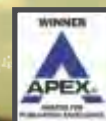


LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

SUMMER 2021

VOLUME 17, ISSUE 3



LAKE MANASSAS CONNECTION

Official Publication of
The Lake Manassas Residential Owners Association
Volume 17, Issue 3

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

Send your emails to: concerns@lmroa.com

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Onsite Office Hours: Beginning July 6

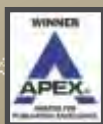
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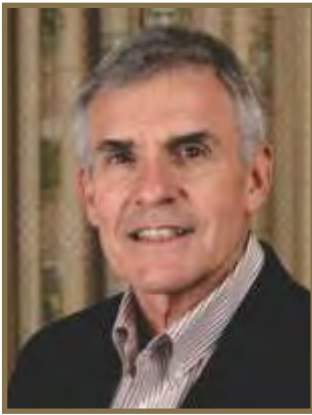
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From THE Board

GARY BORDER, PRESIDENT

Summer officially arrived on June 20, 2021, and it appears we are beginning to return to a more normal summer as evidenced by the pool opening on time with minimal restrictions and with full capacity attendance levels allowed. A blast email went out to

the Community on May 24th with information about the pool opening.

The Board will begin to conduct "in-person" Quarterly Board meetings at Stonewall and all residents are invited to attend. Look for the announcement of the next meeting. In addition, Committee meetings are being conducted at the Association onsite office beginning in July.

2022 FISCAL YEAR BUDGET

The Board's position has always been to maintain the Resident's Monthly Assessment at the status-quo. As you are aware last year there was no increase in a Resident's assessment. However, as indicated in the Annual Budget letter which was mailed to all homeowners at the end of May, there will be a minimum \$5.00 per month increase for all residents primarily due to labor cost increases from Allied Security, KCS Landscape, Virginia Pools and American Disposal.

The Association's income this year will be approximately \$50,000.00. This is due to the number of new townhomes that were constructed. The Association's expenses this year will come in as forecasted. As a result the estimated \$50,000.00 income is being applied to the 2021-2022 budget, thus allowing the Association to limit the increase to 2.5% or \$5.00 versus what was previously estimated which would have been a 4% to 6% increase (\$8-\$12 per month). This does not impact the consideration for future assessment increases as new projects will have to be paid by increasing assessments annually. However, as in the past the current Board's position is to minimize future increases as much as possible.

Budget & Finance Committee

The Budget & Finance Committee and the Board recently approved a policy regarding requests by owners to add to the Community's infrastructure. This means that if residents in any of the 13 sections in the Community request an improvement to benefit those Residents living in that section (e.g., adding sidewalks, landscaping, lighting, etc.) then a vote will first be taken by the Community Office of the Residents in that section to determine if there is interest to support the proposed new project. Since it is the Residents in that section that will benefit from the improvement they will be required to pay for those improvements through a special assessment. The Board believes that this is the fairest way to handle new projects that benefit only certain sections of the Community.

One last point - for the past several years, Basheer's funds have been used for almost all new improvements for the Community. Those improvements include the third lane at the Stonewall Gate entrance, additional concrete decking at the pool facility, a year round restroom at the swim and tennis center, barrier arm gate system at the Baltusrol Gate, updates to the Amsterdam Gate, and additional surveillance cameras at the Amsterdam Gate and Swim and Tennis Center. Presently there are no new projects of this nature planned in the future as all of the proffer monies from the Basheer Townhome Project have been spent and/or are projected to be spent. Any new projects will have to be paid for by Residents of the Community through the assessment process.

Current Financial Condition:

- The Fiscal Year 2021-2022 Budget was approved with a \$5.00 increase to the base assessment.
- The projected income was used to offset higher monthly Assessment increases.
- Coupon books will be mailed out; you should receive them in time to make the July payment.
- Owner's Equity: There probably will not be any monies added to Owner's Equity this year as a result of projected 2021 income. The Association will end the current year as estimated at 15% which is above the recommended minimum but slightly below the 20% maximum.

(Continued)



BOB HALE
VICE PRESIDENT



DON MINOGUE
TREASURER



SHASHI MEHTA
SECRETARY



JOE GREENLEE
DIRECTOR

BOARD REPORT (CONTINUED)

Reserves:

At this time the Association's Reserves are fully funded and our Reserve Study was updated this past spring. Our current financial position assures the Association that it has sufficient funds in place to maintain our current assets. However, the Committee and the Board are being very conservative with our projects in an effort to preserve cash in these uncertain times.

UPCOMING PROJECTS FOR FY 2021-2022:

Projects currently under consideration:

- Roads under consideration for repairs are Hancock Court on the Western Peninsula; Alpine Bay Loop, Bonnie Briar Circle, Birnham Wood Court, Horseshoe Bay Court and Crooked Oaks Court on the Eastern Peninsula. Work may be done in phases and residents will be notified when plans are finalized. *Estimated Budget: \$300,000*
- The Swim and Tennis Committee has proposed repairs and renovations at the Swim and Tennis Facility locker rooms. *Estimated Budget: \$100,000*
- Sign Repairs/Painting: Some street signs need refurbishing which will likely take place in early fall. *Estimated Budget: \$12,000*
- Installation of No Parking Signs on Spyglass Hill Loop: *Estimated Budget \$2,000*
- Installation of Speed Limit Signs on Roxborough Loop: *Estimated Budget: \$6,000*

INVESTMENTS

The Budget Committee has recommended a change in how our cash should be invested. While the Board has not agreed to this recommendation, it is considering other strategies as it moves forward. In the past the Association has only invested in government backed securities.

COMMUNICATIONS COMMITTEE

A number of suggestions have been recommended by the Committee to improve efficiency in communications and processes between residents, site staff and the Board. Please watch for a blast email from the Committee as to when the processes will be implemented. See the Committee article on page 10 for an update on those processes as well as the status on our attempts to bring FIOS to the Western Peninsula.

COVENANTS COMMITTEE

Fines: The Covenants Committee and or the Board prefers not 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 empathy for residents who receive a violation notice and ignore it. Residents that receive a violation notice are expected to respond promptly stating that they have received the notice and will provide information to the Committee that the violation(s) will be corrected in a reasonable period of time or present documentation/proof as to why the violation cannot be corrected in a reasonable period time.

MODIFICATIONS COMMITTEE

New Construction Improvements:

The Modifications and Construction Committee (MCC) has been very busy with applications for home improvements/construction projects. An important reminder that is frequently overlooked is that Resident's must submit their application to the Committee prior to starting work. Note that no exterior modification should be made without approval of the MCC; doing so in advance of the Committee's approval may result in a covenants violation being assessed to a Resident's account.

SWIM AND TENNIS COMMITTEE

The Committee is pleased that the pool was able to open on time this summer with very few restrictions and hope that residents will enjoy using the facility this summer.

The Committee will be working with a contractor to develop a plan for renovations to the locker rooms. These renovations will be funded from the Association's Reserves.

See the Committee article on page 13 for updates about the pool and Swim and Tennis Facility.

VEHICLE ACCESS CONTROL COMMITTEE

The Committee and the Board have approved camera additions at the Amsterdam Gate and at the Swim and Tennis Center as well as adding two additional "no parking signs" on Spyglass Hill Loop (on the outside of the Overlook Circle). The Committee has asked the Board to consider posting additional speed limit signs on Roxborough Loop which will also aid in the mounting of speed detection equipment to monitor vehicular speed on the Loop. Residents will be consulted on the location of these speed signs before installation. Cost for the signs will be approximately \$6,000 and funded by the Association.

The Board has requested a copy of an accident report from Prince William County to determine specifics related to an accident that occurred on Spyglass Hill Loop last fall to see what additional steps, if any, should be taken by the Association.

VOLUNTEERS

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 encouraged and are welcome to volunteer for any of our Committees.

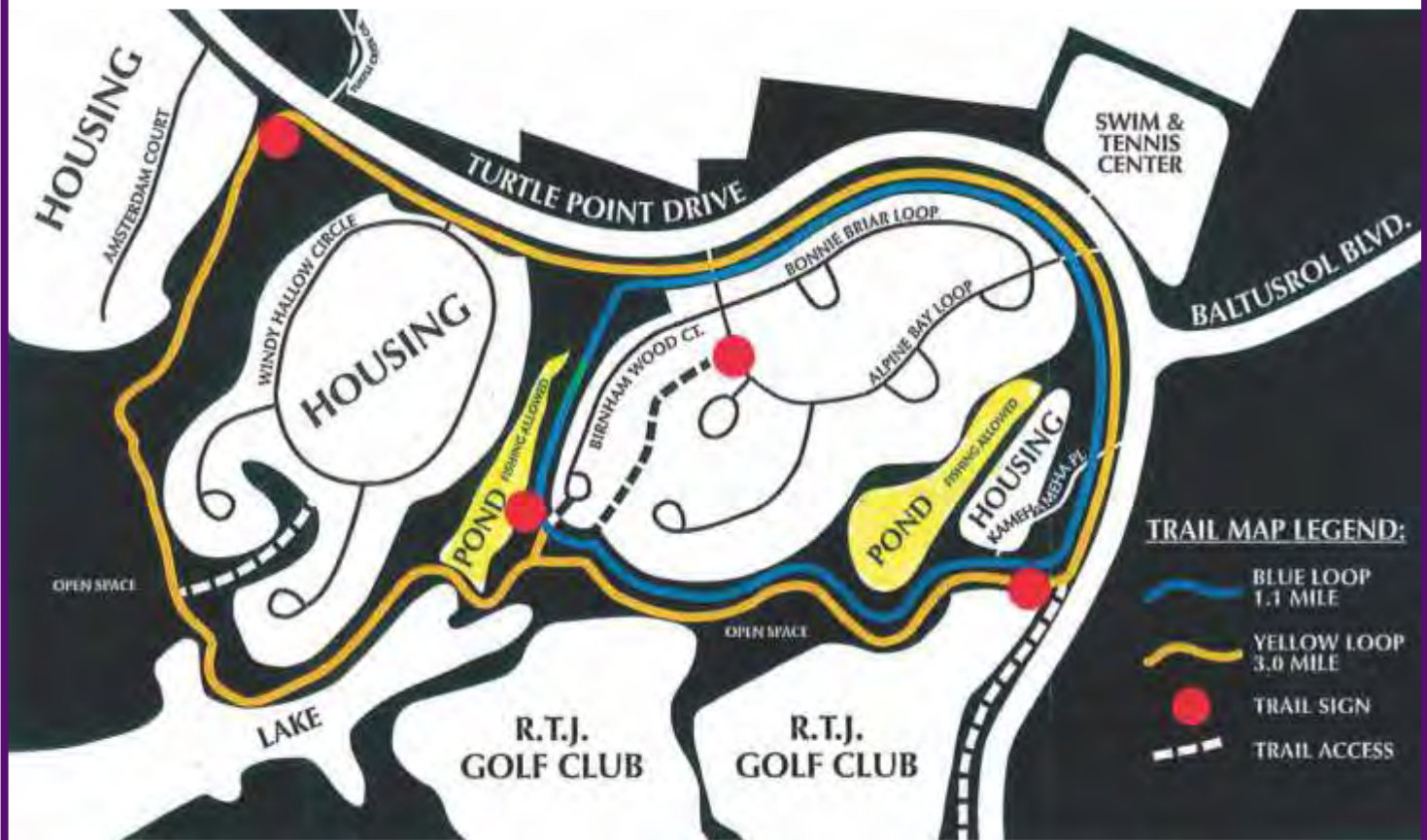
COMMUNITY ISSUES

The Board and its Committees encourage Residents to provide input on any issue of concern and or suggestions for improvements to the Community. We however, prefer that Residents use concerns@lmroa.com to report your concerns and recommendations for Community improvements.

Have a safe and enjoyable summer!

Gary, Bob, Don, Shashi and Joe

Fishing and Boating



There are only two ponds in the Lake Manassas Community where fishing is permitted. Both of those pond locations have docks and are located on the Eastern side of the Community; one behind Kamehameha Place and the other at the end of Birnham Wood Court. Both can easily be accessed using the trail system. Note that only residents and their guests (while accompanied by residents) can fish there.

The property along the banks of Lake Manassas does not belong to the Association. Neither the Association nor any Community Resident can grant permission to access the Lake for fishing. Anyone fishing from the banks of Lake Manassas are trespassing on private property.

The City of Manassas owns Lake Manassas and boating is not permitted (municipal code: Sec. 118-64). The Lake is a reservoir, which provides drinking water for area residents and is part of a regional water system serving the City of Manassas and other parts of Prince William County.

For more information on the Lake including restrictions for use, please visit:

<https://library.municode.com/va> and type "Lake Manassas" in the search bar.

NOTICE

Pipe Stem Access

Pipe stems are not roads owned by the Association and are "private drives". Lake Manassas residents who live on pipe stems are the sole owners of that pipe stem. Access is limited to those residents who live on the pipe stem and their authorized guests. All others are trespassing. Unauthorized parking on a pipe stem may result in vehicles being towed at the vehicle owners' expense.

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 LMROA that Good Dog Rocky is a new business that has opened at the Shoppes. Good Dog Rocky provides pet owners with natural, nutritious, and organic pet food choices as well as premium pet foods and treats. They also have pet grooming and bathing services, including a Self-Wash option. To find out more on the business's offerings go to their website at (<https://gooddogrocky.com>). Another business JustManes, a hair salon, is scheduled to open this summer and American Threading Plus, is another beauty salon specializing in "eye-brown" threading is scheduled to open in the Shoppes this fall.

CWS CELL TOWER –

Supervisor Lawson and Community Wireless Structures have not been successful in identifying an alternate location for the cell tower.

The Association has been informed that a Public Hearing is tentatively scheduled for July 13, 2021.

We will send a blast email to residents with any updates or confirmation of a Hearing after it is posted on the County calendar.

ADDITIONAL cameras at BALTUSROL Gate –

The additional cameras at Baltusrol Gate have been installed that will enhance LMA and LMROA's ability to observe the gate in a more expansive view and more visual detail of the driver and the vehicle entering both the resident and visitor's gates.

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



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Management & COVENANTS REPORT

By Michelle Wingo, Community Manager

"The way a team plays as a whole determines its success.

*You may have the greatest bunch of individual stars in the world,
but if they don't play together, the club won't be worth a dime."*

-Babe Ruth



Karen Jackson
Assistant Manager/
Covenants Administrator

Summer is here and with Covid restrictions having been eased by Virginia's Governor, the pool is now open daily from 11am until 8pm. There are some exceptions to opening and closing times that have been made to accommodate Swim Meets. Please check the Announcement Page on the community website (www.lmroa.com) for dates and times of those closures.

A blast email was sent out prior to pool opening which contained an Assumption of Risk Acknowledgment form. Forms must be signed prior to entering the pool for the first time and upon each subsequent visit to the pool. We encourage residents to follow CDC Guidelines while using the Swim and Tennis Center facilities.

Since Covid restrictions have been relaxed business operations at the site office will resume in July, with Committee meetings once again being held at the site office. Board meetings will continue to be held at the Stonewall Golf Club.

Although the site office has been closed to walk in traffic, management staff have maintained an onsite presence throughout the Pandemic. Beginning Tuesday, July 6th, the site office will be open (mask required upon entering the site office) Monday through Friday from 10am until 12:30pm **After 12:30pm staff will be available by appointment only.** You can schedule an appointment or reach site staff by sending an email to concerns@lmroa.com.

Due to the number of phone calls received at the office daily, it is not possible for site staff to answer every incoming call. For fastest response from site staff, please send an email to concerns@lmroa.com with any questions, concerns or comments you have related to Association business. For those who choose to leave a message via voice mail, site staff will strive to return your call within 48 business hours (M-F).

During the spring and summer, the management team has been busy conducting annual comprehensive property inspections. Karen, our Assistant Manager/Covenants Administrator visits each individual property and using a checklist does an assessment of the condition of the exterior of your home. Some of the most common violations noted during these inspections are conditions of lawns — including weeds, mulch needing to be refreshed in garden beds and trimming/pruning shrubs or trees.

If a violation is noted during this inspection you will first receive an "Opportunity to Correct" notice with a timeframe to bring your property into compliance. If you do not bring your property into compliance by the date stated in the notice or you do not contact our office to present a reasonable request for an extension of time to do so, then you will receive a "Violation Notice." It is very important that you do not ignore these notices. The Violation Notice contains information on how you can request a hearing before the Covenants Committee to explain why the violation has not been corrected and to present your plan of action to remedy the violation. If you do not avail yourself to a hearing the Committee may assess a penalty to your account, after which there is no means of appeal, and you will subsequently receive a charge letter informing you of the amount assessed to your account.

Lake Manassas is a beautiful community where most homes are "individual stars", however, it takes the cooperation and teamwork of all residents to "play together" and maintain their property according to community standards to preserve the aesthetics and value of all your homes.

We hope you have an enjoyable summer!

Michelle and Karen

BUDGET & Finance committee



COMMITTEE MEMBERS
ROMESH DEORA
MARILYN HARRINGTON
JEFF HOLBROOK
DON MINOGUE, BOARD LIAISON

By Harry Horning, Chair

The Committee met recently and approved the draft FY 2022 budget to submit to the Board. The Committee also reviewed and discussed the current financial statement, status of funds received from Basheer & Edgemoore for the Turtle Point townhome project, and various committee requests for projects in 2021/22.

Although talks on investing assets have been delayed, the Committee will still pursue. The Committee will also pursue in making sure the Reserve Study accurately represents future liabilities in the community.

We would like to thank and welcome the Committee's newest member, Marilyn Harrington for joining the Committee. If you are interested in joining the Committee, please send an email to concerns@lmroa.com.

community & visitor access committee



COMMITTEE MEMBERS
ROBERT GLISTA
RICH MARIANOS
KEITH REEVES
JOE GREENLEE, BOARD LIAISON

By Rex Luzader, Chair

Vehicle Decals – please return your vehicle registration form to the office to obtain your new decals. The current decals will not be honored after 7/1/21. If using the visitor lane you will be required to stop and check in with the gate attendant before you will be admitted.

Vehicle Speed Data – Review of data from recent speed sign placements have been generally favorable. There have been complaints of speeding on Valderrama and Crooked Oaks. Please adhere to the posted speed limit of 25 mph within the community.

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

Respectfully submitted



covenants committee

COMMITTEE MEMBERS
ROWLAND BOWERS
TOM CUMBER
LESLEY HOLBROOK
BOARD LIAISON: GARY BORDER

REQUEST FOR WAIVERS OF VIOLATION CHARGES/SUSPENSION OF PRIVILEGES

By Ron Allen, Chair

When covenants violation(s) are identified, a homeowner is sent an Opportunity to Correct Letter, stating that they may not have been aware that they committed a violation(s), and as a courtesy, they are given the opportunity to correct them within a specified period of time (usually 10, 30, or 60 days) and to refrain from any further infractions. By correcting the violation(s) cited in the Opportunity to Correct Letter within the specified correction period, a violation charge will not be assessed.

However, as a result of a homeowner's failure to correct the covenants violations within the period of time specified in the Opportunity to Correct Letter, and/or failure to refrain from further violations of the same rule(s), the Association is authorized to take action against the homeowner in the form of a monetary assessment of up

to \$50 for each single violation (e.g. parking and trash receptacle violations), and \$10 per day up to 90 days for violations of a continuing nature (e.g. yard maintenance violations, exterior maintenance violations, mail box maintenance, etc.). In addition, suspension of privileges and use of Community facilities may be imposed for repeat offenses.

Homeowners wishing to contest the alleged violation and proposed charges, have the right to request a hearing before the Covenants Committee (in writing), within ten (10) days from the date of the Violation Letter. If desired, they may be represented by counsel of their choice. If homeowners choose not to avail themselves of the opportunity for a hearing and/or they do not notify the Association that the violation has been corrected within the time frame, the Association may impose some or all penalties as stated above, and/or take other legal action.

Be advised, in accordance with Article IV, Section 22(c) of the Lake Manassas Residential Owners Association By-Laws, if homeowners do not request and/or attend a hearing before the Covenants Committee they lose their right to appeal the decision of the Covenants Committee to the Board of Directors. In this regard, once charges have been imposed by the Covenants Committee for a violation that has not been corrected, and for which a hearing was not requested, the charges cannot be appealed and will not be waived by the Association.

For these reasons, it is imperative that homeowners who want to challenge a violation and proposed charges, must take advantage of the opportunity to request a hearing, identified in the Violation Letter, and do so within 10 (ten) days of the date on the Violation Letter.



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CONTRACT on Kamehameha



CONTRACT on Spyglass Hill



SOLD on Cancun



SOLD on Spyglass Hill



SOLD on Pedigree



SOLD on Cancun

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Communications committee

By Dick LaFrance, Chair

COMMITTEE MEMBERS

KEVIN CAO

JANE HOUSTON

SCOTT PIERCE

ERROL SIDERS

SHASHI MEHTA, BOARD LIAISON

Resident Request Process

Upon review for upgrading of the LMROA web site, we continue revision of some forms. This has resulted in extending the original target dates forward. The plan remains to roll out the “Resident Process” by end of June.

Following is the plan:

- Identify each of the process steps - Complete
- Translate each of the process steps into Resident Request Diagrams - Complete
- Update LMROA web site to support process diagrams – June 4
- Test process with Committee Members/ Board and assess results – June 30
- Make appropriate revisions to the Process– July 30
- Roll out the Process to Lake Manassas Community –

WHAT TO DO IF YOU SUSPECT YOUR EMAIL ACCOUNT HAS BEEN HACKED

By Shashi Mehta, Board Liaison

Email accounts for anyone can be hacked for many reasons. The most common cause is “PHISHING” – when a person clicks on a MALICIOUS LINK in an email or on a website page that is designed to launch MALWARE, thereby giving hackers full access to your password and your email account, all invisible to the user.

Other causes are WEAK PASSWORDS, that are easily guessed or obtained through a public breach which you hear about in the news frequently. Another common cause is when computer users download HACKED SOFTWARE or HACKED DOCUMENTS that have already been compromised and contain malicious scripts designed to reveal your passwords with ease to hackers.

Below, we will look at various warning signs that your email account may have been hacked, what you can do to about it, and things you can do to prevent it from happening again.

REVEALING SIGNS THAT YOUR EMAIL ACCOUNT HAS BEEN HACKED

Common indicators that indicate your account has been hacked (breached):

1. You are LOCKED-OUT from accessing your e-mail account, with the same password you have been using for some time. Attackers will very often change your email access password once they have hacked into your email account.
2. Bizarre NON-TYPICAL emails your family and friends start receiving from your email address, which you did not write, asking for money or help.
3. Majority of hackers/attackers use your email account to send out PHISHING emails to people in your contacts/address book. Those emails have been doctored, meaning malware links added in or documents with malware added in, designed to get your friends to click or download an infect their computers. Sometimes you will be able to see email messages in your SENT folder of emails you did not send.
4. You start seeing sign-on activity into your SOCIAL MEDIA (Facebook, Twitter, Instagram, Snapchat) accounts, often by receiving emails that your social media login passwords have been changed.
5. Much worse is when hackers are able to access passwords stored in your BROWSERS and use those login passwords to gain access to your bank accounts.

STEPS YOU CAN TAKE IF YOUR EMAIL ACCOUNT HAS BEEN COMPROMISED?

Listed below are some smart steps you can take if your account has been compromised. Remember, if you start seeing some strange signs in your email or computer, it is BEST to lean towards caution and follow these steps:

1. LOGIN to your email account and RESET your password using a strong password.
 - a. Strong passwords use hard to guess phrases, a combination of words you can relate to and joined so that you can remember the password but meaningless to anyone else. STRONG passwords include numbers and special characters. This web site <https://passwordsgenerator.net> helps with generating strong passwords and also gives you an easy way to remember the password. And most importantly, this helpful site never sends passwords over the internet (only shows you ON-SCREEN).

(continued)

- b. For your Email profile, do NOT use real information about yourself (city, age, friends, pets, favorite sports teams etc.).
 - c. If you are unable to login to your email, contact your email provider by searching for their email customer service support phone number to have your password(s) RESET and REGAIN access.
2. SIGN OUT of all your devices (computers, smartphone, tablets) so that your email sessions are CLOSED on all devices. WHY? Even after you change your password, attackers may have active sessions, which they may be able to continue to send emails from your account.
 3. RESET passwords for any additional accounts that the attacker may have gained access to – such as financial institutions, shopping sites, and social media sites. Remember to use UNIQUE passwords for each and every account. Never ever reuse passwords, as that only makes it easier for hackers to take over your other accounts.
 4. Highly recommended is to enable MULTI-FACTOR Authentication (MFA) on your e-mail account. All secure email providers allow users to ENABLE MFA, where a login to your email requires a code from a text message, phone call, or authenticator app to further verify access. Visit this site [STOP.THINK.CONNECT](#) to get instructions on how to setup and activate MFA advanced security measures for at no cost.
 5. Change your SECURITY QUESTIONS. All secure email providers, financial websites, healthcare websites and social media sites ask for security questions to AUTHENTICATE (confirm) your identity. Change those security questions so that they are unique and ONLY known to YOU.
 6. Use RULES in your email mailbox, so that SPAM and UNKNOWN senders which you do not expect to communicate with are sent to SPAM FOLDER or DELETED with you risking clicking on MALICIOUS LINK.
 7. Periodically, REVIEW your SENT email folder to check that all emails sent from your account are sent by you. Smart hackers will not leave such traces in your outgoing messages, but checking can help catch activity soon after it happens.
 8. If you know or suspect that your email has been hacked, CONTACT people in your email contacts & address book letting them know that your email was compromised. Ask them to delete any of your recently sent emails as they are most likely TRAPS and contain MALICIOUS LINKS/DOCUMENTS.
 9. Inspect your saved emails for any PII (Personally identifiable information) that is private to you (social security numbers, bank account numbers, passwords) and could be used maliciously to steal your personal data for identity theft. DELETE such emails.
 10. Make it a recurring routine habit to change your passwords every 6 months or at least on an annual basis. This makes it less likely that a breach of a services provider will impact you.
 11. Weekly or Monthly, SCAN your computer for VIRUSES and MALWARE. This is especially important if you start seeing suspicious signs like unrecognized applications on your computer(s), your computer operating slowly, or problems shutting down.

STEPS YOU CAN TAKE TO PREVENT AN EMAIL ACCOUNT COMPROMISE?

Good personal data security is achieved through SAFE-BROWSING habits, which then reduce risk to your email account from being compromised in the future. The top proactive steps you can take are:

1. Most important is to make sure your devices (computers, smart phones, tablets) are patched with the LATEST UPDATES. These steps included checking for updates to your antivirus software and regularly released signatures that detect new viruses.
2. Next most important is setting internet browser (chrome, Firefox etc.), and operating system (windows etc.) to UPDATE AUTOMATICALLY. Updates are released as often as weekly.
3. Already now obvious is the importance of using UNIQUE STRONG PASSWORDS for all of your account access (email, financial, healthcare, social media etc.).
4. Pay close attention to unexpected emails, especially when they contain links and/or attachments. This is a sure sign of potentially malicious PHISHING emails that you want to delete immediately without clicking on any links or without opening any attachment documents.
5. If you do not recognize a sender's email address, do NOT reply.
6. If an email contains a request from a known contact and looks strange / unexpected, verify the request by calling the sender to ensure it is not someone you know whose email has been hacked.
7. Finally, think carefully before clicking a link in an email or opening a document in an email. SMART TIP - HOVER over the link before clicking it to see the address of the web site it will take you to. If it looks unusual or unexpected, do NOT click the link.
8. Never Ever click links that say "Click Here" or "Unsubscribe," as they have been setup to trap untrained computer users.
9. Never Ever input a password or your email address on an unknown site unless you chose to go to the website by your choosing. Of course, never provide your passwords to anyone over email or by phone (support line, call centers etc.).
10. Be on your guard when reviewing your emails, since you may receive an email from a legitimate contact (friend, family etc.), and their email has been compromised. Look for suspicious indicators – content that looks strangely untypical.
11. Finally, do NOT access your email account on a public computer (hotel lobby etc.) or from a device (computer, smartphone, tablet) using public Wi-Fi. Such free wireless services are commonly already hacked and listening for passwords.



MODIFICATIONS & CONSTRUCTION committee



By Diane Boyle, Chair

This past winter and spring we saw an unusually large number of homes go on the market. That means we are welcoming lots of new homeowners! If you are selling your home it is important to note that 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.

If you are a new owner, please note that no exterior modifications should be made to your property without first submitting an application to the Modifications Committee. If you have questions or are in doubt as to whether or not an application is required for a particular project, please contact the site office.

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 and result in a covenants violation with charges assessed to your account.

The application is available on the community website (www.lmroa.com) for you to print out or the site staff can provide you a copy and 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 along with our site manager and representative from KCS Landscape conducts

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COMMITTEE MEMBERS

Barbara Bassett

Kathy Cumber

Lisa Jacques

Pam Sackett

Don Minogue, Board Liaison

monthly common area inspections between March and November. A written report is provided 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 5:00pm. Meeting will resume taking place at the site office in July but will also be available on 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.

Diane, Barbara, Kathy, Lisa and Pam

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SWIM & Tennis committee



COMMITTEE MEMBERS

GRETE BRAVO

KRISTIN KNODT

GARY BORDER, BOARD LIAISON

By Muffin Wilcoski, Chair

While we got off to a cold and rainy start, the pool officially opened for the summer on Memorial Day, Monday, May 31st. The pool will be open daily from 11am until 8pm with the exception of a few Friday evenings and Saturday mornings due to Swim Team events.

The Association is contracted with Virginia Pools again this year with most of the lifeguards returning from previous summers (many of whom are residents in the community). The pool gate is being manned again this year in order to collect signatures from residents on the *Assumption of Risk Acknowledgment* form that is required to be signed by or on behalf of everyone who uses the pool. Other than that, there are no other Covid restrictions in place, however, we encourage pool users to follow CDC Covid-19 guidelines.

Over the summer the committee will be working with a contractor to develop a plan for repairs and renovations to the locker rooms at the Swim and Tennis Center facility. It is our hope that construction will begin as soon as the pool closes for the season in September.

Pool rules for the summer are posted on the community website and at the pool house. Rules for use of the tennis and basketball courts is under review by the committee. Once new rules have been approved by the Board, signs will be posted on the courts; badly faded court number signs have already been ordered along with new benches to replace old/damaged benches; courts recently underwent minor repairs and are in great shape. In addition, a safety inspection was performed at the tot lot and trees have been pruned and mulch has been added. Mosquito treatments began in April and are scheduled to continue through the end of October.

The Committee is in need of volunteers. If you are interested in becoming a member, please let Michelle Wingo know by sending an email to concerns@lmroa.com. The commitment is minimal since the committee generally meets for about one hour (in the evening), four times per year.

Wishing you a safe summer!



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**By Gary Huebner, PGA
General Manager**

Stonewall Golf Club

AT LAKE MANASSAS

It's been a great start to 2021 at Stonewall and, in particular, in the Brass Cannon! With pandemic restrictions being eased and/or lifted, I think we're all starting to feel more comfortable getting out again, and the timing is right with summer upon us. We hope all of you will frequent the Brass Cannon for lunch, dinner and Sunday brunch – the food and service are “best in the area”, and that's coming from the many Lake Manassas and local community residents who have discovered that our restaurant is the place to be for great food and good times! If you haven't already noticed, we're hosting Music on the Terrace on Thursday evenings, and we hope you'll enjoy that addition to our programming.

The bittersweet news from Stonewall is that two of our key team members have moved on to other opportunities to further their careers. Greg Gonzales, who has been a leader and familiar face in the Brass Cannon for the past 10 years, has accepted a managerial role with great upward potential with a restaurant group in Reston. Kyle Backers, who has been our Head Golf Professional through the “rebuild” of our golf services is now the Director of Golf at Tega Cay in the greater Charlotte, NC area (the club is actually in South Carolina). We thank both of these young men for their passion and dedication to our success, and we wish them the very best as they grow their careers and enhance their personal lives!

If you haven't yet noticed, Stonewall welcomed the newly formed PMC Golf Academy to our facility over the past winter. Patrick McCarthy has brought a big following with him, and the comments on his instruction programs and his team members that work with him are very exciting and positive! Please note the following info on the new PMC Golf Academy:

The PMC Golf Academy located at Stonewall Golf Club in Gainesville, VA, offers a variety of adult and junior golf programs. Our team has developed a learning environment that is a safe haven for golfers with little pressure and an emphasis on FUN! Fun to learn, fun to practice, and fun to play! We have created a positive, friendly, and exceptional learning atmosphere.

Our programs include:

- Junior Camps
- Junior Group Classes
- Adult Group Classes
- Private Lessons
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We look forward to seeing you at Stonewall and the Brass Cannon! We appreciate your patronage and support as our success helps contribute to the value of your community!



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Men's Senior Golf League 2021

Men's Senior Golf League –

The League with 43 golfers is well into its Summer Season but is now closed to interested golfers. However, our Fall Season that begins July 21 and ends October 13 remains open to golfer's 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 registration fee for the Fall Season is \$50.00.

Organization -

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.

League Overview -

The Fall Season will focus 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. In the Fall Season the League will conduct a Match Play Event. Additionally 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 has been added to our weekly play. The Fall Season will conclude with an Award's Luncheon to recognize League golfers for their performance during each Season.

Men's Senior Golf League's Registration Form

If you are interested in joining the League please complete the form below and drop it off along with a check for \$50.00 made out to Joe Greenlee in the Stonewall Golf Pro Shop by Wednesday, July 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.

(PLEASE PRINT)

Name: _____

Address: _____

Phone: _____

Email: _____

Golf Handicap Information Network (GHIN) # _____

USGA Handicap Index: _____

Golf Facility Where Your Handicap Is Registered: _____

Preferred Tee (*Check One*):

☐

White

☐

Combo

☐

Red

☐

Gold

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Past 180 days

ADDRESS	SOLD PRICE	DOM*	YEAR BUILT
21 Turtle Creek Circle	\$ 615,353	3	2020
7972 Turtle Creek Circle	\$ 625,000	5	2019
7916 Turtle Creek Circle	\$ 625,970	8	2020
7918 Turtle Creek Circle	\$ 653,125	2	2020
8092 Crooked Oaks Court	\$ 750,000	5	1997
8131 Cancun Court	\$ 795,000	3	1997
8024 Turtle Creek Circle	\$ 819,000	341	2020
8163 Cancun Court	\$ 820,000	2	1997
8099 Amsterdam Court	\$ 825,000	13	2000
8055 Birnham Wood Court	\$ 840,000	1	1998
7951 Amsterdam Court	\$ 860,000	2	1999
8347 Roxborough Loop	\$ 860,000	14	2003
8313 Hancock Court	\$ 865,000	3	2005
8090 Amsterdam Court	\$ 870,000	4	1998
14932 Alpine Bay Loop	\$ 879,900	7	1992
14962 Alpine Bay Loop	\$ 880,000	2	1996
8354 Pedigrue Court	\$ 910,000	2	2004
8070 Amsterdam Court	\$ 920,000	6	2001
8291 Roxborough Loop	\$ 922,000	3	2004
14970 Alpine Bay Loop	\$ 950,000	18	1997
8326 Roxborough Loop	\$1,015,000	4	2002
15684 Spyglass Hill Loop	\$1,020,000	6	2004
15747 Spyglass Hill Loop	\$1,036,000	6	2005
15730 Spyglass Hill Loop	\$1,065,000	3	2004
15872 Spyglass Hill Loop	\$1,075,000	2	2004
15706 Spyglass Hill Loop	\$1,077,500	2	2005
15702 Spyglass Hill Loop	\$1,150,000	5	2004

CURRENT LISTINGS & PROPERTIES UNDER CONTRACT

ADDRESS	LIST PRICE	YEAR BUILT
8018 Kamehameha Place	\$ 624,900	1997
57 Turtle Creek Circle	\$ 662,557	2021
8158 Snead Loop	\$ 725,000	2006
8174 Snead Loop	\$ 725,000	2005
8011 Turtle Creek Circle	\$ 749,900	2015
8022 Turtle Creek Circle	\$ 787,000	2020
15671 Spyglass Hill Loop	\$ 799,900	2005
8079 Birnham Wood Court	\$ 839,900	1993
15645 Turtle Point Drive	\$ 865,000	2003
8085 Crooked Oaks Court	\$ 899,999	1992
8077 Crooked Oaks Court	\$ 910,000	1997
8223 Roxborough Loop	\$ 965,000	2003
15874 Spyglass Hill Loop	\$1,090,000	2006

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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Harry is a resident of Lake Manassas

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Water Conservation - Why It's Important & Money Saving Tips



In Prince William County we are fortunate to have a healthy water system. However we are facing the pressing question of how to continue to ensure a clean, reliable water supply considering the strains from population growth, booming development, and other environmental factors. Many communities are already enforcing water restrictions. **We are not** but it would benefit all to follow some of these simple things, you can do personally, to ease the burden on your local water supply and save money in the process.

- **Turn off the water during your morning routine.** Leaving the faucet running while you brush your teeth is four gallons of water going down the drain, per minute. Two minutes per brushing, brushing twice a day, equals eight gallons a day or 2,920 gallons per year, per person. Leaving the water on while shaving can result in 100 gallons per week being wasted, that's 5,200 gallons per year. Between brushing your teeth and shaving, that's 8,120 per person a year that can be saved just by turning off the faucet.

- **Check for leaky faucets.** A single dripping faucet can drip 140 gallons per week which can cost you 7,280 gallons per year. If your kitchen and bath are leaking, that adds up to 14,560 gallons per year.

- **Only use your dishwasher and washer/dryer when they are full.** Washing your clothes only when your washer is full can save you up to 1,000 gallons of water per month, 12,000 gallons per year. If you have an electric dishwasher, use it only to wash full loads, and use the shortest cycle possible. Many dishwashers have a conserver/water-miser cycle.

- **Check for leaking toilets.** There are two easy ways to do this. First, if your toilet takes more than one minute to fill, you may have a leak. If you're still not sure, you can pick up a dye tablet to test this. Drop the tablet in your tank at the back of the toilet. If the color seeps down into the bowl of your toilet, you have a leak. Toilet dye tablets are easy to find online or locally. If your toilet makes any noise - between your visits - you might have to replace your flow valve which is fairly easy to do.

- **Consider water conservation for your landscaping or balcony and deck planters.** If you have an irrigation system, make sure that you are checking this system periodically for leaks.

- If you have an irrigation system **consider installing a rain sensor.** There is nothing more wasteful than an irrigation system running in the rain.

A few additional considerations include:

- > Installing a dual flush or low flow toilet or put a conversion kit on your existing toilet.

- > Don't overwater your lawn or water during peak periods (usually the water will evaporate in the hot sun so water during the cool part of the day, in the morning or evening. Do not water on windy days.

- > Monitor your water usage on your water bill evaluate the home water audit that generally comes with your water bill.

- > When hand-washing dishes, never run water continuously. Wash dishes in a partially filled sink and then rinse them using the spray attachment on your tap.

- > Use only cleaning products that will not harm the environment when they are washed away after use. Look for "environmentally friendly" products when shopping.

Did you know?

30 to 60% of domestic drinking water is used to water yards and gardens, and often large portions are wasted by over-watering, evaporation, and misdirected sprinklers that water sidewalks and driveways.

The average U.S. per capita water use is 170 gallons per day. In Australia it is just 36. Thanks to water efficiency, Australia uses far less water, but still enjoys the same high quality of life. We can accomplish this as well with practice.

Water is a limited resource. What each of us does in the world, how we live, does make a difference. As we learn the value of clean, safe water and how scarce it truly is, we can take steps to protect it and to get it to people who lack access today.

Did you know that nearly one-billion people, mostly in the developing world, have no access to safe water? More than double this number - about 2.4 billion - have no access to any form of improved sanitation facilities. Lets not take our advantages for granted.

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Community Shred

A Community Shred event was held at the Swim and Tennis Center on Saturday, April 10th. In all, approximately one and a half tons of materials were dropped off for shredding and recycling.

Summer Security Tips from the Sheriff

This is the time of year when the outside of your home seems to take on a life completely of its own. People are out and about again, children are playing in our yards and outdoor landscaping is thriving. While you dedicate time to clean your house, throw away unwanted items, and work on your landscaping, please also take some time to conduct an examination of your property to identify possible security vulnerabilities.

Here are a few actions you should take:

- Ensure that there are a minimum of two door locks on all entry doors and that they are functioning correctly.
- Improve the security of sliding doors by placing a piece of wood or metal bar in the tracks to prevent them from opening.
- Replace ground level window sash locks with keyed locking devices.
- Replace older outdoor light bulbs with more efficient LED bulbs.
- Plant thorny bushes or flowers under ground floor windows to help deter unauthorized entry.
- Trim mature bushes and shrubs to a maximum height of three feet, and mature tree canopy should be kept trimmed no less than six feet from the ground.
- Make sure garages are secured and locked, even when you are home.
- Cover garage windows so a potential thief cannot see inside.
- Always lock your car doors, even when they are parked in your garage and driveway.

Health Benefits of House Plants

- **Allergy Relief** - Some houseplants are able to catch airborne allergens, dust and mold
- **Purify Air** - Some plants such as the Snake Plant can filter harmful toxins naturally
- **Humidify** - Plants release almost all of the water they absorb back into the atmosphere which can help with breathing
- **Relax** - Some plants such as lavender lower anxiety and aid in sleep
- **Sharpen Focus** - Studies have shown that students testing in a classroom with three or more plants outscored those with no plants.

Is a Houseplant Right For You?

While choosing to be responsible for another life (plant) may seem like a huge commitment, here is a list of some houseplants that are surprisingly low maintenance



- **Burro's Tail**
Maintaining this plant only requires sun, good drainage and minimal water



You might also consider:

- Aloe Vera
- Jade Plant
- Panda Plant
- African Spear Plant
- Snake Plant

They require minimal sunlight and watering. They can help to remove harmful toxins from the air

- **Meyer Lemon Tree**
If you are looking for more than decor The Meyer Lemon Tree will fill your house with a sweet citrus scent and bares fruit!

- **Begonia**
The polka dotted Begonia looks like none other and is sure to bring character to any room!



Note: Not all plants are pet friendly and some can even be toxic for pets such as cats and dogs. Be sure to check with the ASPCA's website (ASPCA.org) to see if your plants are safe in the event your pet is looking for an afternoon snack.

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Community Calendars

July

- 5 – Office Closed For Independence Day Holiday
- 7 – Communication Committee Meeting 5pm
- 19 – Modifications Committee Meeting 5pm
- 19 – Covenants Committee Meeting 6pm
- 21 – Community Visitor Access Committee Meeting 5:30pm

August

- 4 – Communications Committee Meeting 5pm
- 9 – Modifications Committee Meeting 5pm
- 12 – LMROA Quarterly Board Meeting 5pm Closed Session / 6pm Open Session
- 16 – Covenants Committee Meeting 6pm
- 18 – Community Visitor Access Committee Meeting 5:30pm

September

- 1 – Communications Committee Meeting 5pm
- 6 – Pool Closes For The Season at 8pm
- 6 – Office Closed For Labor Day
- 13 – Modifications Committee Meeting 5pm
- 15 – Community Visitor Access Committee Meeting 5:30pm
- 20 – Covenants Committee Meeting 6pm

Heating & Cooling Direction



In the winter direct hot air up by directing clockwise.

In the summer direct air down and set for counterclockwise.



PRINCE WILLIAM COUNTY ANIMAL CONTROL LAW

The Association continues to receive reports that some pet owners are not cleaning up after their pets. Please be reminded that the Prince William County Code states it is unlawful for any person knowingly or willingly to allow any animal belonging to that person to defecate on the property of another without consent. We thank those pet owners who clean up after their pets, and we encourage all pet owners to please abide by this county law. Report violations to PWC Police 703.792.6500

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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.

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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

Retraction and Apology

The Association previously disseminated information in an email blast regarding damage to one of the gates and requesting that the bicyclist responsible for the gate strike please come forward.

After seeing our blast email, someone did in fact immediately come forward. However, due to a miscommunication, and misinterpretation in discussions with the site office it was initially determined that the individual in question did not match the description of the bicyclist.

Subsequently, a newsletter article and photos were published in spring 2021 issue of The Lake Manassas Connection. After publication, the same person who had previously come forward early on in this process contacted the Association and indeed confirmed the identity of the bicyclist. As we suspected might be the case, this person did not realize they had damaged the gate.

The Association sincerely apologizes for any miscommunication, as well as any embarrassment or inconvenience the publication may have caused, as it was never the Association's intention to publicly embarrass or shame the individual. We would also like to thank this person for coming forward and taking responsibility.

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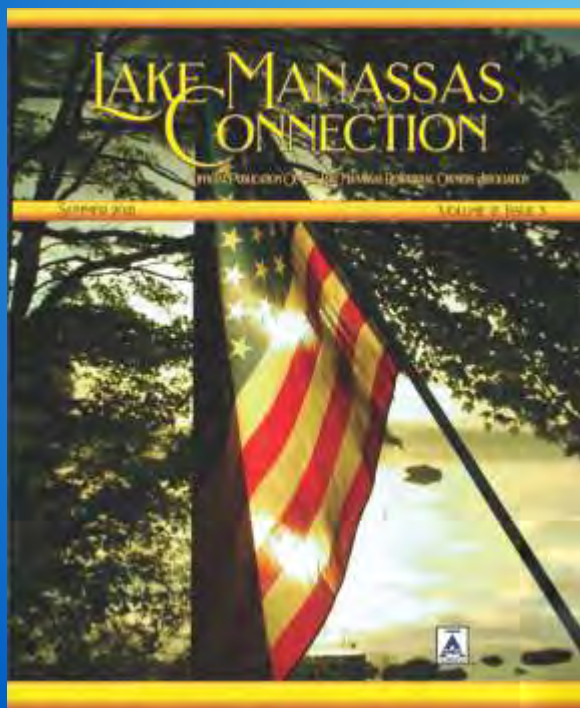
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