

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

SPRING 2022

VOLUME 18, ISSUE 2



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that all we really need and want is right here ... at home!*



LAKE MANASSAS CONNECTION

Official Publication of
The Lake Manassas Residential Owners Association
Volume 18, Issue 2

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

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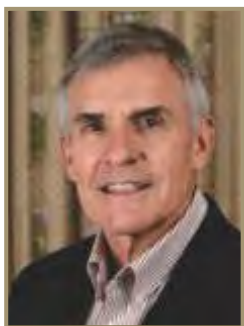
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From THE BOARD



DON MINOGUE
PRESIDENT



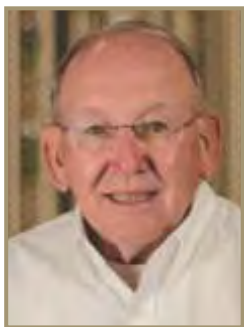
GARY BORDER
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BOB HALE
TREASURER



SHASHI MEHTA
SECRETARY



JOE GREENLEE
DIRECTOR

As we move into one of our favorite seasons of the year, Spring, our COVID concerns seem to be diminishing giving us reason to be optimistic about our surrounding environment and the future health of our family and friends. We have become accustomed to the changing lifestyle and learned that many of our residents have received all three vaccinations while continuing to abide by COVID safety practices. We continue however to caution everyone to not let their guard down as we are not totally “out of the woods” but as mentioned we have reason to be optimistic.

Despite the positive outlook with COVID the cost of living for each of us including your Association are encountering new mandated costs -- the new normal -- in addition to inflation estimates of 7% or higher. Each of these factors will impact the cost of Community Services and subsequently increased monthly assessment fees despite the efforts of the Association to negotiate the best solutions. The Board's goal is always to minimize the Association's monthly assessment increases without significantly reducing services, i.e., in effect become more efficient but not less effective.

Our contract increases for FY2023 will average above 3.5% next year -- with one contract actually having gone down slightly. Raw materials like mulch, concrete, blacktop, an increase in fuel prices as well as personal services and manpower are going up significantly. The United States January 2022 CPI inflation Bloomberg consensus forecast: median 7.3% year/year, range: 7.0% - 7.6% year/year. All forecasts are higher than the 7.0% year/year inflation that we learned back in December 2021.

One of our biggest challenges is negotiating the Gate Attendant Services contract for FY2023 and beyond. Joe Greenlee and our Community Visitor Access Committee are leading the negotiations and are researching alternative solutions that would deviate from the current situation, i.e., Gate Attendants for 24/7. The alternatives being explored would continue to serve the Community best in the wake of increased labor costs that include hourly rates and benefits. The use of an “electronically manned” gate system is being closely studied that would be used periodically to replace the gate attendant at one of the two manned Community gates during periods when the gate is least active. This system will not impact our Resident's access to the Community at any hour but is designed to continue the close monitoring of visitors to the Community during those “down” periods. All gates will continue to have 24-hour surveillance in place.

Financial Update

As noted in the December 2021 financial report, the Association has a balance of cash and investments that total \$2,383,329.99. 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's equity which is the reserve amount to cover any loss in future years' budgets.

Reserve and Capital Budget Expenditures

Thus far in Fiscal Year 2022, the Association has spent \$334,851.50. The major expenses were road improvements on Alpine Bay Loop, Birnham Wood Court, Bonnie Briar Loop, Crooked Oaks Court, Horseshoe Bay Court and Hancock Court,. In addition, two pipe-stems -- the Spyglass Hill Loop (Overlook) and Hancock Court were also repaved. Finally, most roads and pipe stems had cracks filled last fall.

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/replacement/repairs
 - Plumbing - office and gatehouse
 - HVAC - office and gatehouse
- **Other**
 - Legal Costs for FIOS Easements
 - Collections and processing of liens
 - Level I Reserve Study updates

(Continued)

BOARD REPORT (CONTINUED)

Assessment Delinquencies

Assessment delinquencies have declined but remain at higher than the desired level. While the Association's efforts to collect on these accounts are aggressive, bankruptcies, etc. it is limited as to 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 by \$5.00 a month. However, the Board believes due to inflation estimates that are projected to be the highest in nearly forty years, government mandates that are increasing costs for business owners to operate businesses, increased food prices, and a Consumer Price Index rising more than 7 percent in the last twelve months will most likely be the foundation of the largest December to December percentage change since 1981. Over the year, food prices increased 6.3 percent, a larger percentage increase than the 12-month increase of 3.9 percent in 2020. This will make it difficult to stay under the maximum amount that Board can increase assessments, i.e., \$20.00 a month.

The Board is negotiating multiple contracts. It has already negotiated a new contract with American Disposal – which has increased more than \$32,000/year due to county mandated yard waste removal restrictions. Snow removal by Brothers Paving has no increase this year. The KCS 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. However, they too are asking for an hourly increase in the Gate Attendant hourly wage to meet the union's minimum hourly wage requirement for these workers. The wage increase will most likely attract better candidates and potentially be helpful to retain those that are hired at the new rate for a longer period of employment. The Board will continue to research options with other vendors, but it is unlikely that bids from other vendors will result on any significant changes. During negotiations the Board will include a performance-based structure in the contract designed to ensure the vendor's Gate Attendants perform the duties and responsibilities expected of the Residents of our Community. The Community Management contract is also under review.

The Board would like to assure the Community that every effort is being made by its Board to ensure that the Community's services contracts are being negotiated 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 based on the challenge facing the Board and the Community where services and or procedures 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.

New Projects

The Board hopes that the Residents of the Community understand that every new project or improvement recommended by our Committees and subsequently approved by the Board usually

increases a homeowner's monthly HOA fees. As a result all recommendations are considered, and decision is made based on how a recommended improvement impacts all 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 (LM Stonewall Side) - Please see the Communications Committee Report for Details

Reminder: FIOS utility installation is dependent on proper uniform easements signed by ALL homeowners.

Next Steps: The Lake Manassas Office staff continues to make attempts to contact property owners to obtain the needed easement signatures from residents that have not yet come in to LM Office.

Community Concerns/Recommendation

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.

Thank you for your support and hopefully the Spring will arrive sooner rather than later.



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Management REPORT

By Michelle Wingo, Community Manager

"When there's change, there's opportunity."

- Jack Welsh



Karen Jackson
Assistant Manager/
Covenants Administrator

As we approach spring we look forward to the change of seasons (**no more snow!**) as well as spending more time outdoors enjoying the warmth of the sun!

The community has seen a lot of change over the past couple of years with many original and long-time residents having sold their homes and moved away. In 2021 there were 66 re-sale inspections done and 41 re-sale inspections in the previous year. That combined with the completion of the Basheer townhomes on Turtle Creek Circle results in approximately 150 new residents who have become part of the Lake Manassas Community since the beginning of 2020.

If you are a new resident and you haven't received a Welcome Package, please contact us at concerns@lmroa.com and we will be happy to drop one off at the gatehouse closest to your home.

As a reminder, Community Updates including messages from the Board and management are regularly sent to residents 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.

We welcome input from all residents and encourage you to become involved in the community by joining one of our committees. Committee reports can be found in this issue of The Lake Manassas Connection. If you are interested in volunteering, please reach out to us at concerns@lmroa.com.

As always, if you have any questions or concerns for the Board or wish to reach site management, please send an email to concerns@lmroa.com.

Happy Spring!

Michelle & Karen

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 American Threading Plus now open. Another business after a couple week delays – Just Manes, a hair salon business – is now in place and is open for business. The businesses now located in the Shoppes are remaining "in place." There are no plans to add any additional businesses in the Shoppes in the near future.

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.



BUDGET & Finance committee

By Harry Horning
Chair

Committee Members:
Board Liaison: Don Minogue
Tom Cumber
Romesh Deora
Jeff Holbrook

Finance Committee will be meeting to review and develop a 2023 budget. All contracts will be reviewed and alternate bids considered. We are reviewing current items which can be modified for savings.

The Finance Committee is always looking for volunteers to serve. The committee's goal is to develop a budget which will allow for the continued operation of our Association not only today, but in the future.

COMMUNITY VISITOR & ACCESS committee



Committee Members:
Board Liaison: Joe Greenlee
Robert Glista
Keith Reeves
Rich Marianos

By Rex Luzader, Chair

GATE ATTENDANT PERFORMANCE- Please continue to report both good and poor performance of attendants at concerns@lmroa.com. We are currently in contract negotiations with Allied Universal as our contract expires June 2022. Your input helps us with our negotiations. We will be adding a performance clause in the next contract that would penalize the contractor for failure to follow Post Orders and utilize Gate Key properly. Residents are one of our best sources of information concerning gate attendants' performance. Thanks in advance for your cooperation.

SPEED RADAR SIGN - The speed radar sign has most recently been installed on the Eastern side of Spyglass Hill Loop near the bottom of the hill. Most speeds logged were within acceptable limits. Excessive speeds were noted between 10 and 20% of the time depending on the day.

Please obey the posted 25 mph speed limit and be cautious of school buses and children. There have been reports of residents failing to stop for a school bus with its stop sign displayed.

The Prince William County Police are randomly patrolling and will issue tickets for speeding and disregarding stop signs, etc.

GATE KEY / POST ORDERS - Modifications to the Post Orders effective February 1, 2022, 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.

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

communications committee



Marilyn Harrington
Chair
By Shashi Mehta

Committee Members:
Board Liaison: Shashi Mehta
Kevin Cao
Jane Houston
Scott Pierce
Errol Siders

FIOS UPDATE (LM Stonewall Side)

GOAL: Allow for FIOS (High Speed Internet by Verizon) to be made available to Lake Manassas Western Peninsula (Stonewall Side), providing residents a competitive high performance option. FIOS utility installation is dependent on proper uniform easements signed by ALL homeowners.

PROGRESS:

- There are 119 homes in Lake Manassas that require 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 prepared, and ready for Homeowner signatures.
- Many of the 119 Homeowners have been contacted by Letters/Email/Phone to visit the LM Office and complete the easement signatures. It takes 2 minutes.
- On Jan 31, 2022: 83 completed signed easements. 15 more in-progress (7 Partial, 1 Out of Town, 7 Expressed Interest). This is GREAT progress due to a lot of efforts.
- This leaves 21 Homeowners still needing to sign the prepared easements, at the management office.

REMINDER: FIOS utility installation is dependent on proper uniform easements signed by ALL homeowners.

NEXT STEPS: The Lake Manassas management office continues to make attempts to contact property owners to obtain the needed easement signatures from residents that have not yet come in to office.



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"Jim & Dawn helped sell the home we lived in & raised our kids in for 24 years. They did a fabulous job for us. They stood by our side for inspections, showings, offer reviews & counter offers. They reviewed every aspect of our home & market timing to help us maximize the sale price which was good for us & for our neighbors. They sold our home in 24 hours for \$30K over asking price. The photos, video & home website were spectacular. Dawn did a wonderful job helping me stage the house with our existing furnishings. We'd use them again, in a heart beat!" - **Mary R ~ Cancun Court**

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covenants committee

By Ron Allen, Chair

Spring is rapidly approaching and wouldn't let us stay inside much longer. We will soon be stepping outside to enjoy the warm weather and address problems caused by the harsh winter weather, peeling paint, mail boxes, yard

cleanup, etc. Springtime in Lake Manassas also means the beginning of the yearly community wide comprehensive property inspections that are an important part of managing the Community's risks, restrictions, and standards. They increase the safety and well-being of homeowners, guests, and service providers; and they protect property values by serving as a major tool in the process of identifying and correcting violations of the restrictions and standards. By maintaining the high standards of the Community homeowners can be proud of and enjoy the satisfaction of its constant beauty, and the benefits derived from enhanced property values. High standards also support the Community's reputation as a premier community.

The LMROA employs four types of property inspections:

- The comprehensive annual inspections generally start in April and encompasses all aspects of the property to ensure it is being maintained in accordance with the Association's Use Restrictions, Design Standards, and Property Maintenance Standards (pages 47, 10, and 57 of the Association Handbook). It also includes determining if modifications to a homeowner's property have been completed in accordance with an approved application (page 64 of Handbook, if one was required). Violations are noted and brought to the homeowner's attention for correction;

- Weekly inspections focus on aesthetic issues such as grass, mulch beds, trash cans, mailboxes and parking issues, but also notes other violations of the Use Restrictions, Design Standards, and Property Maintenance Standards. Violations are brought to the homeowner's attention for correction.

- Impromptu inspections are conducted in response to complaints raised by residents. These complaints are inspected by the Lake Manassas Residential Owners Association (LMROA), and if they are in violation of the Association's Use Restrictions, Design Standards and/or Property Maintenance Standards, they will be noted along with any other violations found in that area and brought to the homeowner's attention for correction; and

- Follow up inspections are conducted for homeowners who had violations identified during any type of inspection and received a notice citing the violations, and asking them to correct the violations during a defined cure period. These properties are inspected again at the end of the cure period; violations are closed for those that have been resolved, and homeowners who fail to resolve the violations are referred to the Covenants Committee for review and determination.

Residential Unit Inspection Policy Summarized - In accordance with applicable Articles of the Association's Declaration and Bylaws (Policy Resolution No. 020120-01, the Association has the authority to conduct visual inspections of Residential Units to enforce the rules

Committee Members:

Board Liaison: Gary Border

Rowland Bowers,

Tom Cumber,

Lesley Holbrook

and regulations, including going onto Residential Units to identify and/or confirm violations not attainable from common areas or properties of the LMA. The Policy was established by the Board of Directors to set forth the policy and procedures to be followed when the Association conducts visual inspections:

- Visual inspections will be conducted by the Association and its management agent to ensure that Residential Units (structures, yards, parking areas, and other improvements) are maintained in a manner set forth in the use restrictions, Design Standards, and Property Maintenance Standards set forth in the Declaration and adopted policy resolutions approved by the Board;

- To the extent feasible visual inspections will be conducted from Association common areas and properties of the LMA;

- Where exterior elevations and yards cannot be viewed from a common and/or LMA property, the inspector may enter the driveway, walkways, and open spaces to conduct inspections;

- Except in an emergency situation, prior to any entry onto homeowner property, the Association shall provide reasonable notice to the homeowner; and

- Entering onto homeowner property to perform inspections will be done in a manner that is the least intrusive and most respectful of privacy as possible.



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covenants committee (CONT)

It's that time of year again; annual comprehensive inspections will begin in April. Violations will be noted and brought to the homeowner's attention for correction.

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

PLANNED 2022 SCHEDULE COVENANTS INSPECTIONS

April: Arcadian Shore Court, Crooked Oaks Court, Spyglass Hill Loop WEST (15663-15807), & Willingboro Court

May: Alpine Bay Loop & Roxborough Loop

June: Cancun Court, Pedigree Court, Tuxedo Lane, & Windy Hollow Circle

July: Amsterdam Court, Bonnie Briar Loop, & Snead Loop

August: Birnham Wood Court, Horseshoe Bay Court, Kamehameha Place, Spyglass Hill Loop EAST (15810-15957), Tryon Way, & Turtle Point Drive

September: Link Hills Loop, Hancock Court, Valderrama Court, Sapphire Lakes Court, & Ransom Oaks Court

October: Turtle Creek Circle

Lake Manassas Covenants Inspection Checklist

Address	1. Street	2. Street	3. Street	4. Street
Industrial/Other	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential	Property Type	<input type="checkbox"/> Commercial
Check all applicable items from the following list:				
1. Address	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged/Altered	<input type="checkbox"/> Not applicable
2. House Number	<input type="checkbox"/> Missing	<input type="checkbox"/> Damaged/Altered	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Not applicable
3. Driveway	<input type="checkbox"/> Damaged/Altered	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Not applicable
4. Fencing	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Damaged/Altered	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Not applicable
5. Trees	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Damaged/Altered	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Not applicable
6. Shrubs	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Damaged/Altered	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Not applicable
7. Lawn	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Damaged/Altered	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Not applicable
8. Sidewalk	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Damaged/Altered	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Not applicable
9. Stairs	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Damaged/Altered	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Not applicable
10. Deck	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Damaged/Altered	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Not applicable
11. Porch	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Damaged/Altered	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Not applicable
12. Garage	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Damaged/Altered	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Not applicable
13. Pool	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Damaged/Altered	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Not applicable
14. Hot Tub	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Damaged/Altered	<input type="checkbox"/> Not applicable	<input type="checkbox"/> Not applicable
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MOST COMMON VIOLATIONS

Mailboxes:

- Mailbox and/or post is showing dirt, algae, or chipped paint
- Mailbox has faded
- Mailbox is leaning

Mailboxes are the first thing you see driving down the street and should be maintained at all times. Lake Manassas uses Mainstreet Mailboxes at 571.379.8454. Mailbox posts should be white, and boxes should be dark hunter green.

Property maintenance:

- Siding is showing dirt or algae
- Shutters are missing
- Window or roof trim is rotting or has peeling paint
- Driveway is cracked

The exterior of a home must be maintained; no peeling of exterior painted surface is permitted. Any exterior building components which are missing, broken, or otherwise in a state of disrepair must be repaired as quickly as possible.

Lawn maintenance:

- Lawn has bare spots or lawn has over 25% weeds
- Mulched areas have weeds or need to be refilled
- Bushes/hedges need to be pruned
- Tree branches over hanging sidewalks and streets need to be trimmed
- Drainage hoses are exposed

No bare earth may be exposed on a lot; turf areas should be watered to insure that turf does not burn and die. Planted beds must be kept in a neat and orderly manner. The areas should be mulched with a minimum of 2" layer of mulch (hardwood shredded mulch in natural state or dyed black or brown). Black tubing used for additional drainage purposes must be buried underground and directed away from adjacent properties.

COVENANTS ENFORCEMENT

The Association's Governing Documents and State law contain specific requirements for covenants enforcement. If the Association identifies a covenants violation, the owner will first receive a letter by standard mail providing an "Opportunity to Correct" the violation prior to a violation notice being issued.

Usually the owner will be given between 10 and 30 days to correct the violation. It is up to the owner to communicate to the Association on the need for a longer period of time to correct the violation.

If the violation is not corrected within the period of time specified in the "Opportunity to Correct" letter and the owner has not communicated with the Association on a need for an extension for corrective action, the owner will receive a Violation Notice by certified mail. The violation notice provides the owner with an opportunity for a hearing before the Covenants Committee to present their case for not correcting the violation. The letter also outlines the financial penalties that can be imposed if action is not taken to correct the violation.

Please remember that the Association wants to work with owners to facilitate the correction of covenants violations and reduce the chance that financial penalties will be imposed. Early communication after the "Opportunity to Correct" letter is received is important. Once a violation is corrected, it is the owner's responsibility to let the Association know so that a follow up inspection can be completed for conformance.

MODIFICATIONS & CONSTRUCTION committee



*By Diane Boyle,
Chair*

Committee Members:
Board Liaison: Don Minogue
Kathy Cumber
Lisa Jacques
Pam Sackett

In addition to reviewing homeowner applications for exterior modifications, the committee will re-start our monthly common area inspections (done one a month between March and November). A written report is then provided to the Board with recommended landscape 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 (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 notice street light outages please report those to Michelle as well. She will need the number off the pole (if there is one) as well as the address nearest the pole. While some lights are maintained by the Association, the majority are maintained by Dominion Power. Once reported to the Association, an online outage report will be filed with Dominion Power.

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 recently 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 (www.lmroa.com). 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 site office. Occasionally the meeting date is rescheduled due to members' availability, so if you plan to attend, please check the online calendar at www.lmroa.com or with the site office at concerns@lmroa.com in advance to ensure the meeting will take place as scheduled.

SWIM & Tennis committee



By Muffin Wilcoski, Chair

Committee Members:
Board Liaison: Bob Hale
Grete Bravo
Kristin Knodt

The Committee is looking for additional volunteers. If you would like information or are interested in joining us, please send an email to concerns@lmroa.com. All are welcome!



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**By Gary Huebner, PGA
General Manager**

I think we are all happy to have that cold, icy January 2022 behind us, and it's time to "think Spring" and plan for a great summer of outdoor activity! The team at Stonewall has been busy prepping for "season", tackling several projects, some behind the scenes and some not-so-behind the scenes, and planning new programs, events, menus etc. for 2022. Chef Sandy has created a number of fresh, new, exciting items for our Brass Cannon menu, Ed Long and his team made great use of the golf course "down time" completing tasks and projects that will make our course playing conditions even better, and we recently completed a full renovation of our two main restrooms in the clubhouse. Additionally, we've promoted Angie Johnson to an enhanced role of F&B Manager, and we're thrilled with the energy, enthusiasm and attention to guest service she brings as the leader of our front-of-house team! On the golf operations side, Trish Gates & Chris Rao will be adding back some of the guest service touches that we had to dial back on during the extended period of pandemic restrictions, and their team is ready to help you with fresh apparel, equipment and accessories for the 2022 golf season. It's been a busy winter for us, and we are ready to enjoy the increase in guest traffic that warmer weather brings! If you aren't following Stonewall and the Brass Cannon on Facebook, please do so for the latest updates, daily features, special event announcements, etc.

2021 was the first year for Patrick McCarthy's **PMC Golf Academy** at Stonewall, and what an incredibly successful year it was! The turnout for junior camps, group classes, private lessons and PGA Junior League was truly remarkable, and the great reputation of Patrick and his team of instructors continues to grow. This year, Patrick is adding club-fitting services to his offerings, bringing a quality on-site opportunity for you to get fit for some great new equipment! Our Stonewall website contains a direct link to the PMC Golf site, so please check it out if you're one who has any interest in improving your golf game.

Remember, if you will be hosting an event, party or meeting, Stonewall is a great place to entertain your guests! Please reach out to Sarah Puckett by email at spuckett@stonewallgolfclub.com or by phone at 703-753-6156 for help with planning your meetings, parties, celebrations and events in our spectacular setting. Sarah and Savannah Adair will be happy to make all the arrangements to make your event successful and memorable!

We look forward to seeing you soon, and let's make 2022 a great year!

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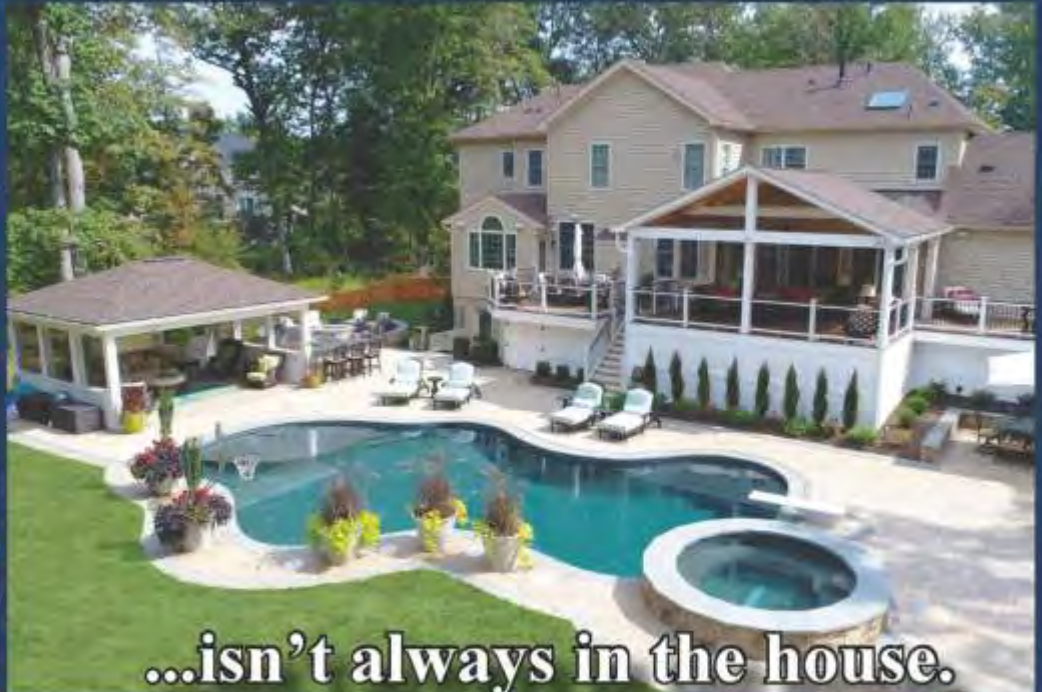


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Men's Senior Golf League - 2022

**INTERESTED IN PLAYING IN THE MEN'S SENIOR GOLF LEAGUE
SIGN UP - TODAY**

Men's Senior Golf League - League's Registration Form

The League is entering its 9th year! It is open to anyone who is age 55 years and older with an established USGA Handicap Index. All skill levels are accepted. The League offers golfers regular play (each Wednesday), the prospect to improve golf skills, the occasion to meet and play with other golfers, a chance to participate in individual and team competitive events and most importantly – the opportunity to have fun! Golfers are not required to play every Wednesday but only when their schedule permits them to play.

The League is divided into two seasons – Summer and Fall. The Summer Season begins on April 20 and concludes on July 13. The Fall Season will begin on July 20 and conclude on October 12. Golfers can sign up for just one Season or both. The Registration Fee for each season is \$50.00 and \$100.00 when you sign up for both Seasons. A majority of the League's play dates/days will be Open Play and at least one individual/team competitive event will be scheduled each month. The League also conducts a Medal Play Event, a Match Play Event, and at the end of the Fall Season The Rowe Cup, the League's version of the USGA's Ryder Cup. Awards are presented at the end of each Season.

The League is divided into at least four - flights based on the skill level (handicap) of the golfers and more importantly to make the League fun and fair for all golfers. League golfers play from White, Combo (a combination of White/Red) or Red Tee. While a number of our more skilled golfers play from the White Tee, a majority of our golfers play from the Combo Tees since those Tees make the course more enjoyable while continuing to offer a reasonable challenge. The Course has its own distance, course rating and slope and is recognized in GHIN.

If you are interested in joining the League please complete the form below and drop it off along with a check with the appropriate amount made out to Joe Greenlee in the Stonewall Golf Pro Shop by Wednesday, April 6, 2022. You can also mail your form and check to Joe Greenlee, 8294 Roxborough Loop, and Gainesville, VA 20155. Additional information regarding the conduct of the League will be distributed to you once you join the League. If you have questions before signing up please contact Joe Greenlee (armygreen766@comcast.net) at 703.597.9524.

.....
(PLEASE PRINT) - Name: _____

Address: _____

Phone: _____

Email: _____

GHIN# _____

USGA Handicap Index: _____

Golf Facility Where Your Handicap Is Registered: _____

Preferred Tee (Check One):

☐ White

☐ Combo

☐ Red

☐ Gold

☐ Full Season

☐ Summer Season (only)

☐ Fall Season (only)

Ladies Nine Hole Golf League

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

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

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

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

Please contact:

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



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Harry is a resident of Lake Manassas

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7982 Bonnie Briar Loop	\$ 819,000	9	1992
8124 Willingboro Loop	\$ 850,000	10	1998
15767 Spyglass Hill Loop	\$ 995,000	24	2004
8052 Arcadian Shore Court	\$ 860,000	4	1997
8386 Pedigree Court	\$ 962,600	3	2015
15957 Spyglass Hill Loop	\$ 1,202,500	4	2001
8276 Roxborough Loop	\$ 1,150,000	5	2001
15144 Windy Hollow Circle	\$ 780,000	11	1998
7985 Turtle Creek Circle	\$ 735,000	5	2017
15866 Spyglass Hill Loop	\$ 1,390,000	3	2002
15679 Spyglass Hill Loop	\$ 950,000	4	2007
15629 Turtle Point Drive	\$ 920,000	5	2002
15001 Ransom Oaks Court	\$ 1,059,000	1	2003
8233 Roxborough Loop	\$ 975,000	14	2004
15517 Tuxedo Drive	\$ 1,125,000	13	2009
7966 Bonnie Briar Loop	\$ 885,000	4	1994
8267 Roxborough Loop	\$ 870,000	1	2004
15873 Spyglass Hill Loop	\$ 1,075,000	4	2003
8151 Snead Loop	\$ 875,000	9	2004
7997 Turtle Creek Circle	\$ 705,000	42	2016
7930 Turtle Creek Circle	\$ 691,654	0	2021

CURRENT LISTINGS & PROPERTIES UNDER CONTRACT

Past 180 days

ADDRESS	LIST PRICE	YEAR BUILT
7995 Turtle Creek Circle	\$ 750,000	2016
7996 Turtle Creek Circle	\$ 750,000	2017
8355 Roxborough Loop	\$ 899,990	2001
8301 Hancock Court	\$ 999,900	2004
15722 Spyglass Hill Loop	\$ 1,350,000	2004
15141 Windy Hollow Circle	\$ 750,000	1997

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"

Stats Courtesy of: Jim & Dawn Gaskill



Interior Design Trends For 2022

According to some of the industries leading professionals

1. **Popular “in” colors for enhancements include shades of browns and greens.** Consider chocolate browns, caramels and earthy pastels along with natural greens and blues to bring the outdoors inside and provide a sense of comfort and peace.

2. **Base warm neutral color palettes are changing.** Colors such as pale yellows, beige and soft pinks will replace the previously popular grays and whites.

3. **More curved lines in patterns and shapes.** Curved lines are viewed as softer and more forgiving and serve as a great psychological comforting tool as opposed to the more rigid and firm straight lines.

4. **Increased emphasis on texture.** Surfaces such as counters, floors and even walls will be created and treated to have layers of texture. A wide range of texture-building techniques will be incorporated such as lime-washing, mimicking plaster finishes, and creating a venetian plaster. Adding “furry” accents are anticipated to be increasing in popularity.

5. **A combination of new and vintage.** With supply-chains becoming more and more unreliable, people will resort to re-purposing older items and begin pairing older decor items with newly purchased ones for a more eclectic look and feel.

6. **Bringing the outdoors in (Biophilic Design):** Biophilic design incorporates nature into the built environment to create restorative and connective spaces. It's more than just the addition of a potted plant or two. Natural light, vegetation, living walls, natural textures and materials and nature views will provide a positive impact. Everything from plants, to eco-art, to the use of natural materials in decor, will help to provide a soothing connection with nature indoors.

7. **Increased focus on local and sustainable furnishings.** With complications in wholesale production, people will turn back to buying locally and going with eco-friendly and sustainable furniture and decor.

8. **Sophisticated and elevated outdoor furniture:** Residents are expected to increase their time spent outdoors thus you will see an increased demand for sophisticated and elevated outdoor furniture. Expect to see more “glamming-up” those outdoor areas.

9. **More windows, larger and uncovered.** Long banks of multiple windows, sometimes on two or even three walls, create a space full of light, fresh air. Thanks to the rise of pantry walls, storage-optimized island bases and lower cabinets homeowners are able to replace upper cabinets with expansive runs of windows in the kitchen. New homes are being constructed with window walls in some areas and many are even modifying their current homes to bring the outside, in!

10. **Islands are selling!** We see an increased number of homeowners working with design and remodeling professionals to reconfigure their kitchen layouts to fit an island, large or small. Kitchen islands provide extra counter space and storage, and many now include the dishwasher, trash pullout, prep sink and seating. It also allows for others to “join in” the meal prep.



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Home Renovations That May Not Be Good Choices....

When it comes to home renovations - it's tough to determine what you want to do to make the home uniquely and comfortably your own, versus what you should do to insure it will sell when it's time to move. Most in this area will move a number of times in life - so we need to be sure that any modification will be easy to adapt - if needed - when we put our homes on the real estate market.

Before you invest a great deal of money in a renovation it might be wise to speak with a local real estate agent. For example, many dream of adding a sunroom, putting in a swimming pool, remodeling a home office and even building a bar, media room or library. But many of these projects will return you less than 50% upon resale and in some cases will cost you even more if you have to adapt to what's currently in demand.

Following are a few projects which are not usually recommended when considering your long range financial picture and investment.

PAINTING - Dark interior walls are out! Decorators may tell you that they can make rooms feel cozy and that they add elegance. But many home buyers do not think "cozy and elegant" when they walk into a dark-walled room—they think "small and unwelcoming." This is especially true in 2022 when earthtones are trending. And unique colors, neons and such, are not recommended. Faux painting is just not desired like it once was. Light-colored walls make spaces feel larger and friendlier, which buyers value more than stylishness.

ARTISTIC PERSONALIZATION - The smart way to add art and/or personality to a home, is to hang art on the walls, not to alter the home in ways that can't be easily undone when it is time to sell. This also allows you to adapt with ease, when trends change or your taste.

If you have a custom mural painted on your wall or ceiling - you may want to paint over it before you list your home for sale. Most creative touches don't stand the test of time and most buyers do not want to have to update when they first move in. Those who do are looking for a bargain.

MASTER BEDROOM - You don't want to expand your master bedroom if that means eliminating another bedroom. Small master bedrooms are a common complaint, however in many cases, the only realistic way to expand a master bedroom is to sacrifice one of the home's other bedrooms, which is likely to be costly.

If you are in a smaller home, fewer bedrooms means fewer potential buyers. Most buyers have a specific number of bedrooms in mind and never even look at homes that have less. Therefore you will likely have to price your home to match the number of bedrooms you can offer.

The financial hit is greatest when a home starts with three or fewer bedrooms. Dropping from three to two or two to one will greatly reduce both the potential number of interested buyers and your eventual selling price. The sacrifice could be huge.

CONSIDER TRENDS - When Lake Manassas homes were constructed the common tile was quite small - today buyers want large tile. The fixtures were brass, now buyers want nickel. You may have chosen black appliances but without stainless your resale will be tougher. However that is today - tomorrow all may change again, therefore try to stay relatively neutral.

HIRE A PROFESSIONAL - Do-it-yourself home repairs are not wise unless you really know what you are doing. One poorly repaired or con-



structed feature in a home can have buyers and home inspectors looking into all details. You just don't want anyone wondering about the things they can't see such as the plumbing and electrical. Potential buyers feel much more confident when it appears that a home has been professionally maintained

LANDSCAPING - Be sure to keep it maintained. The community is getting older and trees are growing to enormous sizes. Be sure to prune them regularly so that they don't distract a buyer from the outside beauty of your home.

Take a good hard look at your home from the buyers perspective. If you are selling, you are likely looking at other properties yourself. Think about the things that appeal to you most. An uncluttered environment that is clean are likely tops on your list.

GARAGE - Converting a garage into living space is just not recommended. Finishing a garage can seem like a cost-effective way to enlarge a home—especially today when the demand for a home office, or two - is essential for some. And it is significantly less expensive than having an addition built from scratch. However, most buyers will not even look at properties, especially in Northern Virginia, that do not have garages.

ARTISTRY IN THE YARD - If you love the outdoors and want to create a garden, atmosphere - that is uniquely your own - do it in a way that can be easily transformed. HOA regulations are fairly stringent, so what you deem beautiful might be seen as an eyesore to your neighbors. Think again about items that can be moved or hidden from the street and neighbors.

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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. The 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.

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.

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. Yard waste and recycling 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.

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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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
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Virginia Department of Transportation	703.366.1900
Verizon	800.483.3000
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April

11 – MCC at 5 pm
18 – Covenants at 6 pm
20 – CVAC at 5:30 pm

May

9 – MCC at 5 pm
16 – Covenants at 6 pm
18 – CVAC at 5:30 pm
28 – Pool Opens
30 – Site Office
Closed/Memorial Day

June

13 – MCC at 5 pm
15 – CVAC at 5:30 pm
20 – Covenants at 6 pm

July

4 – Site Office Closed/Independence Day
11 – MCC at 5 pm
18 – Covenants at 6 pm
20 – CVAC at 5:30 pm

**Meeting dates are tentative.*

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