permissible for board approved activities at the swim and tennis center.

Reminder: residents must accompany their guests at the swim and tennis center facilities.

Please observe Covid protocol and social distancing whenever possible while using the Swim and Tennis Center facilities.

Tot Lot

The tot lot behind the basketball courts is open year round. We will continue mosquito treatments throughout the spring and summer as in previous years.

We look forward to an active summer and seeing our residents enjoying the facilities at the Swim and Tennis Center.



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LAKE MANASSAS SPRING SHRED EVENT

APRIL 10

SHRED TRUCK IN THE SWIM AND TENNIS CENTER PARKING LOT 9AM - 12 NOON



Recycling and Information Destruction Program

The LMROA will conduct a Community Spring Shred Event on Saturday, April 10, 2021 from 9:00am to 12:00 noon in the Community Site Parking Lot. Community residents are invited to collect personal and professional paper items (see list on the right) to recycle via shredding at this event. **The shredding is free and at no cost to residents.** While the shredding is free, residents are asked to bring no more than 5 garbage bags and or small boxes of items to shred. Please consider that other residents will have items to shred and our available time for shredding is limited. If residents have more items than 5 items to shred they should consider coordinating directly with TrueShred for support.

In addition during shredding a TV screen is on the side of the truck for residents to actually witness the entire shredding process of their sensitive files. Finally all of TrueShred's destroyed files are 100% securely recycled.

DO insert:

Accounting Reports
Payroll Statements
Personnel Information
Medical/Insurance Information
Job Applications
Disciplinary Actions
Customer Lists/Internal Reports
Vendor Information
Letters/Memos/Notes Customer Correspondence Customer Credit Information Sales and Marketing Strategies Reports and Printouts
File Folders with Acco Fasteners
Spiral Notebooks
Hanging File Folders

****Note: No need to remove staples, paper clips, binder clips, rubber bands or tape.***

DON'T insert:

Garbage
Glass/Plastic/Styrofoam
Newspapers
X-rays
3-Ring Binders
Corrugated Cardboard
Cell Phones (Fire Hazard)
Batteries (Fire Hazard)

This Community Recycle Event is an opportunity for residents to rid themselves of personal confidential and sensitive information from their home and be comfortable that it has been properly handled and processed. We hope residents take advantage of this opportunity. Thank you.



Stonewall Golf Club

AT LAKE MANASSAS

Spring is a great time of year, isn't it?! Flowers bloom, the leaves come back on the trees, the grass turns green and starts growing, and we can start to enjoy the outdoors again! It's been a busy winter of activity at Stonewall & the Brass Cannon, and our team is ready to welcome warmer temperatures and the increase in guest traffic across our facilities!

As many of you have seen and experienced, the biggest news at the Club is the complete renovation of the Brass Cannon restaurant, the entry hallways and the "Board Room"! Gone are the dark, wood-look walls and trim – all replaced with a fresh, new updated look and feel. If, for some reason, you haven't been in since our re-opening in late January, please visit us soon to see the results of our major project.

I'm thrilled to share that we've enjoyed some record-breaking days in the Brass Cannon in recent weeks, with guests filling the tables to enjoy the incredible food and flavors coming out of Chef Sandy's kitchen! It's time for our friends in Lake Manassas and the surrounding communities to discover and spread the word that THE BEST place to be for great food, great service, great views and a relaxing time with friends is the Brass Cannon at Stonewall!

As of now, the Brass Cannon "in season" hours of service are as follows:

Sundays 10:00am – 8:00pm
Enjoy Our Fabulous Brunch Menu from 10am-2pm!
Mondays 11:00am – 4:00pm
Tuesdays 11:00am – 8:00pm
Wednesdays 11:00am – 8:00pm
Wine & Whiskey Wednesday Specials!
Thursdays 11:00am – 8:00pm
Fridays 11:00am – 8:00pm
Saturdays 11:00am – 8:00pm
Come for Happy Hour Tuesday – Friday from 4pm – 7pm!!
Please follow us on Facebook for announcements and specials!

2020 was an exceptional year for golf participation across the country, and we're looking to follow that with a great 2021 season. We'll be getting a brand new fleet of golf cars delivered near the end of March, and we've upgraded a number of course amenities. New apparel, equipment and accessories are arriving in the golf shop almost daily, and I encourage you to grab some of the great new products while they're available! Our course maintenance crew has also had a busy "off season" of projects and preparations, including extensive rebuilding of many of our on-course bunkers and several areas of turf replacement. A new fleet of mowers and equipment is arriving any day, which will help our team present the golf course in superior playing condition.

Additionally, Stonewall is now the home of the **PMC Golf Academy!** Patrick McCarthy brings his successful instruction programs and offerings and a loyal following to Stonewall for 2021 and beyond, and we're excited to be able to partner with the quality services Patrick and his team bring to our property!

Sarah Puckett joined the Stonewall team as Director of Sales in late November 2020, and she has been very busy booking weddings, parties, meetings, events and golf outings ever since! Naturally, events and gatherings are still subject to the pandemic-related restrictions of the Governor of Virginia's office, but we are ready to accommodate whatever group size is allowed as the region "re-opens". Please reach out to Sarah by email at spuckett@stonewallgolfclub.com or by phone at 703-753-6156 for help with planning your meetings, parties, celebrations and events in our spectacular setting!

We look forward to seeing you soon,

Gary Huebner, PGA
 General Manager



The Brass Cannon
 AT STONEWALL GOLF CLUB



All-New Look!



Great Food & Drinks!

EVENTS • RESTAURANT • GOLF
703.753.5101 • stonewallgolfclub.com • 703.753.6140

Ladies Nine Hole Golf League



Are you new to the game
or maybe just getting back into the game?
No pressure, just fun.

Come out on Tuesday mornings to have a
good time and make new friends.

We are offered a discounted rate of \$34 since
Tuesday is Ladies Day at Stonewall.

We are planning on starting up the first week of April.

Please contact:

Diane at dianemboyle@comcast.net
if you would like to join us.

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Men's Senior Golf League

TOP PUBLIC COURSES YOU CAN PLAY: Golf Magazine

Men's Senior Golf League -

The League will begin its 7th year on April 21, 2021. The League has had six successful and fun years and plans to continue that trend in 2021! The League offers golfers regular play (8:30 am each Wednesday); the prospect to improve golf skills, the occasion to meet and play with other golfers, a chance to participate in individual and team competitive events and most importantly - the opportunity to have fun!

League Overview -

This year there will be two seasons - a Summer and Fall Season. Each season will focus again on Open Play days/dates and on occasion the League will integrate some competitive events into the schedule that are considered "Play-for-Prizes" events. The League will also conduct major events, i.e., Medal and Match Play. Also at the end of the Fall Season in October the League will conduct its traditional The Rowe Cup competition considered to be our League's marquee event. It is similar to the Ryder Cup. Team Competition will be added to our weekly play. Each Season will conclude with an Award's Luncheon to recognize League golfers for their performance during each Season.

New Members -

We will have at least 40 golfers that will join the League that played last year; however, the League welcomes new members. If you are interested follow the instructions on the Registration Form. If you have questions please don't hesitate to contact Joe Greenlee at 703.597.9524 or via email at armygreen766@comcast.net. Please leave a voice mail message if the phone is not answered. Thank you.

Men's Senior Golf League League's Registration Form

The League is entering its 7th year! It is open to anyone who is age 55 years and older with an established USGA Handicap Index. All skill levels are accepted. The League offers golfers regular play (each Wednesday), the prospect to improve golf skills, the occasion to meet and play with other golfers, a chance to participate in individual and team competitive events and most importantly - the opportunity to have fun! Golfers are not required to play every Wednesday but only when their schedule permits them to play.

The League is divided into two seasons - Summer and Fall. The Summer Season begins on April 21 and concludes on July 14. The Fall Season will begin on July 21 and conclude on October 13. The Registration Fee for each season is \$50.00 and the fee is \$100.00 when you sign up for both Seasons. A majority of the League's play dates/days will be Open Play and at least one individual/team competitive event will be scheduled each month. The League also conducts a Medal Play Event, a Match Play Event, and at the end of the Fall Season The Rowe Cup, the League's version of the USGA's Ryder Cup. Awards are presented at the end of each Season.

The League is divided into at least four - flights based on the skill level (handicap) of the golfers and more importantly to make the League fun and fair for all golfers. League golfers play from White, Gold or the Combo Tee - a Combination of White and Red Tees. While a number of our more skilled golfers play from the White Tee, a majority of our golfers play from the Combo Tees since those Tees make the course more enjoyable to play while offering a reasonable challenge. The Course has its own distance, course rating and slope and recognized in GHIN. No one played from the Red Tee.

If you are interested in joining the League please complete the form below and drop it off along with a check made out to Joe Greenlee in the Stonewall Golf Pro Shop by Wednesday, April 21, 2021. You can also mail your form and check to Joe Greenlee, 8294 Roxborough Loop, and Gainesville, VA 20155. Additional information regarding the conduct of the League will be distributed to you once you join the League. If you have questions before signing up please contact Joe Greenlee (armygreen766@comcast.net) at 703.597.9524. Thank you!

(PLEASE PRINT) -

Name: _____

Address: _____

Phone: _____

Email: _____

GHIN# _____

USGA Handicap Index: _____

Golf Facility Where Your Handicap Is Registered: _____

Preferred Tee (Circle One): White Combo Red Gold

☐ Full Season

☐ Summer Season (only)

☐ Fall Season (only)



A Virtual Walkathon To Benefit Beacon For Adult Literacy



BEACON for Adult Literacy, a non-profit Community Based Literacy Organization, is hosting a Virtual Walkathon for Literacy from April 10-30, 2021.

The Walk will benefit BEACON's programs which provide English classes, U.S. Citizenship exam preparation, and job readiness skills training to adults in our community. Its mission is, "To empower adult language learners in Prince William County to meet their personal and professional goals."

"I see our students' efforts to continue learning during these times as an example of hopeful perseverance and strength that I want to support," says Theresa Brenner, BEACON's Board Chair. "I hope others will join us in supporting our students so they can realize their education and employment goals and make a positive contribution to the community."

Show your support of adult literacy by participating in our Walk for Literacy, April 10 - 30, 2021. Run, walk, or crawl 5k to raise funds for BEACON for Adult Literacy.

Sign up to receive the latest updates at BeaconLiteracy.org/Get-Involved/Walkathon/. For more about sponsorship opportunities, or to donate to BEACON's program, please visit BeaconLiteracy.org.

BEACON for Adult Literacy is a proud member of the Greater Washington Catalogue for Philanthropy's 2020-21 class recognizing our organization as "one of the best" local nonprofits.



Walk for Literacy

SAVE THE DATE!

April 10-30

Walk 2, 3, or 5 miles, individually or in a team!

Visit Beaconliteracy.org to register, donate to our cause, or sponsor the event.

We hope you'll join BEACON for Adult Literacy to support adult language learners striving to meet their personal and professional goals through literacy education.

Because everyone's favorite room...



...isn't always in the house.



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- Pool Design/Construction



REAL ESTATE IN LAKE MANASSAS SALES

Past 180 days

ADDRESS	SOLD PRICE	DOM*	YEAR BUILT
7914 Turtle Creek Circle	\$ 536,920	2	2020
7955 Turtle Creek Circle	\$ 588,840	95	2020
7969 Turtle Creek Circle	\$ 593,845	183	2020
7974 Turtle Creek Circle	\$ 602,700	591	2020
8055 Arcadian Shore Court	\$ 605,100	9	1996
7912 Turtle Creek Circle	\$ 608,250	19	2020
7959 Turtle Creek Circle	\$ 616,000	65	2020
7916 Turtle Creek Circle	\$ 625,970	8	2020
7947 Turtle Creek Circle	\$ 638,285	240	2020
7941 Amsterdam Court	\$ 645,000	0	2000
7918 Turtle Creek Circle	\$ 653,125	2	2020
15633 Turtle Point Drive	\$ 675,000	4	2002
7945 Turtle Creek Circle	\$ 682,285	244	2020
8100 Amsterdam Court	\$ 717,000	5	2000
8121 Amsterdam Court	\$ 719,000	8	1998
8092 Crooked Oaks Court	\$ 750,000	5	1997
8190 Snead Loop	\$ 750,000	40	2005
8353 Roxborough Loop	\$ 755,000	4	2001
8167 Snead Loop	\$ 765,000	8	2004
15934 Spyglass Hill Loop	\$ 849,000	4	2003
15795 Spyglass Hill Loop	\$ 855,000	8	2005
15763 Spyglass Hill Loop	\$ 865,000	42	2005
14932 Alpine Bay Loop	\$ 879,900	7	1992
8326 Roxborough Loop	\$1,015,000	4	2002
15684 Spyglass Hill Loop	\$1,020,000	6	2004
8306 Roxborough Loop	\$1,025,000	3	2002
15872 Spyglass Hill Loop	\$1,075,000	2	2004

CURRENT LISTING & PROPERTIES UNDER CONTRACT

ADDRESS	LIST PRICE	YEAR BUILT
15874 Spyglass Hill Loop	\$ 1,090,000	2006
15747 Spyglass Hill Loop	\$ 1,024,900	2005
8022 Turtle Creek Circle	\$ 798,000	2020

Information provided on the MLS is believed to be accurate, however may not be all inclusive and should not be relied upon without verification.

*DOM means "Number of days on Market"



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Handheld phones not allowed while driving A NEW VIRGINIA LAW



Effective January 1, it is **illegal to hold a cell phone while driving a vehicle on highways in the Commonwealth of Virginia.** The law's effective date was

set to January 1 to give authorities time to educate the public about the law's provisions. Previously, Virginia law prohibited drivers from reading emails or texts, manually entering texts, or holding devices while driving in a work zone.

A first offense is punishable by a \$125 fine. A second or subsequent offense is punishable by a fine of \$250. Breaking the law in a highway work zone carries a mandatory \$250 fine.

There are some exemptions to the new law. It does not apply to the operator of any emergency vehicle while performing official duties, a driver lawfully parked or stopped, a person using a device to report an emergency, a person using an amateur or a citizens band radio, or a person operating a Department of Transportation vehicle during the performance of traffic incident management services.

Following are tips for drivers who have to make a call when driving:

- Use a Bluetooth ear piece for hands free talking
- If you choose to use headphones, Virginia law states you may only have one ear bud in while driving.
- Consider having a passenger answer your calls via speakerphone so you can talk hands free
- Use a cell phone mount in your car to hold your phone

Prince William County **FARMERS MARKETS**

When you shop at local farmers markets you not only get fresh local food but you are also supporting local business. Your visit makes a difference!

Whether you want to take a day trip and travel a bit or shop minutes from your home in Lake Manassas following are some options:

DALE CITY FARMERS MARKET

Dale Boulevard & Gemini Way -
Dale City, VA
Sundays 8am-1pm

GAINESVILLE FARMERS MARKET

13710 Milestone Court - Gainesville, VA
Sundays 10am-2pm
(Starting April 28th)

STONE PATH FARM & FARM STAND

9205 Keyser Road - Nokesville, VA
Open daily

TACKETT'S MILL TUESDAY MARKET

2231 Tackett's Mill Drive
Lake Ridge, VA
Tuesdays 3:30pm-7pm (May-October)

HAYMARKET FARMERS MARKET

15016 Washington St. - Haymarket, VA
Saturdays 8am-2pm
(April-October)

MANASSAS FARMERS MARKET

9201 Center Street
Thursdays 8am-1pm (Opens April 8)
9024 Prince William Street
Saturdays 8am-1pm (Opens April 8th)
Manassas, VA 20110

CLASSIFIEDS

COSTELLO & SONS CARPET, FURNITURE, RUGS & DRAPERY CLEANING SPECIALIST: 540-402-6291- Credit Cards/References/Phone Estimates also Auto, Van & Motor Home Interiors. Family owned/ operated, insured and uniformed. Courteous & prompt. Truck mounted Bane-Clene units. Cleans deep, dries fast, no soapy, stick residue. Servicing Lake Manassas residents for over 10 years.

ANDY'S LANDSCAPING & GUTTER CLEANING - We are a small local business serving the community for over 15 years. Services include: lawn mowing, mulching, tending flower beds and weeding, power washing (houses, decks and driveways), fences, decks, paint (exterior and

interior), replace trim, gutter cleaning, retaining walls, walkways, junk removal, leaf removal, no job too small. Free estimates call Andy **703.200.0208.**

WINDOW CLEANING: Potomac Window Cleaning Company. Residential Window cleaning, inside and out. Careful workmanship. Working owners assures quality. Serving local area 30 years. Licensed, bonded and insured. Family owned and operated. **703-777-3296.** The Montgomery family thanks you for your interest.

POWERWASHING SPECIALISTS: Local resident with over 30 years of experience cleaning: siding, decks, fences, patios, steps, stoops and walkways. Deck and fence: clearsealing, custom staining and painting. Call Mark @ **703-753-3856** visit us at www.pressurewashingnova.com

POWER WASHING: Chesapeake Power Washing Service. Gentle low-pressure, thorough washing using a soft brushing method before spraying to remove embedded dirt ensures no damage to brick/stone/wood/ concrete or siding. Working owners assure's quality. Serving locally 30 years. Licensed/ bonded/insured. Family owned/operated. **703-777-3296.** The Montgomery family thanks you for your interest.

COVENANTS:

Inspections: While we understand that there are some aspects of property maintenance that cannot be attended to various times of the year (especially painting and landscaping), and in certain weather conditions, please do your best to keep your property maintained according to LMROA guidelines. If you are issued a violation notice and need an extension of time to complete repairs, please put your request in writing and email to concerns @lmroa.com.

The LMROA Community Handbook contains useful information covering Design Guidelines, Use Restrictions, Property Maintenance Standards and Enforcement Procedures. Please be sure to correct any violations that may exist on your property. If you need a copy of the most current Lake Manassas Handbook, please let us know and we will provide a copy to you at your request. Following is just a sample of a few important inspection items that need to be continuously maintained:

Mailboxes: Approved box color for the old style mailbox is hunter green and the post color is white or color matched to your existing post. For the newer style mailbox with the aluminum post and cast iron box, please contact Main Street Mailboxes who will assist you with ordering the correct paint for the mailbox. If you need to replace your mailbox, contact Main Street Mailboxes at 571.379.8454.

Yards and Lawns. Lawn maintenance items such as weed/crab grass control, dead trees and shrubs and edging as well as replenishing the mulch in your beds need to be continued throughout the year. Please do not leave grass clippings on the sidewalk and/or street.

Home Exteriors. Look at your home and inspect for peeling and blistering paint and rotted wood, staining and green algae. Please power wash and repaint all affected surfaces.

Play equipment. *Outdoor play equipment must be approved by the Modifications and Construction Committee.* Please obtain your approval before making any purchases. Remember, maintaining your property on a regular basis not only ensures that the standards of the community are preserved, but eliminates the need for violation notices, hearings and possible fines.

COMMUNITY SAFETY:

Please drive slowly and use caution as you drive through the community keeping an eye out for pedestrians and children. Observe yield, stop and speed limit signs; remind your children about the dangers of running and playing in the street and ask them to move out of the way of approaching vehicles.

Prince William County Police make frequent random visits within Lake Manassas and will take appropriate action to address speeding, running stop signs, use of unauthorized motorized vehicles and vandalism. Please obey stop signs and yield signs while driving in the community. You may notice our electronic speed detection sign placed in various locations throughout the community. This will enable us to best identify areas where speeding occurs. To supplement regular police patrols, the Board is utilizing the County's Off Duty Police Patrol Program to patrol our streets, which is a "pay for" service. Please obey the laws of the road.

While incidences of vandalism or concerns about suspicious persons/activities are occasionally reported to us, **Prince William County Police should also be notified.** While we can pass your concerns onto our patrol officers, the association can not file a police report on behalf of residents.

STREET PARKING:

We understand that over the holidays, or when you are receiving guests, parking in the street may be necessary. It seems, however, that the issue of vehicles parked in the street on a regular basis is becoming a problem.

When you moved into the community, you were provided with documents containing the covenants, conditions and restrictions for the LMROA. The guidelines state that there is no street parking permitted without prior authorization of management. **If you have room in your driveway then you should not have cars parked in the street.** Understandably, for those who have multiple vehicles, rear-ranging cars to accommodate those who live in your home can be a nuisance, however, the parking rule was put in place to keep as many vehicles as possible off the roads for the safety and aesthetics of the community. If you or your guests require temporary street parking, please contact the on-site office in advance. If you continually disregard the parking regulations, you may be called to a hearing before the Covenants Committee and also fined \$50 for each infraction.

TRASH:

Our trash removal service is provided by American Disposal. Trash is collected weekly on Mondays and Thursdays, with recycling on Mondays and yard debris removal on Thursdays. A special pick up service is available for a fee (white goods, construction debris, etc.), but must be scheduled in advance. Please call American Disposal 703.368.0500 for details and scheduling. Reminder - please be sure not to set your trash out any sooner than the evening before collection (approximately 6 pm); trash cans and containers must be stored out of sight prior to sunrise the day after collection. This includes trash left by a landscaping company. When trash is put out a day or two before pick-up, the overall effect presents an unsightly appearance in our lovely neighborhood. On windy days, trash is easily blown down the street making the street and the community unsightly. Be a good neighbor and tie it down and please be sure to cover all trash. While we understand that trash bags at the curb, may be necessary from time to time, it is recommended that you use the can provided by American Disposal. This will eliminate any trash/debris scattered by birds and wildlife. **NOTE: Residents should allow at least 3ft between each trash can and space at least 10ft from the mailbox or vehicles to allow for the side arm to grab the trash cans.**

For information on special pickups and restrictions please go to www.americandisposal.com.

LEASING A COMMUNITY PROPERTY:

All leases must be a minimum of 12 months in duration. A copy of the lease must be submitted to the management office before the tenant moves in. Without a copy of the lease, your tenants will not be issued vehicle decals, transponders or pool passes. Please have your tenants email the on-site office for a copy of the Lake Manassas Homeowners Handbook and Welcome Package. Remember, tenants are subject to the same residential requirements as all homeowners however, you as the owner, are still responsible for your property. LMROA will contact you as the homeowner for any reconciliation, as needed. **Short term leases and "Airbnb type rentals" are not permitted in the Lake Manassas community.**

COURTEOUS NEIGHBORS:

Please do not walk on private property which includes residents' lawns and the golf course. Please keep children and animals off the golf course. Golfers retrieving golf balls are allowed to walk in the resident's yards that back up on the golf course.

Noise Ordinance Times: The Prince William County noise ordinance is Monday through Friday from 10pm until 7am and on Saturday, Sunday and Holidays from 10pm until 9am. If you were to contact the police regarding what you consider to be an inappropriate time for unusually loud noises, they will come out and investigate. But first, speak to your neighbors to explain that the noise is disturbing to you.

Complaints: The on-site office regularly receives complaints on a variety of topics that most recently include:

- Dogs barking and biting; Pets off leash and/or roaming and defecating on private property;
- Pet excrement not picked up or being deposited in other residents trash receptacles
- Neighbor's lawns not mowed or weeded properly;
- Grass clippings not removed from street/sidewalk
- Speeding and vehicles running stop signs;
- RV's and/or boats brought into the community and left overnight and/or parked dangerously in the street, on sidewalks or trails.
- Vehicles parked in the street.

Management will address these issues as they arise, however some issues are best resolved neighbor to neighbor. We thank you in advance for following the County laws as well as the community rules and being a considerate neighbor.

GATED ENTRANCES & BARRIER ARMS:

The safety of those entering the community is of utmost importance at barrier arms and gates. The Post Orders for the community, which are the rules/restrictions provided by LMROA to Allied Security gate attendants to follow state:



- Bicycles will not be processed through vehicle lanes and should not gain access under gate arms for safety reasons. Barrier arms will not be opened for non-motorized vehicles.

Unless you are in a motorized-vehicle, you should enter the community using the sidewalk or trails that flank each entry. Gate attendants have been instructed to not open barrier arms for anyone who is not in a vehicle. This includes pedestrians, bicyclists, skaters, etc. Some gate attendants have experienced harassment, belittlement and arguments when implementing restrictions from the Post Orders. This will not be tolerated, and anyone attempting to lift or tamper with barrier arms or enter underneath will be reported to Prince William County Police. If you notice damage to a barrier arm or gate please report it immediately to management or one of the gate attendants.

FOR YOUR SAFETY, PLEASE DO NOT ATTEMPT TO REPAIR A BARRIER ARM.

PLEASE NOTE: LARGE TRUCKS AND OVERSIZED VEHICLES AND TRAILERS MUST ENTER USING VISITOR LANES ONLY.

THE AMSTERDAM (UNMANNED) GATE ENTRANCE



The Amsterdam (unmanned) gate entrance on Turtle Point Drive was struck by a bicyclist July 3rd. On November 15, 2020 - the barrier arm at the Stonewall exit gate was struck by a bicyclist, possibly by the same person. It is possible the bicyclist(s) responsible do not realize the strike resulted in damage to the barrier arm(s).

On February 5, 2021 - a blast email was sent to residents requesting that the person(s) responsible for striking the gate come forward so that alternative methods of identifying them did not become necessary. Since no person has thus far come forward and taken responsibility, we are requesting assistance from residents in helping identify this individual (see photos above).

It is our hope that all persons who are responsible for damage to the gates will come forward and alert the Association when an incident occurs so that it can be dealt with as quickly as possible.

Note that Virginia law requires that bicyclists must stop when they are in an accident that causes death, injury or property damage. They are required to give their name and address to the police or the owner of the property. If unattended property is damaged, they must make a reasonable effort to find the owner and provide their name and address. If the owner cannot be located, they must leave a note in a conspicuous place at the accident site and report the accident to the police within 24 hours. (VA code 46.2-800, 46.2-894, 46.2-895- 896)

Signs are posted at all gates noting danger to pedestrians and bicyclists. Please use the adjacent trail or walk your bike around on the sidewalks.

LAKE MANASSAS COMMUNITY

On-site management office	703.753.7745
CMC Corporate / Emergencies	703.631.7200
Gatehouses	703.754.9465
Baltrusol gatehouse	703.754.9951
Stonewall gatehouse	703.753.5101
Stonewall Golf Club Pro Shop	703.753.6140
Brass Cannon Restaurant	703.670.3500
Cable (Comcast) 24-Hour Repair	888.366.4357
Electric Dominion VA Power	571.379.8454
Main Street Mailboxes	703.368.0500
Trash (American Disposal)	703.335.7900
Water/Sewer (PW County)	

EMERGENCIES

Fire or Police (Emergency Only)	911
VA State Police	800.572.2260
Prince William County-PWC Police	703.792.6500
PWC Alleged Crime or Incident Report	703.792.5123
Fire Dept - Gainesville	703.792.5004
Gas - Columbia of Virginia	800.543.8911
24-Hour Emergency	800.544.5606
Novant Health Haymarket Medical Center	571.261.3250
Novant Health/Prince William Medical Ctr	703.369.8000
Emergency Room Manassas	703.369.8337
Emergency Services (Haymarket)	571.261.3400
POISON Natl Capital Poison Center	800.222.1222

PRINCE WILLIAM COUNTY

Area Agency on Aging	703.792.6400
Alcohol & Drug Abuse	
Emergency Services Program	703.792.7800
Animal Control - Shelter/Dog Tags	703.792.6465
Evenings/Weekends	703.792.6500
Assessments Property /Tax Payments	703.792.6710
Real Estate Assessments	703.792.6780
Adult or Child Abuse & Neglect	703.792.4200
After 5 pm and on Weekends	703.792.6500
Prince William County Govt Information	703.792.6000
Substance Abuse	703.792.7800
Election & Voter Information	703.792.6470
Department of Parks & Recreation	703.792.7060
Park Authority	703.792.7275
Recycling	703.792.4670
Library Administration	703.792.6100
Licenses / Auto/Business	703.792.6710
Mental Health Emergency Services	703.792.7800
Miss Utility	800.552.7001
Schools Prince William Public	703.791.7200
Sheriff Non-Emergency & Info	703.792.6070
Social Services	703.792.7500
Tourism & Visitors Bureau	703.396.7130
Transportation Department	703.792.6825
Metro Customer Info	202.637.7000
OmniRide Commuter bus/ride	703.730.6664
Virginia Railway Express (VRE)	703.684.1001
Virginia Department of Transportation	703.366.1900
Verizon	800.483.3000
Zoning Administration	703.792.6830

Community Calendar and Meeting Schedule

April 1 - Budget & Finance 6pm
 April 7 - Communications 5pm
 April 10 - Community Shred Event 9am until noon
 April 12 - MCC 5pm
 April 19 - Covenants 6pm
 April 21 - Visitor Access 5:30pm

May 5 - Communications 5pm
 May 6 - Budget & Finance 6pm
 May 10 - MCC 5pm
 May 17 - Covenants 6pm
 May 19 - Visitor Access 5:30pm
 May 29 - Pool Opens 11am - 8pm
 May 31 - Memorial Day – Office Closed

June 2 - Communications 5pm
 June 3 - Budget & Finance 6pm
 June 14 - MCC 5pm
 June 16 - Visitor Access 5:30pm
 June 17 -
 Board Meeting (Tentative) 5pm Closed Session /
 6pm Open Session
 June 21 - Covenants 6pm



YOUR SAFETY IS OUR TOP PRIORITY

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Due to the Pandemic, students and graduates may not get the traditional recognition and fanfare they so deserve. Let us help you celebrate your graduates accomplishments by showcasing them in the summer issue of The Lake Manassas Connection. Send us your graduates photo, school, name and/or any particular awards and accomplishments they received. Information must be received no later than June 1 in order to be included in the summer issue. Email to: mwingo@cmc-management.com

Do you know a vendor who has delivered superior service?

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Or let us know about them and we will reach out to see if they might offer a resident discount to all through this publication.



The **DEADLINE** for the **SUMMER 2021 ISSUE** of
The Lake Manassas Connection is **June 1st**
for articles and advertising.

Please submit all ideas/articles and photos
to: mwingo@cmc-manangement.com

For advertising please contact MaryPat or Melissa
Imagery Print & Promotions 703-723-3400
imageryads@aol.com OR marypat@imageryprintpromotions.com or
download a contract from www.imageryprintpromotions.com

PLEASE SAVE THIS ISSUE

- For reference for committees and events and vital updates
- For vendors who support the community - you'll never know when you will need them.
- As a yearbook of sorts that shows the growth of the community, your family, neighbors & so much more.