

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

WINTER 2022

VOLUME 18, ISSUE 1

*Wishing You Beautiful Moments,
Treasured Memories
And All The Blessings
A Heart Can Know.*



LAKE MANASSAS CONNECTION

Official Publication of
The Lake Manassas Residential Owners Association
Volume 18, Issue 1

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

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Muffin Wilcoski, Chair concerns@lmroa.com

NEWSLETTER CONTACT: 703.723.3400

newsletter@lakemanassasroa.com

imageryads@aol.com

management company

Community Management Corporation (CMC)
4800 Westfields Blvd., Suite 300 - Chantilly, VA 20151
703.631.7200

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aharper@cmc-management.com

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703.753.7745 Fax 703.753.1886

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

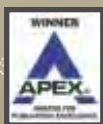
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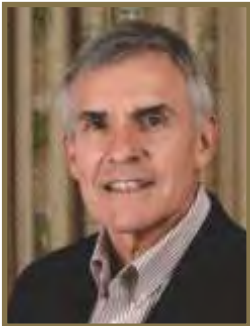
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From THE BOARD



DON MINOGUE
PRESIDENT



GARY BORDER
VICE PRESIDENT



BOB HALE
TREASURER



SHASHI MEHTA
SECRETARY



JOE GREENLEE
DIRECTOR

We hope that you were able to enjoy the Holidays in a more traditional manner than in the past spending it with family and friends. While our previous pandemic challenge still lingers, our new challenge is driven by the economic conditions in our country and the world. We anticipate that the impact of these challenges will be difficult to overcome not only for the residents of this Community but for the Board as it looks for the best solutions to retain its many services that will meet our goal of maintaining the Community's status as a Premier Community in Prince William County.

Financial Update: As noted in the October 2021 financial report, the Association has a total of cash and investments of \$2,577,585.00. The Repair and Replacement Reserves are proportionally funded and are in line with the most recent Reserve Study. We have achieved the minimum recommended threshold in homeowner equity which is the reserve amount to cover a loss in future years' budgets.

Reserve and Capital Budget Expenditures: So far this year the association has spent \$ 330,416.18. The major items were road improvements on Alpine Bay Loop, Birnham Wood Court, Bonnie Briar Loop, Crooked Oaks Court and Horseshoe Bay Court. In addition the Spyglass Hill Loop Overlook pipestem was repaved and cracks in the asphalt, throughout the community, were sealed.

Forecast of Projects for 2022: Below is a summary of Reserve Study forecasted projects for 2022.

SWIM AND TENNIS CENTER

- Façade Caulk Waterproofing
- Building Exterior Repairs/Paint
- Bathroom Renovations
- Office Equipment
- Wading Pool Cover

SITE ITEMS

- Tree Removal/Shrubbery Replacement
- Masonry Wall & Pillar Repairs
- Retaining Wall Railing Repairs/Paint
- Asphalt Trail Allowance
- Irrigation System Repairs
- Crack Fill/Road & Asphalt Milling and Replacement (Windy Hollow and possibly others)

- Sign Refurbishments/ Replacements/ Repairs
- Plumbing
- HVAC

OTHER

- Legal costs for FIOS Easements
- Collections and Processing of Liens
- Level I Reserve Study Updates

Assessment Delinquencies: Assessment delinquencies have declined but remain at higher than the desired level. While the Association's efforts to collect on these accounts is aggressive, bankruptcies, etc., limit what can be done. The impact of the costs associated with delinquent accounts was anticipated and through the diligence of the Board and CMC we have managed to minimize the effect of these delinquent accounts.

Future HOA Assessments: Last year's assessments were increased only by \$5.00 a month. However, the Board believes due to the inflation estimates that are projected to be the highest in nearly forty years, government mandates that are increasing costs for businesses, increased food prices, and a Consumer Price Index rising more than five percent in the last twelve months that it will be difficult to stay under the maximum amount that we can increase HOA assessments. That amount is \$20.00 a month.

The Board is negotiating multiple contracts at this time. It has already negotiated a new contract with American Disposal – which has increased more than \$32,000.00/year due to mandated yard waste removal restrictions. Snow removal by Brothers Paving has no increase this year. KCS's Landscaping contract will increase 3% this year and every year thereafter. Our contract with Allied Universal for gate attendant services is being negotiated as well. They too are asking for Gate Attendant hourly wage increases to hire more qualified individuals for the job. The Board will research other vendors, but it is doubtful that bids from other vendors will result in any significant changes. The Board is also looking at alternative solutions to reduce these costs using a performance-based contract structure. The Community Management contract is also under review.

Rest assured that every effort is being made by the Board to ensure that the Community services are contracted in the best interest of the Community and its residents. Each Board member has been assigned a contract to negotiate and certain other residents and former Board members have volunteered to assist in the negotiations and contract reviews.

Additionally, Committee Chairs, Board Members and CMC agents are being asked where we could cut costs which could result in positive income due to less than projected expenses. This would allow the Board to not only credit that income to the Reserves but apply those dollars toward reducing the HOA assessments next year.

(Continued)

BOARD REPORT (CONTINUED)

New Projects: The Board hopes that the Community realizes that every new project or improvement that is recommended by one of our five Committees and subsequently approved by the Board usually increases a homeowner's monthly HOA fees. All recommendations are seriously considered, and the Board always considers how a recommended improvement impacts the residents of the Community, i.e., not just one small group of residents but the Community as a whole. Additionally, those Committee recommendations, all seemingly important, are being evaluated closely to ensure that any annual budget increase does not exceed the 10% annual initial increase being forecasted.

FIOS UPDATE FOR LAKE MANASSAS (STONEWALL SIDE): The goal of this project is to allow for FIOS (High Speed Internet by Verizon) to be made available to Lake Manassas Western Peninsula (Stonewall Side), providing residents competitive choices. FIOS utility installation is dependent on proper uniform easements for ALL properties.

PROGRESS:

- There are 120 homes in Lake Manassas that require easements to mirror that of the rest of the community.
- All documentation for easements for the 120 residents (Phase 3-2B & 3-3) have been prepared, and ready for Homeowner signatures.
- Many of the 120 Homeowners have been contacted by Letters/Email/Phone to visit the Lake Manassas Office and complete the easement signatures. It takes 2 minutes.
- As of the Dec 4/5th weekend, we have 66 completed easements, with 8 more in-progress (partially signed). A GREAT start.
- That leaves 46 Homeowners still needing to sign the prepared easements at the Lake Manassas Office.

As one of the 46 remaining homeowners who have yet to sign the Easement Agreement, your support is requested and needed. Without which, FIOS can NOT be made available by Verizon as an optional service to all of Lake Manassas Western Peninsula (Stonewall side) residents.

NEXT STEPS: An additional weekend in January is being planned and communicated to obtain the needed easement signatures, from residents that had not yet come in to LM Office. Second Reminder notices were sent by Postal Mail and Email. We will attempt once again to contact remaining Homeowners by phone.

ANNUAL MEETING: At the LMROA Annual Meeting in October, Gary Border, Bob Hale and Don Minogue were re-elected to the Board for two-year terms. Don Minogue will assume responsibilities as President, Gary Border as Vice President and Bob Hale as Treasurer. Shashi Mehta remains as Secretary and Joe Greenlee as Director as well as Liaison to the Lake Manassas Association (LMA).

THANK YOU: It has been an extremely busy year in Lake Manassas, and we would like to take this opportunity to thank all our volunteers and homeowners who dedicate their time and service to support the Community. Thank you!

The Board offers all the Residents of the Lake Manassas Community best wishes in the New Year!



Christmas Tree Removal

American Disposal will pick up Christmas trees placed at the curb on for the first two weeks in January. Please remove ornaments, tinsel and lights. Do not place trees in plastic bags.

ANNUAL MEETING VOLUNTEER OF THE YEAR

*Congratulations to
Dick LaFrance, the 2021
Lake Manassas Volunteer
of the Year.*



*Former Board
President Gary
Border presents
Dick with the
award*

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 at the Shoppes continue to do well! The new businesses that were scheduled to open in the fall – Just Manes – should now be open and – American Threading Plus – should have opened early December. Current businesses are remaining "in place" and no additional business plans for the near future – it is status quo!

CWS CELL TOWER –

Construction of the new structure is still scheduled to begin in the first quarter of calendar year 2022.

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

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Management REPORT

By Michelle Wingo, Community Manager



Karen Jackson
Assistant Manager/
Covenants Administrator

*Wishing you
a happy,
prosperous
and healthy
New Year!*

We hope you had a wonderful holiday season! If you didn't have the opportunity to see any of the fall or winter displays throughout the community, then check out pages 22 and 23. From Frightful to Festive, Lake Manassas residents showed their holiday spirit this year! While we all enjoy the displays, please remember that holiday/seasonal lights and decorations should be removed by the end of January or within thirty days after the holiday being celebrated.

We are once again featuring Lake Manassas pets in this winter issue of The Lake Manassas Connection. Thanks to all who submitted photos of their lovable, furry family members. Speaking of pets, you may have noticed that disposal stations have been placed along the path on Turtle Point Drive as well as near Stonewall Golf Club holes 3 & 4 and 17 & 18. Please obey the leash law when walking your pet and clean up using these waste receptacles.

While we are on the topic of waste receptacles, as you know, Prince William County recently implemented a new yard waste policy that resulted in some changes to the service provided by American Disposal. As a reminder, yard waste will now be removed on Mondays between March and December and must be appropriately disposed of in disposable paper lawn waste bags or placed loose in a container clearly marked "Yard Waste". If you need a Yard Waste decal for your container, please stop by the site office and pick one up. Also note that there is a maximum pick up of ten bags per home. We have noticed several residents still placing leaves and other lawn debris in black contractor bags. American Disposal will not pick up any yard waste not properly disposed of. See the flyer on page 18 "Do's and Don'ts" of trash, recycling and yard waste. Christmas Trees placed at the curb will be picked up the first two weeks in January.

Although the holidays are behind us, winter is far from over and with winter comes snow. The Association has contracted again this year with Brothers Paving for snow removal services. Snow removal typically begins when the depth is approximately two inches on the ground. As a reminder, you are responsible for shoveling the sidewalk in front of your home (please do not use salt on driveway aprons or sidewalks which may damage the surface). Additional snow removal information can be found on page 27 of this publication and on the website.

As a reminder, Community Updates including messages from the board and management are regularly sent to resident via blast email. If you have not already done so, please register on the Lake Manassas website (www.lmroa.com) in order to receive and/or view these important messages. Most recently messages were emailed about Association policy changes, pet waste receptacles, police patrols and road work.

If you have any questions or concerns for the board or wish to reach site management, please send an email to concerns@lmroa.com.

Wishing you all the best in the New Year.

Custom Builder/USA Tom Walton

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covenants

committee



Ron Allen, Chair

Committee Members:
Board Liaison: Gary Border
Ron Allen, Chair
Rowland Bowers,
Tom Cumber,
Lesley Holbrook

The Lake Manassas Residential Owners Association Board of Directors recently passed an update to Policy Resolution No. 2021-111001, Creation of Procedures to Ensure Due Process in Enforcement Matters. This Policy took effect December 1, 2021 and has been updated to conform with changes to the Virginia Property Owner's Association Act and to incorporate or clarify changes to notification and violation penalty requirements as follows:

1. For any single offense, which may be subject to a violation charge of up to \$50, the Opportunity to Correct notice will advise the owner that if the offense is not corrected or if there are additional occurrences of the same offense during the time given to correct the violation, each offense shall be treated as a separate violation subject to a \$50 charge. Evidence that the single violation has been corrected will be that the single offense (e.g. trash receptacle, parking, open garage door) does not occur again during the period to correct, normally 30 days to 60 days. If the offense occurs once again, or multiple times during the period to correct, then each offense is subject to a \$50 charge.

2. For yard maintenance violations, if an owner does not correct the violation (e.g. mowing) within a required correction period (10 days) the Association has the option, with proper notice, to enter the property and carry out the required maintenance with the costs added to the owner's assessment account.

3. When a violation notice is issued for a covenant offense, an owner has the right to request and/or attend a hearing before the Covenants Committee to present their case for why an alleged violation has not been corrected. A finding by the Covenants Committee that a violation has been committed, and the imposition of charges, may be appealed to the Board of Directors. When an owner does not request or attend a hearing, they waive their right of appealing a decision of the Covenants Committee to the Board of Directors. Charges that subsequently accrue to the owners account for a violation that has not been corrected, and for which a hearing was not requested, cannot be appealed and will not be waived by the Association.

Thank you

BUDGET & Finance committee



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

Committee Members:
Board Liaison: Don Minogue
Harry Horning, Chair
Romesh Deora,
Jeff Holbrook

communications committee

Marilyn Harrington, Chair



FIOS Update
By Shashi Mehta

Committee Members:
Board Liaison: Shashi Mehta
Marilyn Harrington, Chair
Kevin Cao
Jane Houston
Scott Pierce
Errol Siders

The goal of this project is to allow for FIOS (High Speed Internet by Verizon) to be made available to Lake Manassas Western Peninsula (Stonewall Side), providing residents competitive choices. FIOS utility installation is dependent on proper uniform easements for ALL properties.

Progress:

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Next Steps: An additional weekend in January is being planned and communicated to obtain the needed easement signatures, from residents that had not yet come in to LM Office. Second Reminder notices were sent by Postal Mail and Email. We will attempt once again to contact remaining Homeowners by phone.

The Communications Committee meets quarterly. If you are interested in volunteering please send an email to concerns@lmroa.com.

COMMUNITY & VISITOR ACCESS committee

Committee Members:
 Board Liaison: Joe Greenlee
 Rex Luzader, Chair
 Robert Glista
 Keith Reeves
 Rich Marianos

By Rex Luzader, Chair



GATE ATTENDANT PERFORMANCE-

Please continue to report both good and poor performance at concerns@lmroa.com. We have entered new contract negotiations as our current contract expires next June. Your input helps us with our negotiations. We are also contemplating adding a performance clause in the next

contract that would penalize the contractor for poor performance. Residents are our best source of information to determine if gate attendants are performing according to our Post Orders including proper use of Gate Key. Thanks in advance for your cooperation.

SPEED RADAR SIGN -

The speed radar sign has most recently been installed on the Western side of Spyglass Hill Loop. Most speeds logged were within acceptable limits. However, we have noted speeds of more than 45 mph. Please obey the posted 25 mph speed limit and be cautious of school buses and children. The Prince William County Police are randomly patrolling and will issue tickets for speeding and disregarding stop signs.

Speed limit signs in the community are virtually the only means of mounting the speed radar sign. The committee apologizes to residents who might occasionally have a speed limit sign in the easement of their property where the speed radar sign is installed. The device is moved every two to three weeks. It serves as both a reminder to residents of their speed, but also allows the committee to analyze the data collected and make recommendations to the Board on traffic calming methods.

GATE KEY / POST ORDERS -

Modifications to the Post Orders will be made effective February 1, 2022, to instruct gate attendants to turn away non-registered guests instead of the attendant making a phone call to the resident to determine if entry is permitted. The guest will be required to turn around, park safely and call the resident to request permission to enter. The resident will then need to preferably enter the guest in Gate Key to allow the guest to be admitted or the resident may as a second alternative call the gate house and instruct the gate attendant to allow the guest to enter when they present themselves at the gate. This change is being made to improve the efficiency of the gate attendant and prevent backups primarily at the Stonewall gate that block the resident entry lane. Blast emails will be sent out in advance notifying residents of the change.

TRAFFIC CALMING CHANGES -

No Parking signs have been installed on the eastern side of Spyglass Hill Loop in the Overlook area. If you see contractors' vehicles or other vehicles parked on that side of the street, please report it to the office as soon as possible.

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

We would like to congratulate Jerome Gray, one of the Stonewall Gate attendants who was recognized by the Board and Community Visitor Access Committee for his outstanding service this past quarter. Jerome is posted at the Stonewall Gate Sunday through Wednesday for the 6am - 2pm shift.

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MODIFICATIONS & CONSTRUCTION committee



By Diane Boyle, Chair

Committee Members:

Board Liaison: Don Minogue
Diane Boyle, Chair
Kathy Cumber
Lisa Jacques
Pam Sackett

In addition to reviewing homeowner applications for exterior modifications, the committee

conducts monthly common area inspections between March and November and provides a written report to the board with recommended replacements/ improvements. While the site manager and this Committee regularly inspect the community, it is always helpful to have residents report items they feel should be addressed. Although most inspections are placed on hold during the winter months, if you see areas that you feel are in need of immediate attention (street light outages, debris needing removal, trees in decline, etc.), please contact Michelle at the site office and she will make necessary arrangements to resolve the issue or place on our schedule for inspection in the spring.

If you are considering any alteration or improvement to the exterior of your home, you must first gain approval from the MCC. Also, it is in your best interest to submit an application **before** you make any changes you have made without prior Modifications Committee approval -- especially if you are in the process of selling your residence. Association resale documents must be provided by you to potential home buyers. Upon ordering the resale documents a resale inspection will be performed at your property. This informs buyers that all exterior modifications have been approved and conform to the design guidelines. Changes made without an approved application may result in a Covenants Violation citation and could possibly delay the sale of your home.

Modification applications must be filed **one week prior to a scheduled meeting** to ensure the committee has sufficient time to examine them and schedule any needed property inspections and request additional documentation, if necessary. **We have noticed that more often than not we receive applications that are incomplete. Note that incomplete applications will not receive a full review until they are properly submitted.** The application is available for printing on the community website or can be picked up at the onsite office. Michelle can assist you with any questions you may have with the process.

The MCC generally meets on the second Monday of the month at 5:00 PM at the on site office. Occasionally the meeting date is rescheduled due to members' availability, so if you plan to attend, please check with Michelle in advance to ensure the meeting will take place as scheduled.

Happy New Year!

SWIM & Tennis committee

Committee Members:

Board Liaison: Bob Hale
Muffin Wilcoski, Chair
Grete Bravo
Kristin Knodt



By Muffin Wilcoski, Chair

The Swim and Tennis Committee will be reviewing the pool management contract over the winter and making recommendation to the board on possible ways to achieve costs savings next summer. Overall the Committee has been pleased with guard performance.

FACILITY IMPROVEMENTS

The Swim and Tennis Committee is recommending repairs and replacements in the changing rooms/bathrooms at the pool facility. We will be discussing the potential updates with contractors over the winter. At this time there is no approved plan or start date, however we are still hopeful that work can be completed prior to the pool opening next summer. We will keep you posted in future articles in the Lake Manassas Connection on any progress made in that direction.

The Swim and Tennis Committee welcomes input from residents. You can send your comments and requests to the Lake Manassas inbox at concerns@lmroa.com



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Sherri Franklin, MD; Sangeeta Sinha, MD; Ayatallah Khafagy, MD; Leah Elk, WHNP; Robert Castle, MD

At StoneSprings OBGYN, part of HCA Virginia Physicians, we provide women's care services for patients of all ages and life stages. We're pleased to announce our new Gainesville location and providers -- Dr. Robert Castle, Dr. Ayatallah Khafagy, and Leah Elk, WHNP.

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**By Gary Huebner, PGA
General Manager**



It's hard to imagine that 2021 is already history and we're on to another year! 2021 was another interesting year; very challenging for some, a sort of "new normal" for many, and quite successful for others. For the golf industry as a whole, and Stonewall in particular, 2021 was a very good year. Golf participation was very strong, the renovated Brass Cannon enjoyed a new level of popularity and the events business returned in earnest in the last half of the year. I'd like to congratulate and thank our entire team for providing excellent golf-playing conditions, the best food in the area, welcoming event services, and overall pleasurable experiences for all of our guests! As a group, they accepted the tasks and challenges presented and they delivered on our goal of constant improvement!

As we move into 2022, the Brass Cannon Restaurant will remain open through the winter months, and the refurbished fireplace is on! We will continue offering our popular weekly and daily specials for lunch, brunch and dinner, and we hope you'll frequent the Brass Cannon to help support our staff during the slower winter months. We will continue to publish happenings and specials through Facebook, so be sure to follow the Brass Cannon on social media for the latest news!

With most all gathering restrictions removed, we encourage you to reach out to us for your meeting, party & celebration needs in 2022 and beyond. Sarah Puckett, our Director of Sales, has been very busy booking events for 2022 and 2023, but there are still great dates available at this time. Be sure to plan ahead because our calendar is filling up quickly!

The Stonewall golf course stays open all year (weather permitting) and you can enjoy Winter Rates on greens fees during January and February. Our popular **2022 Cannon Club REWARDS PROGRAM** continues with no program changes from 2021, and still for **only \$99!** If you like a good bargain, visit our golf shop for off-season specials on apparel, accessories and equipment!

Patrick McCarthy and the PMC Golf Academy will be entering a second year at Stonewall, and we expect that his incredible success will continue in 2022 and beyond. Be sure to visit pmcgolf.com and get signed up for some of the many game improvement offerings Patrick and his team have available to all!

We have a few significant improvement projects "in the works" for 2022, and we look forward to sharing those exciting changes with you as they, eventually, come to fruition!

Here's to a terrific 2022! We look forward to seeing you soon!



All-New Look!



Great Food & Drinks!





Men's Senior Golf League - 2021

TOP PUBLIC COURSES YOU CAN PLAY. Golf Magazine

The Men's Senior Golf League concluded its Fall Season on October 13. There were 42 golfers that participated in the Fall Season and they all enjoyed the golf, the spirited competition, the camaraderie and the fun that the League provides. Golfers in League's Four Flights were recognized for their sustained skill and performance at the end of the season. The winners were recognized in four flights in the following categories: Low Round for the Season, Low Season Average, Most Birdies, Most Improved Golfer, and Most FEDEX CUP Points. Additionally those golfers that scored any Eagles and or a Hole-in-One were recognized in the Special Recognition Category. The winners in each category and flight are mentioned below:

LOW ROUND

FIRST FLIGHT	SECOND FLIGHT	THIRD FLIGHT	FOURTH FLIGHT
Ron Bochette	Bill Burch/Joe Greenlee	Kon Jin	Patrick Normyle

SPECIAL RECOGNITION - EAGLE

Ron Bochette

MOST BIRDIES

FIRST FLIGHT	SECOND FLIGHT	THIRD FLIGHT	FOURTH FLIGHT
Ron Bochette	Jack Boyle/Steve Golis	Kon Jin	Patrick Normyle

SEASON'S LOWEST SCORING AVERAGE

FIRST FLIGHT	SECOND FLIGHT	THIRD FLIGHT	FOURTH FLIGHT
Ron Bochette	Jack Boyle	Kon Jin	Patrick Normyle

MOST IMPROVED GOLFER

FIRST FLIGHT	SECOND FLIGHT	THIRD FLIGHT	FOURTH FLIGHT
Bill Tessier	Pat Boyle	Art Gose	Rusty Paul

FEDEX CUP POINTS AWARD

FIRST FLIGHT	SECOND FLIGHT	THIRD FLIGHT	FOURTH FLIGHT
Ron Bochette	Brian Gallagher	Kon Jin	Patrick Normyle

Congratulations to the Fall Season Award Winners!



The League's golfers attended the League's Annual Award Luncheon and were treated to a BBQ Rib Luncheon prepared by Norma Jo Greenlee (aka Nana Jo's Kitchen). After the Luncheon the deserving golfers received recognition for their performance.



During the Fall Season the League conducted its Match Play Event. The Flight Winners – Gene Deveaux (1st Flight); Jack Boyle (2nd Flight); Kon Jin (3rd Flight); and Patrick Normyle (4th Flight) competed in the Championship Round. Patrick Normyle bested Kon Jin in the Championship Match and in doing so

won the Errol Unikel Match Play Championship Trophy for the second time in 5 years. Congratulations to Pat!

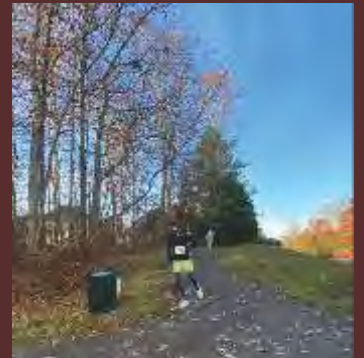
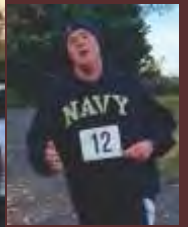
The League concluded its season with The Rowe Cup. Competition which is similar to the Ryder Cup competed by the PGA Professionals every two years. This year Bill Kuhlmann's Grizzlies defeated Gene Deveaux's Hokies by the score of 26-19. This Event is competed each year – there are 4 9-hole match play events to determine the winner of The Cup. This year each Team had 18 players on a Team the largest number of golfers per Team since the competition began. It was a great turnout; a fun event and one that League golfers enjoy playing. Congratulations to Bill and the Grizzlies Team!

The League is planning its eighth season in 2022 and senior golfers at least 55 years of age with an established handicap that are interested in regular weekly play, camaraderie, spirited competition and most importantly fun we would like you to join the League. The season will begin next year in April 2022. Look for the advertisement in the Pro Shop at Stonewall Golf Course in late February 2022. In the interim if you need any additional information and or have questions regarding the League contact Joe Greenlee at armygreen766@comcast.net for more information. We hope to see you next year!

TURKEY TROT 2021

Will run for turkey!

Thank you to everyone who helped prep for and/or participated in our 2021 Lake Manassas Turkey Trot - we had an awesome turnout! 45 Lake Manassas residents joined us for the event; we had runners, walkers, furry four-legged friends AND cheerleaders along the route - the wonderful weather and everyone's excitement and positivity made the whole event so much fun. Looking forward to continuing these community events in the future! Should you have ideas/ suggestions/ recommendations for future community events - please email Lisa Durst (lisadurst81@gmail.com).



Real estate In Lake Manassas

SALES

Past 180 days

ADDRESS	SOLD PRICE	DOM*	YEAR BUILT
15957 Spyglass Hill Loop	\$ 1,202,500	4	2001
15866 Spyglass Hill Loop	\$ 1,390,000	3	2002
7985 Turtle Creek Circle	\$ 735,000	5	2017
15001 Ransom Oaks Court	\$ 1,059,000	1	2003
15679 Spyglass Hill Loop	\$ 950,000	4	2007
15144 Windy Hollow Circle	\$ 780,000	11	1998
8267 Roxborough Loop	\$ 870,000	1	2004
8276 Roxborough Loop	\$ 1,150,000	5	2001
7966 Bonnie Briar Loop	\$ 885,000	4	1994
15629 Turtle Point Drive	\$ 920,000	5	2002
15517 Tuxedo Drive	\$ 1,125,000	13	2009
15873 Spyglass Hill Loop	\$ 1,075,000	4	2003
8233 Roxborough Loop	\$ 975,000	14	2004
8417 Link Hills Loop	\$ 930,000	4	2006
8151 Snead Loop	\$ 875,000	9	2004
15642 Turtle Point Drive	\$ 799,900	6	2004
15528 Tuxedo Lane	\$ 890,000	10	2005
7988 Valderrama Court	\$ 1,625,000	10	1997
8362 Sapphire Lakes Court	\$ 975,000	4	2004
7997 Turtle Creek Circle	\$ 705,000	42	2016
8518 Link Hills Loop	\$ 1,200,000	3	2006
8158 Snead Loop	\$ 750,000	3	2006
8077 Crooked Oaks Court	\$ 910,000	6	1997
8018 Kamehameha Place	\$ 624,900	4	1997
8223 Roxborough Loop	\$ 965,000	1	2003
8011 Turtle Creek Circle	\$ 749,900	3	2015
8085 Crooked Oaks Court	\$ 925,000	5	1992
15671 Spyglass Hill Loop	\$ 856,000	3	2005
15645 Turtle Point Drive	\$ 880,000	9	2003
8079 Birnham Wood Court	\$ 839,900	12	1993
15874 Spyglass Hill Loop	\$ 1,071,000	23	2006
57 Turtle Creek Circle	\$ 662,557	20	2021
8022 Turtle Creek Circle	\$ 787,000	375	2020

CURRENT LISTINGS & PROPERTIES UNDER CONTRACT

Past 180 days

ADDRESS	LIST PRICE	YEAR BUILT
7982 Bonnie Briar Loop	\$ 819,000	1992
8124 Willingboro Court	\$ 849,900	1998
14994 Alpine Bay Loop	\$ 949,000	2000
15767 Spyglass Hill Loop	\$ 995,000	2004
15830 Spyglass Hill	\$ 3,200,000	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"

STAY OFF OF FROZEN LAKES & PONDS

Never walk on frozen streams, rivers or ponds. The ice may seem thick enough to walk on, but the actual strength of the ice may be far less than it appears, particularly when temperatures rise. Ice skating is not permitted on Lake Manassas or the ponds for the safety of our residents and guests.

INFORM YOUR CHILDREN

It is especially important for parents to speak with their children about the dangers of walking and playing on frozen ponds and rivers. If you live near a waterway, remain watchful for children attempting to venture onto the ice.

WHAT TO DO IN AN EMERGENCY

If you should find yourself in a situation where a person has fallen through the ice, please remember these tips:

- Do not panic
- Encourage the victim to keep calm
- Call 911 immediately
- Do not attempt to enter the water
- Extend an object, such as a tree branch or rope
- Bystanders should never enter the water or go onto the ice in an attempt to rescue a person or animal - a bystander attempting a rescue could become a victim themselves in a matter of seconds. If a dog or another animal falls through the ice, do not go to its rescue. If the ice did not support the animal, it will not take your weight.

WIND AND TRASH DO NOT MIX WELL TOGETHER

Wind and trash/recycle materials are not a good mix. Here's what you can do to avoid trash from blowing onto your street and yard.

- Bundle it. Consider tying your newspaper and magazines.
- Place plastic and crushed bottles inside brown paper bags, or at the bottom of your container.
- Use a brick or a heavy rock on top of the containers lid to keep them in place.
- Consider getting a container with a lid that is marked as recycling.

Lake Manassas Please Remember To Follow County And Community Pet Laws



Pet Cleanup

You may recently have noticed that trash receptacles have been placed along the trail on Turtle Point Drive at near holes 3 & 4 and 17 & 18 on Spyglass Hill Loop for pet clean up.

Urinating or Defecating on the Property of Others or Public Property is Illegal

As a reminder 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

We encourage all pet owners to please abide by this county law. You can report violations to Animal Control by calling the PWC police non-emergency number at 703-792-6500.

The Poop Fairy Doesn't Exist

Grab it. Bag it. Toss it.



Scoop the poop!
IT'S THE LAW!

Don't Get Stuck... Cold Weather Can Have Negative Effects On Garage Doors!

GARAGE DOOR PROBLEMS FIXED FAST!

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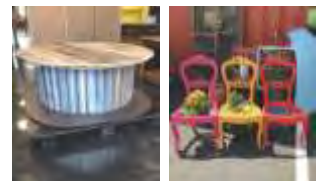
Not valid on 1st Call. Offer valid. Some restrictions apply. See Terms & Conditions. © 2021

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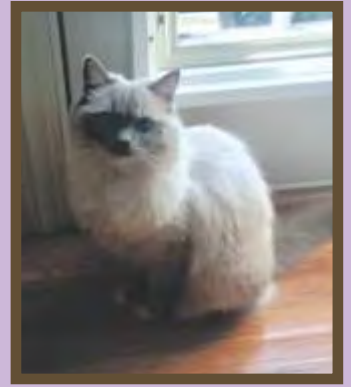
The Pets of Lake Manassas



Kitty our Bernedoodle lives with Pat Gardner on Spyglass Hill Loop



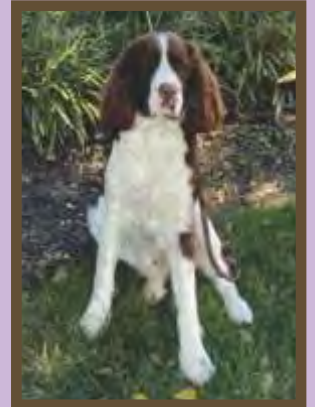
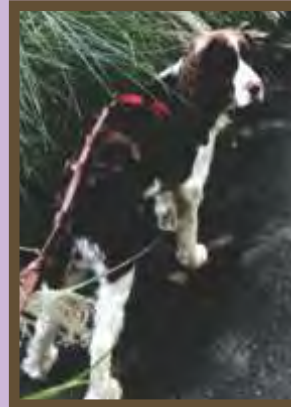
This is Bearett Jackson His Humans are Kevin and Kelly Jackson



This is Bella. She is the wonderful pet to Randy and Marilyn Charlsen.



Our border collie mix rescue, Maximus who is loved by Diana Roeting



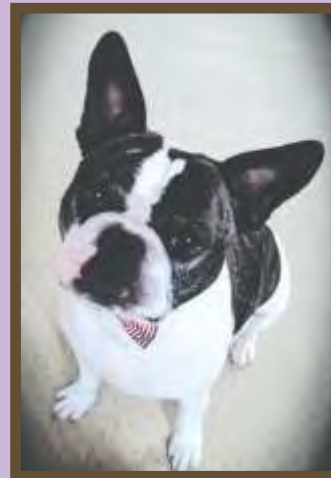
Felix is his name and is our baby, he is now a year old. Alan Salazar & Daniela Pardo are the proud parents



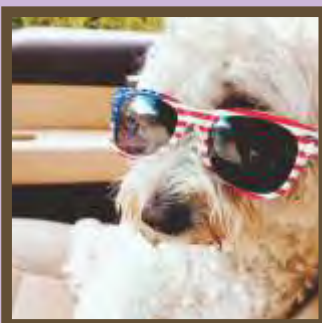
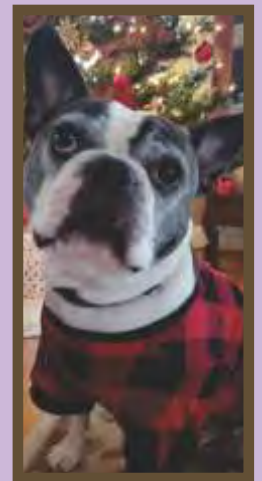
Our Shetland Sheepdog is named Abby. She is owned by Rick & Cindy Jacobson



Ovie shares a life with Dave & Caprice Black



Our French Bulldog named "T-bone". Loved by Shelley Mastrofrancesco and family.



Ella Rose (left) - owned by the Herzer family and her best paw bud Brandy (right) - owned by William Kuhlmann. Always enjoy a peaceful walk together along the waterfront of Lake Manassas. Life is good



This is Sophie our 1 year old rescue dog. Her owners are Beth and Bob Garay at 8009 Turtle Creek Circle

New Yard Waste Policy In Effect



AMERICAN
DISPOSAL SERVICES



Department Public Works
Solid Waste Division

YARD WASTE (Yellow bin)

3ft (Blue bin)

10ft (Grey bin)

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 toters 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!

NO MORE PLASTIC BAGS

in Your Recycling BIN

THINK BEFORE YOU THROW.

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

americandisposal.com

THE DEADLINE FOR THE SPRING 2022 ISSUE of the Lake Manassas Connection is **FEBRUARY 15** FOR CONTENT & ADVERTISING

Please send all content to:
mwingo@cmc-management.com

Advertising to: Imageryads@aol.com
or call 703.723.3400 or
download contracts from:
www.imageryprintpromotions.com



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Harry is a resident of Lake Manassas

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HEALTH & FITNESS

TRACKING FITNESS & YOUR GOALS IN 2022



Too often, we establish a goal we want to accomplish, such as getting fit. We come up with a plan to accomplish the goal, like getting a gym membership and working out. We implement the plan, by going to the gym. Soon, the plan becomes a trend and you notice changes, such as weight loss and toner muscles. You know you are in better shape but there comes a point where you look at yourself in the mirror and ask “now what?” You have accomplished your broad goal of “getting fit” but you don’t know where to go from there and start to lose motivation. That drive that pushed you to going to the gym is no longer there and you aren’t sure why.

By setting direct goals and tracking your fitness and health, you can avoid reaching that stage of not knowing what’s next. You always know exactly where you are and where you previously were. Even if you take a break, you can start right where you left off.

We you realize the importance of goals and tracking progress but besides weight there is so much more your tracker should measure:

Heart Rate- Heart rate serves as a personalized “output tracker” for each individual person. The heart rate provides real-time feedback for how hard each person is working. Heart rate can be tracked using various smart watches or fitbits. A person should aim to work out between 60-80 percent of their make heart rate.

V02 Max- Also known as maximal oxygen uptake, refers to how efficiently your body can utilize oxygen. This basically a way of measuring “endurance”. The more oxygen an athlete consumes during a workout, the more they will generate ATP energy in cells. While traditionally this is measured in a lab with a athlete hooked up to an oxygen mask while running on a treadmill, most trackers can actually give you a “predicted V02 max” reading using changes in your heartbeat.

Blood Pressure- Systolic Blood Pressure (the top number) refers to the rate at which your heart pushes blood through your body. (Ideal = under 120) Diastolic Blood Pressure (the bottom number) refers to the time it takes for your heart to fill with blood and oxygen. (Ideal = under 80) These numbers are important because they are a look at your overall cardiovascular health. To track, you can buy blood pressure monitors or use your trusted tracker to record broadly.

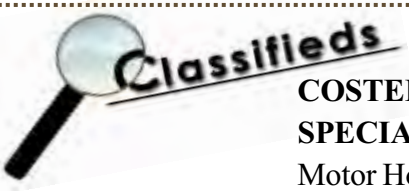
Sleep- When your body is sleeping is when your body is recovering. How well you sleep can directly affect your body and mind's ability to perform. Many trackers include this option.

Step Count- 10,000 steps per day is a healthy target average, but it is not a one size fits all.

Active Minutes- Set a range for your heart rate which is considered moderate to hard and track how many minutes per day your heart rate goes between that range. This can provide you with how many active/excercise minutes you get per day.

Physical Performance- Record data such as how many reps you can do of a certain lift at a certain weight or your flexibility of certain body parts or your how long it takes you to run a specific distance. All of data can serve as markers to let you know your progress.

Of course before starting any regimen we recommend consulting with your Doctor. This info is meant as a guide but advice differs with the individual.



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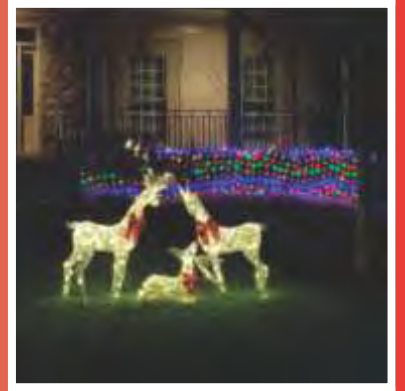
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REMINDERS

Management HOLIDAY HOURS

Management Office – will be closed on December 31, 2021 in observance of the New Year holiday. The office will reopen at 9:00 AM on January 3.

**DON'T FEED THE WILDLIFE!
PLEASE DON'T FEED THE GEESE, DUCKS, DEER OR OTHER WILDLIFE.**

DON'T LITTER!

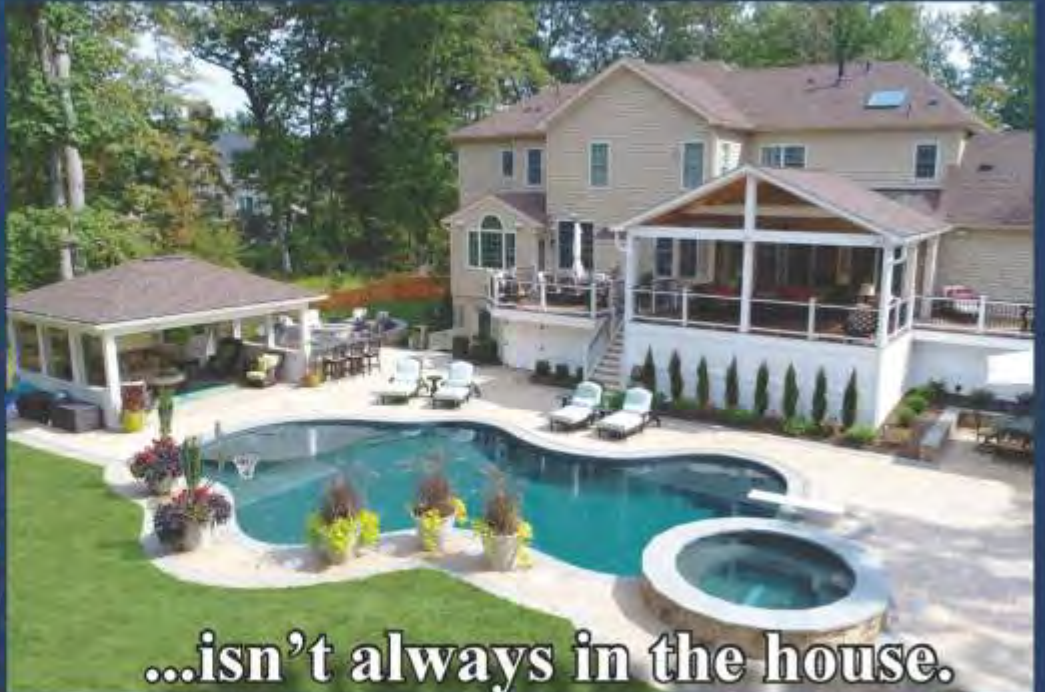
Let's keep Lake Manassas Beautiful. Take your trash with you and deposit it in a receptacle.

CHECK THE WEBSITE FOR COMMUNITY UPDATES

Christmas Tree Removal

American Disposal will pick up Christmas trees placed at the curb on for the first two weeks in January. Please remove ornaments, tinsel and lights. Do not place trees in plastic bags.

Because everyone's favorite room...



...isn't always in the house.



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- Landscaping
- Lighting
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CMC Corporate / Emergencies	703.631.7200
Gatehouses	703.754.9465
Baltrusol gatehouse	
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

January

- 10 - Modifications Committee Meeting, 5pm
- 17 - Covenants Committee Meeting, 6pm
- 20 - Community and Visitor Access Control Meeting, 5:30pm
- 27 - Board of Directors Meeting (5 pm closed session) 6 pm open session - tentative

FEBRUARY

- 14 - Modifications Committee Meeting, 5pm
- 17- Community and Visitor Access Control Meeting, 5:30pm
- 21- Management Office closed in observance of President's Day
- 21 - Covenants Committee Meeting 6pm
- 24 - Board of Directors Meeting (5 pm closed session) 6pm open session - tentative

MARCH

- 14 - Modifications Committee Meeting 5pm
- 21- Covenants Committee Meeting 6pm



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SNOW REMOVAL POLICY

Snow removal begins once the depth of snow reaches two inches on the roads (as reported at Dulles Airport). While the Association does not begin plowing until the two inch mark is reached, our contractor is prepared to handle any potential large snow storms.

- * Salt and sand is applied on an as needed basis.
- * Main roads are plowed first followed by secondary roads, cul-de-sacs and pipe stems.
- * It is recommended that you shovel your driveway after a plow comes through. If you must shovel before a plow comes through, always shovel to the right, facing the street.
- * Skating or playing on any frozen pond or lake area is dangerous and prohibited!
- * Weather can change throughout the day. Always use caution when walking on sidewalks .
- * Please do not approach any vendors.

Contact the LMROA Onsite Manager, Michelle Wingo with any questions or concerns at 703.753.7745 or by email at: mwingo@cmc-management.com.

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