

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

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LAKE MANASSAS CONNECTION

Official Publication of
The Lake Manassas Residential Owners Association
Volume 17, Issue 4

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

Send your emails to: concerns@lmroa.com

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Harry Horning, Chair concerns@LMROA.com

COMMUNICATIONS

Open, Chair communications@LMROA.com

COMMUNITY and VISITOR ACCESS CONTROL

Rex Luzader, Chair rluzader@hotmail.com

COVENANTS

Ron Allen, Chair lmroacovenants@gmail.com

MODIFICATIONS AND CONSTRUCTION

Diane Boyle, Chair 571.261.1589
dianemboyle@comcast.net

SWIM & TENNIS CENTER

Muffin Wilcoski, Chair concerns@lmroa.com

NEWSLETTER CONTACT: 703.723.3400

newsletter@lakemanassasroa.com
imageryads@aol.com

management company

Community Management Corporation (CMC)
4840 Westfields Blvd., Suite 300 - Chantilly, VA 20151
703.631.7200

Adrienne Harper, Portfolio Manager
aharper@cmc-management.com

Site Info: 14900 Turtle Point Dr. - Gainesville, VA 20155

Michelle Wingo, On-Site Community Manager
mwingo@cmc-management.com
703.753.7745 Fax 703.753.1886

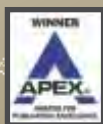
Karen Jackson, Asst Manager/Covenants Administrator
kjackson@cmc-management.com

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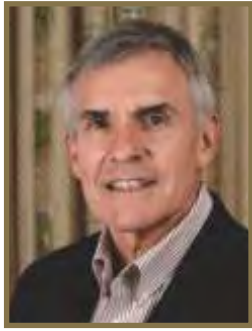
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Lake Manassas ROA BOARD OF DIRECTORS

From THE Board

GARY BORDER, PRESIDENT

Our summer is over and fall is upon us. COVID-19 issues remain and will more than likely continue to put a damper on our lives and offer challenges to our normal activities. Like the Residents of our Community the Board will remain vigilant and adapt to new challenges as they surface.

Our Home Owners Association (HOA) has already made a number of concessions in managing the impact of COVID-19 issues and an ever-changing economic environment that has already changed HOA costs. For example, new guidance pertaining to yard waste has been approved by Prince William County that requires residents to separate yard waste materials from garbage and recycling. This mandated requirement will now increase our HOA costs by over \$30,000 per year.

ANNUAL MEETING

By the time you read this issue of The Connection the LMROA Annual Meeting and Election held on September 30, 2021 will have taken place. We appreciate those who took the time to submit their proxies in advance of the meeting. The election results can be found on the community website Announcements page by going to www.lmroa.com.

FINANCIAL UPDATE: FISCAL YEAR 2021

The Community's financial status is presently healthy! To date we do not have the final audit for the fiscal year-end statement but we should have it soon and will subsequently publish the results in the Winter Issue of The Connection. While the delinquencies in HOA fees have risen to an all-time high, through the careful planning of the Board and Budget & Finance Committee, the Community's Finances resulted in a profit of \$65,000 for the year. This was mostly due to the delayed opening of the pool due to COVID-19 and the number of new home sales by Basheer & Edgemoore in the new townhouse area. However, even though the budget for Fiscal Year 2021-2022 has been completed the Board anticipates a higher than normal percentage of increase in our service contracts next year. It will be a very challenging year; however, our goal is to break even at the end of the fiscal year.

We are currently proportionally funded in our reserves but will have major road work that has already been contracted in excess of \$200,000.00. We will be taking over the maintenance of the common property at Basheer & Edgemoore within the next few months which will further increase our landscape and maintenance costs. With all that is happening, most of which is out of our control, the Board's goal continues to be to eliminate any increase in the Resident's HOA assessments but if necessary to increase the assessment – keep it to a minimum.

COMMUNICATIONS COMMITTEE

FIOS UPDATE

GOAL: Allow for FIOS to be made available to all of Lake Manassas, providing residents competitive choices.

PLAN: Progress is slow during summer months due to project team's personal & family commitments. However, there is progress to report on this lengthy effort.

- FIOS utility installation is dependent on proper uniform easements for all properties.
- There are 119 homes in Lake Manassas that required easements to mirror that of the rest of the community.
- All documentation for easements for the 119 residents (Phase 3-2B & 3-3) have been developed.
- Plan of Action (POA) has been developed to encompass all Tasks, from start to completion.
- Leading the execution are Communications committee members (Scott P., Errol S.) & Lake Manassas HOA Administration Office (Karen J.)
- Affected residents will be contacted by Letters/Email/Phone to provide explanation (FAQs) and coordinate acceptance.
- Plan is expected to complete by end of Q4 2021. With FIOS to begin infrastructure installation start of 2022, and high speed internet service delivery thereafter.

• **REMINDER:** There is **NO** commitment by any resident to obtain FIOS.
The goal is to provide residents competitive choices.



BOB HALE
VICE PRESIDENT



DON MINOGUE
Treasurer



SHASHI MEHTA
secretary



JOE GREENLEE
DIRECTOR

(Continued)

BOARD REPORT (continued)

CELL TOWER UPDATE

On July 13, 2021 the Prince William County Board of Supervisors approved the Special Use Permit (SUP) submitted by Community Wireless Structures (CWS) to install a 135-foot telecommunications monopine tree pole facility adjacent to Lee Highway southwest of the intersection with Baltusrol Blvd and opposite the intersection with Carver Road. The vote by the Board was 5-3 in favor of the action. Our District Supervisor, Ms. Lawson, was out-voted by the other Supervisors on this topic. The Board found that the facility provides a public necessity, convenience, general welfare, and is a good zoning practice. The Board authorized 4 wireless carriers to use the facility. As mentioned previously the installation of this structure will increase the 5G capability of the users of the wireless carriers in the Lake Manassas and Gainesville area that use this facility. Construction of the new structure is scheduled for the first quarter of 2022.

COMPLETED 2021 PROJECTS

- Replaced surveillance cameras at the Swim and Tennis Center
- Installed additional cameras at the unmanned (Amsterdam) gate
- Installed signs at the crosswalk on Turtle Point Drive near Stonewall Gate House
- Repainted Crosswalks and speed humps
- Replaced benches on tennis courts

PLANNED 2021 PROJECTS

- Road work: Alpine Bay Loop, Bonnie Briar Loop, Birnham Wood Court, Crooked Oaks Court, Horseshoe Bay Court and Hancock Court
- Community Pool Bathroom Renovations/Updates
- Community Sign Refurbishments and Replacements
- Selected Concrete Repairs
- Selected Trail Repairs
- Installation of No Parking signs on Spyglass Hill Loop (Overlook Circle)

VEHICLE ACCESS CONTROL

We continue to have significant damage to our gates by our Residents and vendors, especially at the Amsterdam Gate. Once the Community identifies the violator(s) the Board takes action to notify the violator and collect for the damages. Our last resort is to take legal action when the violators refuse to pay. In the past, many residents who've caused damage to the gates notified our CMC Agents or the Gate attendants facilitating the Community in quickly making repairs and beginning the collection process for damages.

Residents are reminded that when approaching the gate, as directed by the signage, please come to a complete stop and wait for the reader to detect your RFID tag; once the barrier arm/gate opens then proceed slowly through the gate. If there is a vehicle in front of you and you don't stop and allow the barrier arm to cycle through, the reader may not detect the signal from your RFID tag in time and the barrier arm may come down on your vehicle. Note that the barrier arms are programmed to close after each vehicle. Often times drivers, both with and without an RFID tag, assume the barrier arm will stay open long enough for someone to follow them through so they continue without stopping.

This may lead to damage to both the "tailgater's" vehicle and the barrier arm for which the Resident/Driver will be responsible for the cost of repairs.

Should you notice or cause damage to one of the barrier arms, please notify the Community Management Office or one of the Gate Attendants immediately. **Do not exit your vehicle or attempt to repair a barrier arm as this may cause further damage resulting in a costly repair. Only cars are allowed to go through gate. Those on bicycles, roller blades and skate boards need to go around the gate.**

POLICE PATROLS

We have directed the Management Staff to send a monthly "blast email" to the Community so that Residents are aware of the most frequent citations issued by Prince William County Police within the Community. So far we have learned that running stop signs, speeding, impaired driving, driving without a license, etc., has occurred. Please inform members of your household who may be stopped by the PWC Police to be respectful and follow the Officer's instructions. Tickets are occasionally issued due to violations but be aware that courtesy could result in a warning rather than an actual ticket.

VOLUNTEER OF THE YEAR

Dick LaFrance was recognized as the Community's Volunteer of the Year for 2021 at the Annual Meeting. The Board continues to thank our Community's 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 CONCERNS/RECOMMENDATIONS

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 address your recommendations for Community improvements. This assists our Community Staff to address and follow up with those Residents on their issues/recommendations.

We hope you have had a great summer and trust that you will enjoy the fall!



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 –

Businesses in the Shoppes are busy and doing well! As mentioned in the Connection last quarter there are two new businesses scheduled to move into the Shoppes and open in the Fall. They are JustManes, a hair salon, and American Threading Plus, another beauty salon specializing in "eye-brow" threading. There is no other activity planned at this time.

CWS CELL TOWER –

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If you have any questions please contact Joe Greenlee, LMROA Member to the LMA Board at concerns@lmroa.com.

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Tom Walton

In Memorium

remembering
JOHN SHORT



We would like to take this opportunity to extend our sincere condolences to the family of John Short who passed away earlier this year.

John was a long-time resident of the Community who served on the Swim and Tennis Committee both as a member and Committee Chair for several years. He will be greatly missed.

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Management COVENANTS REPORT

By Michelle Wingo, Community Manager

*"Every leaf speaks bliss to me
Fluttering from the autumn tree."*



Karen Jackson
Assistant Manager/
Covenants Administrator

The leaves are falling! We enter the autumn season yearning for cooler days and crisp nights and hope Mother Nature will deliver.

Fall is the ideal time of year for planting and maintaining your lawn so it is lush and green next spring. Please be sure to remove leaves from your lawns regularly this fall and dispose of yard waste properly. We recently sent out information by blast email about new yard waste restrictions placed upon residents by the County. While it is more restrictive, we are pleased to inform you that **yard waste in Lake Manassas will now be picked up on Monday instead of Thursday.**

After September 30th, please do not place yard waste out on Thursday or combine it with household trash. See page 18 in this issue for information. If you have any questions, please reach out to American Disposal by either visiting their website, www.americandisposal.com, or by calling their Customer Support staff at 703-368-0500.

With the holidays just around the corner, it is important to remember that when you host events with family and friends you are to notify the Community site office when temporary street parking may be necessary. Notifying the site staff is important so that we can make you aware of parking restrictions and if necessary, provide a temporary parking pass. This also ensures that you will not inadvertently receive a parking violation notice in the mail.

I hope you are enjoying the change of season and wish you and yours the best.

Michelle

Lake Manassas ROA Board & Committee Member Roster

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The market is HOT! Here's a few homes we've SOLD this Summer...



SOLD on Valderrama Ct



SOLD on Spyglass Hill Lp



SOLD on Link Hills Lp



SOLD on Bonnie Briar Lp



SOLD on Kamehameha Pl



SOLD on Roxborough Lp

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BUDGET & Finance committee



*By Harry Horning,
Chair*

The Budget and Finance Committee meets on a regular basis as needed to review budgets, contracts and investment strategies. If you are interested in becoming a member of this committee please send an email to mwingo@cmc-management.com

covenants committee



By Covenants Committee

*It takes all of us working
together to keep
Lake Manassas a premier
community!*

Ron Allen, Chair

Annual comprehensive inspections as well as follow-up inspections will continue daily (M-F) through the fall. The Association also utilizes a service for after-hours inspections throughout the year. These inspections identify trash can and parking violations that occur in the evenings or weekends. If you receive a notice from the Covenants Administrator citing violations at your property, please work to resolve issues within the time frame allowed or contact the site office to discuss a plan of action in correcting the violations.

In accordance with Lake Manassas covenants, on street parking is prohibited throughout the entire community. This safety and aesthetics policy applies to owners, residents and their guests. Streets that are open and clear makes it much easier for motorists to see children playing or riding their bikes and provides a clear line of sight for walkers, runners, and others. It affords children and adults the opportunity to see oncoming traffic even if they can't hear it. In addition many residents bought in this community because of its appearance. Part of that appeal is the uncluttered look of the streets.

Trash and recyclable containers can be put out on the curb no earlier than sundown the evening before pickup. Nothing detracts from the appearance of our community more than seeing trash, recycling, bags/containers of grass or shrub clippings in view in advance of scheduled collection dates and times.

Every homeowner is responsible for maintaining the beauty of Lake Manassas. If residents witness a covenants violation it benefits the entire community to report that violation to the Covenants Administrator by sending an email to concerns@lmroa.com. This ensures that we are able to address the issue with the homeowner in an effort to correct the violation in a timely fashion

Please remember the intent of the covenants process is to maintain the high standard of the community so residents can enjoy its beauty and benefit from improved property values.

Thank you

Communications committee

By Shashi Mehta, Board Liaison

The Committee members continue to pursue their goal of bringing Verizon FIOS to all residents in the community. We will keep residents apprised of our efforts through communications via blast email and in this news magazine.

In the next issue of The Lake Manassas Connection in addition to the beautiful decorations and light displays we typically feature, we'd also like to showcase your pets! Please send your favorite pet photos to us at mwingo@cmc-management.com by December 1, 2021 for inclusion in the winter 2021 issue.

We would like to take this opportunity to thank former resident Dick LaFrance for his contributions as Chairman of the Communications Committee, which most recently include assisting in the creation of our new Resident Request Process (for more information go to www.lmroa.com – and click on the “Amenities and Services” tab).

Dick served on several committees throughout his years as a resident of Lake Manassas including Communications, Covenants and Community Visitor Access and was named the 2021 Lake Manassas Volunteer of the Year. He was also involved in the Stonewall Gate third lane project, patriotic décor and he and his wife Jean helped us out with the holiday displays you see annually at the gate houses.



community & visitor access committee

By Rex Luzader, Chair

GATE ATTENDANT PERFORMANCE -

There have been numerous complaints of poor Gate Attendant performance over the past few weeks.

Allied, our Security Contractor has been made aware of the problems and is working to correct them. Residents may observe the presence of Gate Attendant Supervisors and increased audit activity by our Committee Members at the gates in an effort to improve the Gate Attendant's performance. Some areas that the Committee has been working with our Contractor are: modifications to the Gate Key system that would link the raising of the barrier arm to the Gate Attendant hitting the Admit Button on his I-Pad after checking to see if the guest is registered; the entering of proper data (license plate numbers and guest name) into the I-Pad if the visitor is not registered; and checking to see if the visitor is on the Resident's denied access list. Residents are asked to check your Gate Key account to ensure you have your permanent guests, temporary guests, and names of persons who are to be denied access registered in the System. One last important point is for Residents to ensure that they have checked the appropriate box at the bottom of the Gate Key System page that will allow Residents to receive a text message/email when the guest is admitted. That is if the Resident wants to be notified. Please continue to report both good and poor performance at concerns@lmroa.com.

SPEED RADAR SIGN

The speed radar sign has been installed in several places around the Community. The speeds recorded have been reasonable and have not indicated further measures to reduce speeds are required at this time.

BARRIER ARM STRIKES

Considerable work that has taken place at the Amsterdam Gate over the last several weeks that has been due to gate strikes (typically from vehicles attempting to tailgate other vehicles into the Community). Several new surveillance cameras were installed to enable the Community to capture those barrier arm strikes and identify the responsible vehicle. The surveillance cameras can capture the incident and will allow the Community to invoice those responsible for reimbursement for the repairs. A new emergency override system at the Amsterdam Gate (used by first responders to access the community through the unmanned gate) has also been installed.

If a Resident damages a barrier arm or comes upon a damaged barrier arm, please do not exit your vehicle and attempt to open or repair the barrier arm as it creates a safety hazard. Pushing or pulling on a barrier arm may result in additional damage and cost to repair the barrier arm or bracket. Costs to repair a damaged barrier arm can range from approximately \$200 to \$1500 or more depending on the extent of the damages.

Residents are also asked to not attempt to use your RFID tag to open a gate to allow another vehicle to enter the Community. The barrier arm will not stay open long enough to allow safe entry and

normally results in a barrier arm being damaged. Please do not encourage a vehicle to enter behind your vehicle (tail-gating) if it does not have an RFID tag. The barrier arm will not hold open long enough to allow safe entry but instead cause damage to the barrier arm.

We appreciate you reporting issues or concerns about the gates to site management or to one of the Gate Attendants as soon as possible. This enables us to arrange for repairs to be made quickly and reduces the time and additional expense incurred for onsite staff to search through video surveillance footage to identify those responsible.

Please feel free to contact us any time at concerns@lmroa.com with questions or concerns about the gates.

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MODIFICATIONS & CONSTRUCTION committee



By Diane Boyle, Chair

Increasing home sales in the community resulted in an all-time high number of Resale Inspections and reports issued this past year. If you are selling your home, it is important to note that you must request Resale Documents from the Association 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 not only of covenants violations but to verify that all exterior modifications have been approved and conform to the design guidelines. It is very important that you submit applications for any exterior modification so that when you go to sell your home there are no complications with the covenants process that could potentially delay your sale.

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

NEW OWNERS: 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.

In addition to reviewing homeowner applications for exterior modifications, the Committee along with our site manager and a representative from KCS Landscape conducts 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. Also, please notify management if you notice street lights not illuminating properly. If possible please provide a pole number or specific location (nearest address) so that management can arrange for Dominion Power or one of our contractors to make repairs.

Meetings have resumed at the site office and the MCC generally meets on the second Monday of the month at 5:00 PM. Occasionally meeting dates are rescheduled due to members' availability, so please check with Michelle or Karen at the site office or check the online calendar at www.lmroa.com

SWIM & Tennis committee



By Muffin Wilcoski, Chair

Pool -Although there were some COVID restrictions in place at the beginning of the summer the pool was able to open on time. We experienced some challenges in staffing due to labor shortages which led to some unexpected pool closures, however, overall it was a successful season and we thank the lifeguards for their efforts.

Renovations - The committee is working on a plan for renovations and updates to the pool bathrooms. It is our hope that this work can begin and be completed over the fall/winter.

Tennis and Basketball Courts - New court rules signs are being ordered for the tennis/pickleball and basketball courts and should be in place this fall.

The Board recently approved a motion that requires that residents accompany their visitors/guests when using the Swim and Tennis Facilities – that includes the pool, tennis/pickleball and basketball courts as well as tot lot.

More detailed information will be sent to residents via blast email on rule changes for facilities use.

Tot Lot - The tot lot had mosquito treatments throughout the summer which will continue until the first frost.

A safety inspection was performed at the beginning of the summer and additional mulch was installed in the play area. Trees were pruned/reduced around the perimeter of the tot lot as well.

We hope you enjoyed your summer and the amenities offered at the Swim and Tennis Center. Note that although the pool is closed, the tot lot and courts are available for use daily until 10pm, weather permitting.

The Swim and Tennis Committee welcomes your input. Please send your questions or comments to us at concerns@lmroa.com



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Stonewall Golf Club

AT LAKE MANASSAS



**By Gary Huebner, PGA
General Manager**

It's hard to believe that summer has passed, but we're ready for a busy fall season at Stonewall Golf Club & the Brass Cannon and we're looking forward to the beautiful weather that we normally enjoy as the colors begin to turn! Fall is a great time for golf and for enjoying lunch, happy hour and/or dinner in our outdoor setting with the best views in the area!

Since the last edition of "the Connection", we've brought on several new key staff members, and I hope you've had a chance to meet them already. Just in time for the beginning of July, Trish (Patricia) Gates joined our team as our PGA Head Golf Professional, bringing her considerable experience at other area Clubs and her welcoming personality to our golf operations. More recently, we've welcomed Angela Johnson as a Bar & Restaurant leader in the Brass Cannon, and Savannah Adair as our Special Events Coordinator. Each of these talented and experienced individuals is making significant positive contributions to the team that provides our guests with inviting and enjoyable experiences.

With the regional and national return to gatherings and events, we have a very busy event calendar over the next few months, and it's great to be able to host events and parties again! With that in mind, there will be a few days and/or evenings when the Brass Cannon is closed for a private event that reserves the entire venue. While we like to have the restaurant open for public use as much as possible, it makes good business sense to accept these types of large events from time to time and we appreciate your understanding in that regard. Please follow us on Facebook for updates on restaurant specials, and also those occasional restaurant closures.

If you're thinking about planning a holiday-season gathering for friends, family or your business, please reach out to Sarah Puckett at spuckett@stonewallgolfclub.com to reserve your date soon! Good dates are booking up quickly!

For those who are golfers or have aspiring junior-age players, you'll be happy to know that Patrick McCarthy's PMC Golf Academy has had a very successful first year here at Stonewall! Be sure to follow his activities and offerings at pmcgolf.com for all the latest on classes, camps and individual instruction and/or golf club fittings.

We look forward to seeing you soon at Stonewall and the Brass Cannon! As always, we appreciate your patronage and support as our success helps contribute to the value of your community!

*Gary Huebner, PGA
General Manager
Stonewall Golf Club at Lake Manassas*



The Brass Cannon

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Men's Senior Golf League FALL SEASON

The Fall Season which is the second half of the League's Season began on July 21 with 41 golfers. The League was planned for 13 weeks but has already been "rained out" twice. The remaining 11 weeks will be "jam packed" as the League is currently conducting its annual Match Play Event to award the *Errol Unikel Memorial Trophy* to the eventual Champion. The event is scheduled to conclude October 6, 2021. Immediately after the end of the season on October 13 the League will conduct its annual *The Rowe Cup* on October 20-21 that pits two teams of normally 12-15 players against each other. The competition has a *Ryder Cup* format and is always a very competitive and fun event. The season concludes with its Annual Awards Luncheon to recognize the performance and play of League golfers during the season. In the next issue of *The Lake Manassas Connection* look for the results of our competitive events!



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Real estate in Lake manassas

Sales

Past 180 days

ADDRESS	SOLD PRICE	DOM*	YEAR BUILT
8018 Kamehameha Place	\$ 624,900	4	1997
57 Turtle Creek Circle	\$ 662,557	20	2021
7997 Turtle Creek Circle	\$ 705,000	42	2016
8011 Turtle Creek Circle	\$ 749,900	3	2015
8158 Snead Loop	\$ 750,000	3	2006
8174 Snead Loop	\$ 775,000	4	2005
8022 Turtle Creek Circle	\$ 787,000	375	2020
15642 Turtle Point Drive	\$ 799,900	6	2004
8079 Birnham Wood Court	\$ 839,900	12	1993
7966 Bonnie Briar Loop	\$ 849,900	4	1994
15671 Spyglass Hill Loop	\$ 856,000	3	2005
8267 Roxborough Loop	\$ 870,000	1	2004
8151 Snead Loop	\$ 875,000	9	2004
15645 Turtle Point Drive	\$ 880,000	9	2003
15528 Tuxedo Lane	\$ 890,000	10	2005
8077 Crooked Oaks Court	\$ 910,000	6	1997
8085 Crooked Oaks Court	\$ 925,000	5	1992
8417 Link Hills Loop	\$ 930,000	4	2006
15629 Turtle Point Drive	\$ 935,000	5	2002
14970 Alpine Bay Loop	\$ 950,000	18	1997
8223 Roxborough Loop	\$ 965,000	1	2003
8233 Roxborough Loop	\$ 974,000	14	2004
8362 Sapphire Lakes Court	\$ 975,000	4	2004
15874 Spyglass Hill Loop	\$1,071,000	23	2006
15873 Spyglass Hill Loop	\$1,075,000	4	2003
15517 Tuxedo Lane	\$1,125,000	13	2009
8276 Roxborough Loop	\$1,150,000	5	2001
8518 Link Hills Loop	\$1,200,000	3	2006
7988 Valderrama Court	\$1,625,000	10	1997

CURRENT LISTINGS & PROPERTIES UNDER CONTRACT

Past 180 days

ADDRESS	LIST PRICE	YEAR BUILT
15830 Spyglass Hill	\$ 3,200,000	2006
15948 Spyglass Hill	\$ 1,030,000	2005

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"



KEEP PRINCE WILLIAM BEAUTIFUL &
PRINCE WILLIAM COUNTY SOLID WASTE DIVISION
PRESENT A FREE COMMUNITY EVENT:

FIX-IT FAIR

SATURDAY, OCTOBER 9
10:00AM-4:00PM
CENTRAL LIBRARY
8601 MATHIS AVENUE - MANASSAS



Fix-It events provide members of the community the opportunity to bring salvageable items for repair and subsequent reuse. This type of service event has been very popular in other communities, and last year almost 40 Prince William residents were excited to

get their special treasures repaired and bikes, electronics and lawn equipment running again. Along with recycling, repair and reuse practices help conserve landfill space.

****Registration is Required****

Accepted items include: small appliances and electronics, small furniture, jewelry, clothing, bicycles, small engines (i.e weedwackers)

For more information and to register visit
www.kpwb.org/events

Keep Prince William Beautiful, Inc. is a non-profit environmental organization that serves Prince William County through partnering with residents, businesses and government to educate and inspire people to be environmental stewards and Keep Prince William Beautiful.



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- ◆ Refinish Existing
- ◆ Wood
- ◆ Tile
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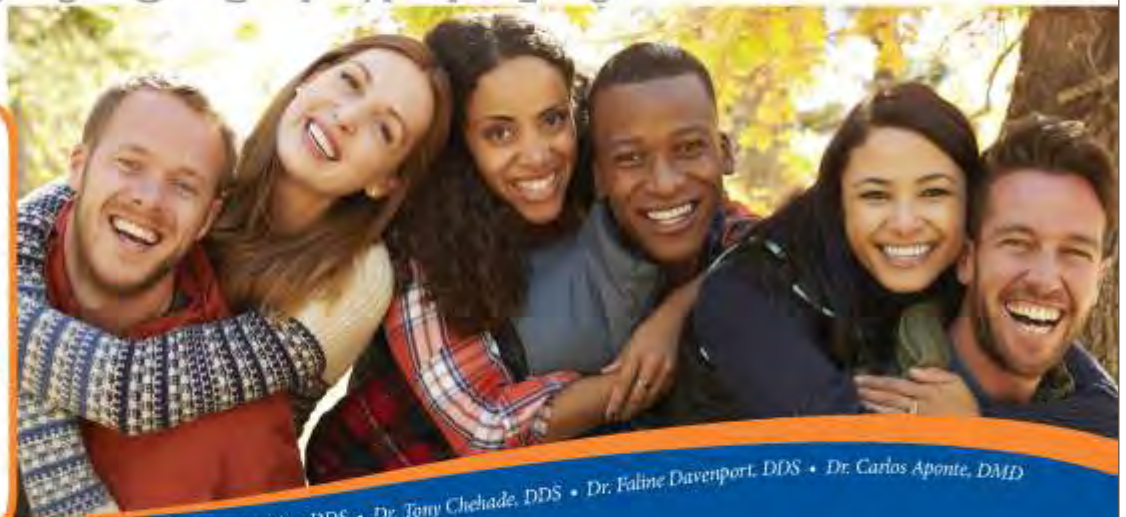
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Not to be combined with any other offer.

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Trespass by animal

It is unlawful for the owner/custodian of an animal to allow the animal to trespass on the property of another after being asked by the owner/tenant of the property not to allow the animal to trespass. Please refer to PWC Code Sec. 4-4.

Dog running at large

It is unlawful for a dog owner/custodian to allow their dog to run at large within the county. "At large" means that the dog is off the property of its owner/custodian and not attached to that person by a leash. Please refer to PWC Code Sec. 4-23.

Urinating or defecating on the property of others or public property

It is unlawful for the owner of a dog to allow it to urinate or defecate on the private property or on publicly owned property. Please refer to PWC Code Sec. 4-11.

**The Poop Fairy
Doesn't
Exist**

**Grab it. Bag it.
Toss it.**



**Scoop the poop!
IT'S THE LAW!**

Security Tips from the Sheriff

On the street:

- Keep house and car keys separate.
- Have keys ready.
- Be aware of your surroundings.
- Stay in well-lit areas.
- Walk in the center of sidewalks. Avoid doorways, bushes, and alleys.
- Do not carry excessive cash.
- If attacked: Yell loudly
- Use instincts, fight and never give up

In your car:

- Check underneath and inside your car before entering.
- Keep your car in good working order, including gas and all fluid levels up.
- If your car breaks down, turn on flashers, lock your doors and get as far off the road as you can. Call for police assistance.
- If you are being followed, go to the nearest police or fire station, well-lit gas station or public place – do not go home.
- When driving, place purse of valuables underneath your seats

In parking lots:

- Park under a light at night if you anticipate it will be dark upon return.
- Note where you parked your car for a quick and safe exit.

At home:

- Routinely lock all windows and doors.
- Keep entrances well-lit. Use timers for lights, both inside and outside.
- Check identification of repair contractors or sales individuals.
- Never indicate you are home alone.
- Get to know your neighbors.
- Door chains are not sufficient protection. Install a deadbolt along with a door chain.
- Contact your local police department to inquire about a home security check.

Child Safety:

- Children should never approach, accompany, or accept gifts from strangers.
- Teach children to report any suspicious incidents to you.
- Teach children to never hitchhike.
- Know where your children are at all times.
- Develop a habit of children telling you where they are going and when they will return.
- Have children play in groups and avoid secluded or deserted areas.
- Teach children their full name, address, phone number, and how to dial 9-1-1.
- Accompany children to restroom when in public.

Fall Fun Options Near Lake Manassas

GHOST TOURS

HAUNTINGLY HISTORIC OCCOQUAN TOURS (OCCOQUAN)
OCCOQUAN SPIRITS- HAUNTED PUB CRAWL & GHOST TOURS (OCCOQUAN)
GHOST DOCTORS GHOST TOURS (MANASSAS)

FALL FESTIVAL:

CLIFTON DAY FESTIVAL (OCTOBER 10) (CLIFTON)
HAYMARKET DAY (OCTOBER 16) (HAYMARKET)
FALL FESTIVAL @ COX FARM (SEPT. 18- NOV. 7) (CENTREVILLE)
COUNTRY FAIR & AUCTIONS (OCT. 2) (BRISTOW)
FALL FESTIVAL @ RESTON FARM GARDEN MARKET (WEEKENDS SEPT-OCT) (RESTON)



*All event/dates are subject to change.
Please refer to location's website for details*

CORN MAZE/PUMPKIN BATCH/APPLE PICKING:

BURNSIDE FARMS (NOKEVILLE)
EVERGREEN ACRES (NOKEVILLE)
COX FARM (CENTREVILLE)
YANKEY FARMS (NOKEVILLE)



HALLOWEEN SCARES:

HAUNTED LAURIANNE WOODS (GAINESVILLE)
COX FARMS FIELDS OF FEAR (CENTREVILLE)
SHOCKTOBER (LEESBURG)
HAUNTED HOLLOW (WARRENTON)
NIGHTMARE ALLEY: DRIVE-THRU TERROR (LORTON)



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New Yard Waste Policy IN Effect October 1, 2021



AMERICAN
DISPOSAL SERVICES



PRINCE WILLIAM
COUNTY

Department Public Works
Solid Waste Division

Tree Limbs or Brush

These should be bundled with rope or twine. Limbs can be no longer than 4ft in length and 3in thick in diameter.

We will collect up to 10 bundles of brush per customer per pickup.

Grass Clippings and Leaves

Please place in rolled-up biodegradable bags OR un-bagged in a personal container clearly marked as "Yard Waste".

We will collect up to 10 bags per customer per pickup.

Trash and Recycling Toters

It is important to keep your totes 3ft apart and 10ft from any obstacles such as mailboxes, cars, lamp posts, or power lines.

THESE ITEMS ARE NOT ACCEPTED!

ROCKS

CONCRETE

DIRT

SOD

TREE STUMPS

MULCH

ITEMS THAT ARE BAGGED OR BUNDLED ARE NOT TO EXCEED 50 LBS!

PRINCE WILLIAM
COUNTY

Curbside Yard Waste Collection

March – December

Yard Waste includes: *

- Leaves, plants, flowers
- Grass clippings
- Wood chips
- Shrub, tree and yard trimmings
- Christmas trees (first two full weeks of January, only)

Starts October 2021

Containers and Preparation: **

- Paper yard waste bags
- Containers labeled "Yard Waste"
- Bundle and tie sticks and branches
- No plastic bags

* No rock, balls, stumps, trees, or branches exceeding 6" in diameter and 4' in length.

** No bags or containers more than 50 pounds (unless mechanically filled).

www.pwva.gov/yardwaste

NO MORE PLASTIC BAGS

in Your Recycling BIN

THINKBEFORE YOUTHROW.

Plastic bags should never be placed in your Recycling bin! Any material within a plastic bag is automatically labeled contaminated and will not be recycled (#plasticbagproblems). Help do your part by keeping your recycling **Empty, Clean, Dry, and Loose**.

Instead, carry your Recyclables out to your bin using a **reusable bin, cardboard box, or paper bag.**

Follow the 4 Prep Steps!

Empty

Clean

Dry

Loose

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Mega Paper Shred at Pfitzner Stadium Free confidential document shred Saturday, October 23 / 8am - Noon!

The Prince William County Solid Waste Division will hold a free document shred event for Prince William area residents on Saturday, October 23, 8am-Noon (or until trucks reach capacity). The mega shred will be held at Pfitzner Stadium, 7 County Complex Court, Woodbridge, the former home of the Potomac Nationals baseball team.

This event is for residents. Only confidential documents such as bank statements and tax returns will be accepted. Non confidential documents such as junk mail should be recycled at the curb or a Solid Waste facility customer convenience center recycling drop-off. Paper clips (regular size) and staples do not have to be removed.

Residents may bring the equivalent of up to four boxes (18"x12"x15") of paper for shredding at no charge. No business or commercial shredding will be accepted.

COVID 19 Restrictions: Customers must wear a mask and stay in the vehicle. All items for shredding must be placed in the rear of the vehicle (trunk, hatchback, or truck bed) before coming to the shred location.

For additional material limits and guidelines see Events at www.pwcva.gov/trashandrecycling.



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Prince William County Public Schools Calendar 2021 - 2022 School Year

September 3-6	Labor Day Weekend Holiday (Schools and Offices Closed)
September 7	Holiday (Schools and Offices Closed)
September 16	Holiday (Schools and Offices Closed)
October 11	Divisionwide Professional Learning Day (No school for All students)
November 1	Parent Conference Day (No school for All students)
November 2	Teacher Workday (No school for All students)
November 4	Holiday (Schools and Offices Closed)
November 11	Veterans Day Holiday
November 24-26	Thanksgiving Break for Students (No school for All students)
December 20-31	Winter Break for Students (No school for All students)

January 3	School Reopens
January 17	Martin Luther King, Jr. Holiday (No school for All students)
January 27	Elementary School 1/2 Day — Parent/Teacher Conferences
January 28	Teacher Professional Development/Workday (No school for All students)
February 21	Washington's Birthday/Presidents' Day Holiday (No school for All students)
April 1	Teacher Professional Development/Workday (No school for All students)
April 11-15	Spring Break for Students/Teachers
May 3	Holiday (Schools and Offices Closed)
May 30	Memorial Day Holiday (Schools and Offices Closed)
June 15	Last day of school

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Lawn + Garden CHECKLIST

Reseed, aerate, and fertilize your lawn in the fall to allow it to grow during the winter. During the winter, the grass seeds grow underground, establishing a strong root system to set you up for a beautiful yard year round.

Trim your bushes & trees. Frozen tree limbs can snap off and damage your tree or other belongings.

Be sure to tend to, cover, and drain all outdoor equipment/furniture. Water or gas/oil left in machinery can freeze and destroy your equipment. Also, furniture left uncovered could lead to premature aging. Cover your belongings to keep them looking nice and new.

PrePARING YOUR Home FOR WINTER

Checklist of seasonal tasks to prepare your home for the winter season

- Inspect your roof and gutters
The worst time to find out you have a leak is during a storm. Take the time to check before winter weather arrives and it could save you a ton.
- Inspect & Service your furnace
Routine maintenance can save you money in the long run. Also, don't forget to change your filters
- Check your window and doors for drafts
Resealing your exterior can save you hundreds in gas and electric bills.
- Drain your outdoor waterlines/faucets and turn off outdoor water supply
This can prevent potential busted pipes and interior water damage.
- Reverse the spin direction on your ceiling fans
Switching the spin direction will push the hot air trapped near the ceiling around the room to help heat your house evenly.
- Adjust air dampers to maximize HVAC efficiency
Shutting your dampers fully or halfway in the winter will force hot air into the lower levels of your house, which will then naturally rise.
- Think about flushing your hot water heater
Over time, sediment can build up on the bottom of your tank, lowering the efficiency of your tank and potentially leading to damage. Winter is not the time of year you want to risk it going down.
- Make sure you have your necessary equipment/supplies
Finding out you don't have rock salt or a shovel after a snow storm is never a good place to be. Beat the pre-storm store lines and get your equipment early.
- Check batteries on Smoke Detectors and Fire Extinguishers

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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: The approved color for the old style mailbox is Hunter Green (the Rust-Oleum brand of this shade can be purchased at most hardware stores). The color for the wooden post is white and can be color matched to your existing post.

For the newer style cast iron and aluminum mailbox unit please contact Main Street Mailboxes for color matching.

When it comes to maintenance, most mailbox posts need to be painted (or touched up) yearly. Look around the bottom of the post...is it chipped and peeling? Is there dirt and algae showing? Is the newspaper box warped or is the wood rotting? What about the mailbox? Is the color faded? Does the door or flag need repair or replacement? Are there parts missing? Is your mailbox leaning? These are all things our Covenants Administrator looks for while inspecting.

If you need to replace your mailbox please 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, rotted wood, and staining and green algae. Please clean, repair or paint 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 enables 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:

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, rearranging 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. **NEW: Yard waste and recycles are now collected on Monday.** 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, restrictions, and new yard waste rules 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 at concerns@lmroa.com 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 com-**

COURTEOUS NEIGHBORS:

Please do not walk on private property which includes residents' lawns, golf course, and cart paths. 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:

- 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 over-night 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 so that repairs can be made as quickly as possible.

FOR YOUR SAFETY, PLEASE DO NOT EXIT YOUR VEHICLE AT THE GATE OR 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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LAKE MANASSAS COMMUNITY

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

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 Calendars

OCTOBER

- 11 - Modifications Committee Meeting 5pm
- 18 - Covenants Committee Meeting 6pm
- 20 - Site Office Closed

December

- 7 - Swim & Tennis Center Meeting 7 pm
- 13 - Modifications Committee Meeting 5pm
- 15 - Community and Visitor Access Control Meeting 5:30pm

November

- 8 - Modifications Committee Meeting 5pm
- 15 - Covenants Committee Meeting 6pm
- 17 - Community and Visitor Access Control Meeting 5:30pm
- 25 & 26 - Site Office Closed
- 16 - Board of Directors Meeting (5 p.m. closed session / 6 p.m. open session)
- 20 - Covenants Committee Meeting 6pm
- 24 - Site Office Closed
- 31 - Site Office Closed

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Harry is a resident of Lake Manassas

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THE DEADLINE FOR THE WINTER 2022 ISSUE IS
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