

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

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VOLUME 18, ISSUE 3



LAKE MANASSAS CONNECTION

Official Publication of
The Lake Manassas Residential Owners Association
Volume 18, Issue 3

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

Send your emails to: concerns@LMROA.com

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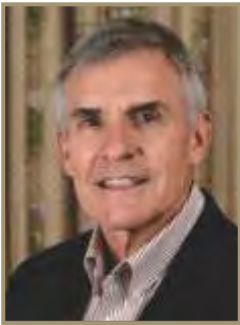
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From THE BOARD



DON MINOGUE
PRESIDENT

Summer officially arrived on June 20, 2022 and it appears we are heading towards a more normal life while Covid restrictions still loom. The pool opened on time with full capacity attendance levels. A blast email was distributed to the community with information about the pool opening. Most LMROA committee meetings have resumed at the Association office.



GARY BORDER
VICE PRESIDENT

The LMROA will be assuming responsibility for the common area at the Basheer townhomes as soon as the County approves the final inspection and Basheer is released from bond.

2023 Fiscal Budget & Current Financial Outlook

The 2023 Fiscal Year Operating Budget (7/1/2022-6/30/2023) was received and approved by both the Budget & Finance Committee and the Board of Directors with a \$15.00 increase to the base assessment for homeowners. While the Board anticipated a \$20.00 increase in the homeowner's assessments, the Board was able to use the prior year's income to reduce the estimated assessment increase to \$15.00 per month and still maintain a positive owner's equity position. The homeowner assessment increase is due primarily to the personal service contracts that have been recently negotiated for the community. Our sanitation contract with American Disposal increased 37% due to mandated changes for grass and yard debris collection. Additionally, our contract with Allied Universal for gate attendant services is expected to increase by 14%. The Association has also seen monthly expense increases generally due to inflation.

Some additional information: coupon books for the Fiscal Year 2023 have been mailed to homeowners for the July payment; the Association's owner equity will remain at acceptable levels; the Association's reserves are proportionally funded; and our Reserve Study was updated this spring and can be found on the Association's website.



BOB HALE
Treasurer

On-going and Upcoming Projects

- Conduct a final review of items to be corrected before Basheer comes off bond;
- Remove and replace several large pines adjacent to the Kamehameha townhomes;
- Mulch all the areas around the pool and tennis courts;
- Replace the insulation above the Association's site office due to water damage;
- Paint and replace damaged signs in the community;
- Install a new iron gate operator at Amsterdam gate;
- Remove all shrubs at the guard rail on Spyglass Hill Loop;
- Limb-up several trees in the community to provide a better view of signs in an effort to prevent unintentional damage caused by large vehicles;
- Negotiate a new pool contract; and
- Resolve Allied Universal gate attendant services contract.

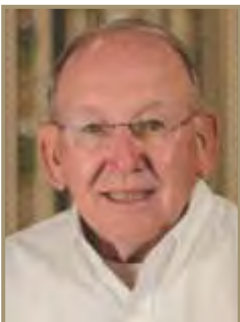
Please read the committee reports for more information on many of these and other topics.



SHASHI MEHTA
SECRETARY

The Board wants to thank the residents who mailed letters to the Prince William County Supervisors and Commissioners on the community's latest issue addressing the potential construction of housing on the property adjacent to the townhomes. Over 50 letters were sent, which made it clear to the Board, at their May 10th work session, that a low-density T-2 residential neighborhood was the community's preference.

Lastly, the Board and the community thanks **Rowland Bowers** for his years of service as a Board Member, Committee Chair and a member of multiple committees, as well as his active support of the Board over the years. He will be missed as he and his wife Mary move on to the next phase of their lives. We wish them well!



JOE GREENLEE
DIRECTOR



Management REPORT

By Michelle Wingo, Community Manager

Summer is in full swing! As you begin spending more time outdoors enjoying the warm weather, look around your property and focus on any exterior maintenance or improvements that may be needed. Annual Comprehensive Property Inspections are currently underway. We will be visiting each property and recording and photographing any violations noted. Property maintenance contributes to the beauty and value of not only your home but to the entire community.

As a reminder, if you plan to make any exterior modifications to your property, please be sure to submit an Exterior Modifications Application to the Modifications and Construction Committee for their review. Please see the MCC article, on page 10, for application and meeting information.

The pool opened over Memorial Day Weekend and is open daily 11 am until 8 pm. Please check the online calendar at www.lmroa.com for schedule changes related to swim team meets. On days of meets, the pool will be cleaned after the meet and opened as quickly as possible – typically by 1 pm.

Replacement swings have been ordered for the tot lot; note that play equipment is for the use of children between 2 and 12 years of age with adult supervision.

Take care,

Michelle



Karen Jackson
Assistant Manager/
Covenants
Administrator

corner Lake Manassas

Lake Manassas Corner

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

At this time, there are no new businesses that have joined the Shoppes at Stonewall Family. Business has been good and continues to thrive.

CWS Cell Tower

Plans to begin construction of the new structure are progressing, but ground-breaking has not yet occurred.

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



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Turtle Creek Cir - **SOLD**



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COMMUNITY VISITOR & ACCESS committee



COMMITTEE MEMBERS:
Board Liaison: Joe Greenlee
Robert Glista
Keith Reeves
Rich Marianos

By Rex Luzader, Chair

Gate Attendant Services Contract

The Board and LMA recently finalized the Gate Attendant Services Contract for the Lake Manassas Community beginning in July 2022 through June 2026. As with the other service contracts, the Board learned that the “cost of doing business” has increased not only for Allied Universal but at a higher cost for other vendors that were considered. Hence the Board’s final decision with Allied Universal. Granted Allied Universal’s Gate Attendant Services in the Community has improved somewhat, it hasn’t reached the level of service that the Board desires. To that end, the Board negotiated a two-tiered “infraction clause” that was added to the contract that would hold Allied’s Gate Attendant’s accountable in the performance of their responsibilities. The “clause” allows LMA for the Baltusrol Gate and LMROA for the Stonewall Gate the opportunity to reduce the monthly invoice based on “infractions” committed by the Gate Attendants. To that end, the Board is asking Residents to continue reporting incidents of Gate Attendants sleeping on duty; failing to inform Residents when Guests have been admitted and show up at your residence; and admitting a guest that a Resident has clearly stated in Gate Key that the guest is not authorized entry yet shows up at the residence. Those are a sample list of “infractions” that, if reported through concerns@LRMOA.com will be recorded by the Community Site Office and reported to Allied Universal. The information will be used not only as a basis for a Gate Attendant’s retraining/rehabilitation action or in the case of sleeping on duty dismissal. However, in order for this program to work effectively, it is important that Residents periodically review and update their Gate Key information. The Board appreciates your support.

covenants committee



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

By Ron Allen, Chair

While the Association understands that there are certain aspects of property maintenance that cannot be attended to during certain times of the year due to 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 contact the on-site management office.

Please drive slowly and use caution as you drive through the community. Keep an eye out for pedestrians and children, and observe yield, stop and speed limit signs. Tell your children to move out of the way of approaching vehicles and don’t step into the street from between them. There have been reports of near-misses at the Spyglass Hill Loop circle due to drivers’ inattention to signs and approaching vehicles, as well as damage to the common area due to speed and inattentive driving.

When we moved to Lake Manassas, we were provided with documents containing the covenants, conditions and restrictions, including guidelines that state that there is no street parking permitted without prior authorization of management, even if we have no room in our driveway and/or garage. Understandably, for those of us who have multiple vehicles, rearranging vehicles to accommodate those who live in our home, or when we have guests, can be a nuisance. However, the parking rules were put in place to keep as many vehicles as possible off the streets for the safety and the aesthetics of our community.

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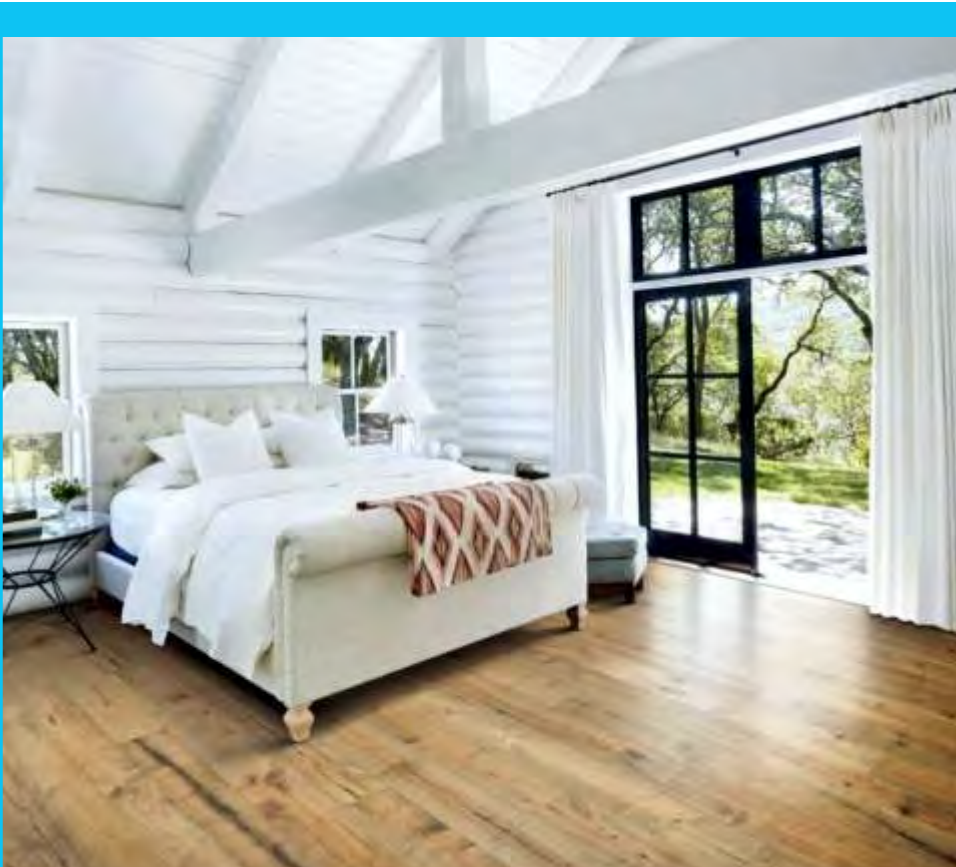
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COMMITTEE

LAND USE & GOVERNMENTAL AFFAIRS committee

COMMITTEE MEMBERS

Rowland Bowers, Chair
Doug Brady
Kerri Marianos
Pam Sackett
Charles Summers
Helen Noyes



By Rowland Bowers, Chair

The Land Use and Governmental Affairs Committee was established by the Board of Directors to monitor and provide actionable advice to the Board regarding proposed land use changes in the Gainesville area having an impact on the Lake Manassas Community.

At the March 23 Town Hall meeting, we heard from Supervisor Lawson about two proposals for high-density housing exceeding 25 housing units per acre immediately adjacent to Lake Manassas. The Land Use Committee worked with the Board and Community Management to provide information to all residents on the proposals and encourage each resident to correspond with County Supervisors and Planning Commission members to oppose high-density residential development. On May 10, the Board of County Supervisors held a work session on the County's draft land-use plan, which, because of your emails, addressed the question of high-density development between Rt. 29 and the Lake Manassas Residential Community. Following is a summary of the outcome.

Each Supervisor interacted with the Planning Director (Rebecca Horner) and staff on questions and preferences regarding land use designations in their districts. Supervisor Wheeler weighed in on most discussions. When it came time for Supervisor Wheeler's specific items (around 11:30 pm), she stated that they (Supervisors) had received a lot of emails regarding that land at Lake Manassas. Discussion between Supervisors Lawson, Wheeler and Planning Director Horner focused on the two CPAs' high density and the Planning Offices recommendation for a much lower density Residential Neighborhood (RN) land use designation at a T-2 density of 0.5 to 4 dwelling units per acre. Led by Supervisor Lawson, there was no support for high density. Other

Supervisors agreed. Planning Director Horner indicated that they were aware of the CPA requests, but RN at the T2 density is what they were recommending, nevertheless.

Below is an email summary from Michelle Trenum (*Supervisor Lawson's Deputy*) of the Supervisors' action:

"Well, we cleared the first hurdle well. The Board agreed with Supervisor Lawson that low-density residential (as proposed both in the draft and the Rt. 29 Small Area Plan) worked better for that part of Rt. 29. We believe that was enough of a message that will get back to the applicants. So, when the next draft of the map comes out, we expect it to resemble this current draft and show neighborhood residential in that area. We will keep you in the loop as we monitor the progress of the Comp Plan."

Before the work session, Don Minogue and I, as well as resident Sean Blair and Turtle Point townhome residents Scott Davis and Blake Webb, spoke against the CPAs and in favor of low-density RN. We had a turnout of about 12 residents, including four Board members. Many thanks.

It is clear that without the emails, this issue would not have come up, and there would have been no consensus among the County Supervisors that low-density T-2, Residential Neighborhood was preferable. Thanks to all who wrote to each Supervisor and Planning Commission member. Especially, thanks to Michelle Wingo and Karen Jackson for organizing and sending the blast emails and setting up a land-use web page.

Thanks to our legal counsel, Giff Hampshire, for monitoring the entire work session and providing valuable advice, and the observation that this was a "Good Result".

While the message will get back to the CPA applicants, we need to remain vigilant. Any Supervisor action on pending CPAs will not occur until after approval of the Comprehensive Plan update (most likely September). The applicants can either withdraw their applications or come back with new plans.

Action by the Board of County Supervisors to approve the Comprehensive Plan will be preceded by a public hearing which we should again appear at to make our preference known.


Also, we should continue to appear at planning commission meetings to restate our position and remind the planning commission of the Supervisors' low-density consensus.



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MODIFICATIONS & CONSTRUCTION committee

COMMITTEE MEMBERS:

Board Liaison: Don
Minogue
Kathy Cumber
Lisa Jacques
Pam Sackett



By Diane Boyle, Chair

If you are considering any alteration or improvement to the exterior of your home, you must first gain approval from the MCC. It is in your best interest to submit an application before you make any changes without prior Modifications Committee approval – this is especially important when it comes time to sell your house. 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 to the exterior of your home or on your property without MCC approval could possibly delay the sale of your home.

During Covenants inspections this spring and summer, site staff will be cross-checking approved applications against what exists on your property. If you do not have an official approval in writing from the MCC for a change, or if you deviated from your approved plan without secondary written approval from the MCC, then you may be issued a violation notice from the Covenants Committee.

Please remember that modification applications must be filed at least 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 or can be picked up at the onsite office. Michelle can assist you with any questions you may have about the process.

In addition to reviewing homeowner applications for exterior modifications, the committee has begun the 2022 monthly common area inspections (done once a month between March and November). A written report is then provided to the Board with recommended landscape replacements/improvements. Although Site Staff, as well as members of this Committee, routinely inspect the community, it is always helpful to have residents report items they feel should be addressed. If you see areas that you feel are in need of 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 it on our schedule for the monthly inspection. If you notice street light outages, please report those to Michelle as well. She will need the number of 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 site staff, an online outage report will be filed with Dominion, who will schedule the repairs.

The MCC generally meets on the second Monday of the month at 5:00 PM at the Swim and Tennis Center 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 and with Michelle in advance to ensure the meeting will take place as scheduled.

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Stats Courtesy of: Shelley Mastro



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ADDRESS	LIST PRICE	SALES PRICE	DOM*	YEAR BUILT
15957 Spyglass Hill Loop	\$ 1,349,000	\$1,300,000	24	2001
8000 Turtle Creek Circle	\$ 749,900	\$ 750,000	13	2018
15705 Spyglass Hill Loop	\$ 1,075,000	\$1,150,000	7	2004
8363 Sapphire Lakes Court	\$ 974,900	\$ 974,900	3	2004
8514 Link Hills Loop	\$1,,899,000	\$ 1,600,000	7	2006
8056 Arcadian Shore Court	\$ 789,000	\$ 835,000	4	1996
7994 Turtle Creek Circle	\$ 764,900	\$ 765,000	27	2017
7996 Turtle Creek Circle	\$ 750,000	\$ 750,000	12	2017

CURRENT LISTINGS & PROPERTIES UNDER CONTRACT

ADDRESS	LIST PRICE	YEAR BUILT
15747 Spyglass Hill Loop	\$ 1,500,000	2005
7974 Bonnie Briar Loop	\$ 999,000	1999
8116 Willingboro Court	\$ 556,500	1999
8023 Bonnie Briar Loop	\$ 1,000,000	2004
8015 Turtle Creek Circle	\$ 775,000	2015
8050 Amsterdam Court	\$ 774,900	1999
8117 Willingboro Court	\$ 899,900	1999
8301 Hancock Court	\$ 999,900	2004
7994 Turtle Creek Circle	\$ 554,750	2017
7996 Turtle Creek Circle	\$ 750,000	2017

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



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In Memory

**Gerhard Hans
Lukowsky, M.d.**

Internist And Philosopher

Gerhard Hans Lukowsky, M.D. of Gainesville VA, passed away at Fairfax Hospital on Sunday, May 8, 2022. He was 95. The son of a civil engineer and a teacher, Dr. Lukowsky was born on August 20, 1926, in Berlin, Germany. Dr. Lukowsky obtained his M.D. from Christian Albrecht University, Kiel, Germany, in 1952. He completed his internship at Memorial Hospital in Worcester, MA, in 1954, a residency at St. Vincent's Hospital in Worcester, MA in 1958, and was Chief Resident at Georgetown University Hospital in Washington DC, in 1960. While in residence at Georgetown, he was one of the first physicians trained in modern CPR, which he used during a house call to revive a patient. In 1960, Dr. Lukowsky established his Internal Medicine practice in the Alexandria Medical Arts Building in Alexandria, VA, with his partner, the late Ben Jones, M.D. During his 36-year career in Northern VA, he served as Vice-Chief of Alexandria Hospital's Medical Department and Chief of Medicine at Mount Vernon Hospital. Dr. Lukowsky was granted US citizenship on February 20, 1965, the day before the birth of his daughter Maria, who took over his practice upon his retirement in 1996. Dr. Lukowsky is survived by his wife of 65 years, Martha Lukowsky, three daughters, a brother, two grandchildren, and several nieces and nephews.

**By Gary Huebner, PGA
General Manager**



Welcome to another summer along the beautiful shores of Lake Manassas! While life can never be perfect, it sure is nice to know that we have a beautiful neighborhood to enjoy every day, and the serenity of the lake can seemingly remove much of the stress and pressures that we all deal with in our daily lives.

The Stonewall golf course is in fantastic condition and, for those of you who enjoy the game, I hope you're making plenty of time to play this season! Our restaurant and event spaces are also humming at full speed, and we appreciate all the patronage we enjoy from within the gates of Lake Manassas! Chef Sandy Freeman has transformed our Brass Cannon menus into "summer mode" with plenty of new, exciting and refreshing items that have our guests coming back for more! Our biggest challenge, like most businesses these days, is finding people who are willing to work and provide service to our guests. I wonder, is there a service business out there that doesn't have a "Now Hiring" sign posted? Is this nationwide trend going to turn around anytime soon? Rest assured that we are doing our very best to staff adequately and properly so that we can support the extended hours of operation that come with "season" and that we want to offer! I congratulate our team leaders for all they are doing to help get through what seems like an unprecedented time for employers of all types, and I'd like to give a big 'thank you' to all of our team members for making Stonewall a great place to enjoy!

At about the time this edition of "The Connection" lands, we will be starting a major improvement project at our clubhouse! Our Terrace will be getting a full-scale roof installed over it to protect patrons from the hot sun and precipitation that otherwise make it uncomfortable to relax and dine outdoors while taking in the incredible views of our golf course and lake. The project will take close to two months, but the restaurant will remain fully open for business throughout, and we hope you'll come by often to see the progress and get excited about what will be a major enhancement to the outdoor dining experience. The project is scheduled to finish prior to the Labor Day weekend, and we can't wait to share the new space with you and all of our guests!

As mentioned in the last newsletter, Patrick McCarthy's PMC Golf Academy is back in action, and the summer camp season is in full swing! (Sorry – couldn't resist that.) Be sure to check out the PMC

Golf website for news and details, or come on over to the course to have a look and learn more!

As always, 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. Savannah Adair will be covering for Sarah during her maternity leave, and Savannah's direct email is sadair@stonewallgolfclub.com.

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Men's Senior Golf League's Registration Form Fall Season - 2022

The League has begun its 8th Season and is well into its Summer Season. We have 44 members, many of which have played in previous years, but we have added four new members this year. This is a great turnout for the League, and there is room for others to join! The League 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 of improving 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 will conclude on July 13. Those interested in joining the League and participating in the Fall Season should submit this Registration Form as soon as possible. The Fall Season will begin on July 20 and concludes on October 12. The Registration Fee for the season is \$50.00. 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 will conduct a Match Play Event during the Fall Season 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 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 or Combo (a combination of White/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 for \$50.00 made out to Joe Greenlee in the Stonewall Golf Pro Shop by Wednesday, July 20, 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)

Registration Form

Name: _____

Address: _____

Phone: _____

Email: _____

GHIN# _____

USGA Handicap Index: _____

PICKLEBALL

A DIVE INTO THE PICKLEBALL HYPE AND WHAT IT'S ALL ABOUT



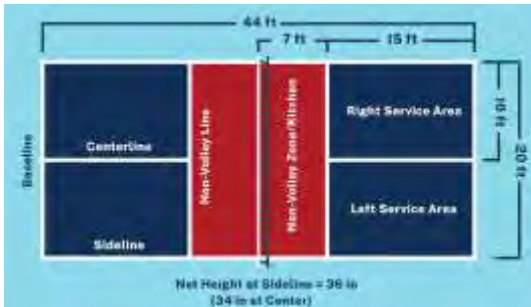
WHAT IS PICKLEBALL?



Pickleball, which is one of the fastest growing sports in the USA and Europe, is a combination of tennis, badminton, and ping-pong. Pickleball can be played both indoors or outdoors and is played with a paddle that looks similar to an enlarged ping-pong paddle and a plastic ball with holes that looks similar to a wiffle ball. While pickleball can be played as singles or doubles, because of the speed and pace of the game, it is most commonly played as doubles. **Tennis court #4, at the swim and tennis center, has portable nets and is lined for Pickleball play.**

HISTORY

Pickleball was first invented in 1965 on Bainbridge Island, Washington, by Joel Pritchard, Bill Bell, and Barney McCallum who created the game for their children who were looking for a new game to play. The name *pickleball*, came from the fact that it was made up of “thrown-together” or “leftover” equipment/space. The first version of the game was played on a badminton court with ping-pong paddles and a plastic ball with holes in it. As the game developed, the net was lowered, and the rules were established into what is today's modern-day pickleball. Because pickleball has become one of the fastest growing sports in the USA and Europe, the International Federation of Pickleball (IFP) is looking to establish pickleball as an Olympic sport.



HOW DOES IT DIFFER FROM TENNIS?

While the tennis and pickleball have many similarities, they are definitely two different sports. For starters, a pickleball court size is 44 feet x 20 ft, which is less than a third in size of a tennis court at 78 ft x 36 ft. You can actually fit four pickleball courts into the space required to build one tennis court. As mentioned above, the equipment (racket and ball) is much different as well. Pickleball is a faster paced game with less rules to follow than tennis. Three rules in particular for pickleball are the most distinguished.

WHY IS IT SO POPULAR

One of the reasons pickleball is so popular is because it is an active sport that is ideal for all ages, experiences, and levels of athleticism. Pickleball is considered much easier on your knees and lower joints and is great for those who are concerned about, or are recently recovering from an injury. The pace of pickleball is very fast and entertaining with less stops and breaks than in tennis. People also love pickleball because it is easy to learn how to play (usually done in less than one hour), and the equipment is relatively inexpensive.

1. Serves must be underhand.
2. The “two-bounce rule” states that after a serve, the returning team must let the ball bounce once on their side before returning, and then the team that served must also let the ball bounce on their side once before returning. After those two initial returns, the ball may be volleyed in the air without bouncing.
3. The court has a zone called “*the kitchen*” where players may not step inside while the ball is in the air. (This prevents spiking and other returns that could be considered “dangerous”)



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703.723.3400 or download contracts from: www.ImageryPrintVa.com



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THE IMPORTANCE OF BEES



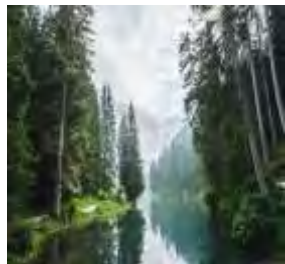
Why bees are critical to our planet:

Did you know that 90 % of plant species, on this planet, rely on pollinators to help them reproduce? Without the assistance of pollinators, *or something that helps a plant spread its pollen to another plant, allowing it to reproduce*, plants would not be able to reproduce and grow and would eventually die out.



Our planet's most efficient and effective pollinator is *the bee*. A single bee, which pollinates plants by traveling from plant to plant, dragging pollen as it goes, travels between, on average, more than 2,000 flowers in a day! Each trip substantially raises the flower/plant's probability of reproducing. Through pollination, a bee is responsible for the production of every third bite of food a person takes and is said to have added at least \$15 billion a year

to the agriculture industry. What a huge impact for such a small creature. Without bees, plants such as the tomato plant would become too laborious to consistently fertilize, and tomatoes would either become extremely expensive or go extinct altogether.



Aside from pollination, bees are also important because of their production of honey. While pollinating, bees collect nectar from various flowers, which they bring back to their hives. Once they collect the nectar, they chew it, breaking it down with an enzyme they naturally possess in their mouths, which turns the nectar into honey. They then fan that honey with their wings to dry it out and preserve it within the combs in their hives. While other insects, such as some ants and wasps, have been known to produce honey – none compare to the bee's production rate, being able to produce between 60 to 100 pounds of honey per year from one bee colony.

Unfortunately, bee populations have continued to steadily decline in recent years. According to a survey done by *Auburn's College of Agriculture Beekeepers*, the US lost 45.5% of its managed honey bee colonies from April 2020 to April 2021.* Scientists suggest this is mostly due to an increase in the use of chemicals such as pesticides, the effects of pollution, the destruction of natural habitats, the increase of monoculture farming (the mass planting of one crop over large areas), as well as the effects of global warming.

While statistics such as these paint a dire picture, there are still ways to help bees! Some ways include planting a bee garden or bee-friendly plants, going chemical-free, raising a beehive, teaching and educating about the importance of bees, and donating to a local beekeeper or organization.



Sources:

- <https://thebeeconservancy.org/10-ways-to-save-the-bees/>
- https://ocm.auburn.edu/newsroom/news_articles/2021/06/241121-honey-bee-annual-loss-survey-results.php#:~:text=Beekeepers%20across%20the%20United%20States,Bee%20Informed%20Partnership%2C%20or%20BIP.
- <https://www.usda.gov/media/blog/2017/06/20/being-serious-about-saving-bees>



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Calendar Dates 2022-23 School Calendar Dates

- 8/22 First day of school for Students
- 9/2-5 Labor Day Weekend Holiday
(Schools & Offices Closed)
- 9/26 Holiday (Schools & Offices Closed)
- 10/5 Holiday (Schools & Offices Closed)
- 10/10 Division Wide Professional Learning Day
(No school for All students)
- 10/24 Holiday (Schools & Offices Closed)
- 10/31 Parent Conference Day (ES)/ Teacher
Professional Development/Workday (MS/HS)
(No school for All students)
- 11/8 Teacher Workday — (No school for All students)
- 11/11 Veterans Day Holiday (Schools & Offices Closed)
- 11/23-25 Thanksgiving Break (Schools & Offices Closed)
- 12/19-1/2 Winter Break for Students/Teachers

Reference: PW County Website - Subject to Change



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CSA Community Supported Agriculture

A DIVE INTO THE CSA'S HYPE AND WHAT IT'S ALL ABOUT



WHAT IS A CSA?

CSA, or Community Supported Agriculture program is a sustainable system that allows a local farmer or artisan to connect with their community and sell their bounties to those interested in buying. The concept of a CSA is simple: the member pays a recurring fee, not unlike a subscription, and as a result, they have access to a recurring package of goods from the farm when they are harvested. The program is mutually beneficial to the member and the farmer. The farmer receives a source of reliable cash flow to fund many of their "up front" costs needed to plant and tend to their produce through the year without having to go into debt, and the member is able to enjoy farm-fresh ingredients year-round without having to invest endless hours tending to and harvesting them.

With CSA's becoming more and more frequent, the structure of the program can vary greatly from farm to farm. Some farms have members come directly to their farm to pick out their own kits while others make their own and delivery the kits to the members or to predetermined drop off points.



WHAT ARE THE ADVANTAGES OF USING A CSA?



With transportation and production supplies being hampered around not only our country but the whole world, now may be the best time to turn local for many of the items you may be currently getting abroad. Using a CSA program may be the best way of doing that. Here are a list of some of the biggest advantages of using a CSA program:

- Purchasing local produce gives back to your community and helps the local economy.
- Buying produce straight from the farm is the freshest way of shop.
- You can learn about new strains of fruits and vegetables.
- You can learn what time of the year produce grow naturally.
- You can develop a relationship with local farmers.
- You may have special access to produce not available to others or available at grocery stores.
- You can save time and money by cutting out the middle man costs and avoiding lines.
- You get to avoid the grocery store crowds.
- You and your family get to see and learn about where your food comes from.



CSA's Near Lake Manassas

STONE PATH FARM

What they have:
Pork/Eggs/Chicken/Vegetables/Baked Goods/Flowers/Prepared Goods
Location:
9205 Keyser Rd,
Nokesville, VA 20181
703-501-0300

WHITEHALL FARMS, LLC

Call to inquire about CSA info or visit their store at
12523 Popes Head Rd,
Clifton, VA 20124
703-968-3900

WHIFFLETREE FARM

Order food to be delivered to a pickup spot or partake in meatshares
Location:
8717 Springs Road
Warrenton VA 20186
(540) 935-0600

YANKEY FARM

They offer various CSA packages that feature vegetables and/or eggs.
Location:
14039 Owls Nest Rd,
Nokesville, VA 20181
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Harry is a resident of Lake Manassas

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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.



Lake Manassas Please Remember To Follow County and Community Pet Laws

Please keep your pet(s) on a leash

and clean up after them

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Pet owners not cleaning up after their animals may receive a covenants violation for neglecting to properly dispose of pet waste.

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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

**WIND & 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.

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7051 Heathcote Village Way #245
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community calendar

July

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

August

- 1 – MCC Applications Due
- 8 – MCC at 5 pm
- 15 – Covenants at 6 pm
- 17 – CVAC at 5:30 pm

Meeting dates are tentative. Please check the online calendar at www.lmroa.com or verify dates with management by emailing concerns@lmroa.com

TO OUR LAKE MANASSAS
GRADUATES AND THEIR FAMILIES...



CONGRATS GRADUATES!

FISHING



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

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

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

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

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

summer POOL HOURS

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**DON'T FEED
THE WILDLIFE!**

**PLEASE DON'T FEED THE
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**CHECK THE WEBSITE FOR
COMMUNITY UPDATES**

www.LMROA.com

PLEASE

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A department of Inova Fairfax Hospital

Inova Imaging Center Onsite Services

- Screening mammography
- Ultrasound/Doppler
- DEXA scan
- Vascular ultrasound
- Pediatric imaging
- X-ray

Monday – Friday, 7 am – 5 pm; closed weekends

Additional Services

Inova Primary Care

Pediatrics, family practice and internal medicine

Inova Specialty Care

Behavioral health, cardiology, orthopedics and sports medicine, podiatric surgery, neurosurgery (via telemedicine consults), and vein and vascular care

Learn more at inova.org/gainesvilleimaging

