

Lake Manassas Connection

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Lake Manassas Connection

Official Publication of

The Lake Manassas Residential Owners Association
Volume 11, Issue 4

14900 Turtle Point Drive - Gainesville, VA 20155

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From the Board

Don Minogue, President
Bob Hale, Vice President
John Coyle, Treasurer
Ed Orsini, Secretary
Gary Border, Director



LAKE MANASSAS ROA BOARD OF DIRECTORS

Left to Right: Bob Hale, Don Minogue, Gary Border, John Coyle and Ed Orsini

By the time you receive this newsletter, our Annual Meeting and Elections will have been held. It has been a very busy year and many important issues have been addressed.

Budget

As of close of the 2015 Fiscal Year we were over budget by \$35,856; \$34,018 of which was due to snow removal services running over budget. We have increased the snow removal budget by that amount for the next year. Hopefully the forecasts for a moderate to warm winter come true next year. Through the first month of our 2016 Fiscal Year we are under budget by \$9,449.00.

Financial Position

As of July 31, 2015, the LMROA had \$397,323.14 in Operating Funds and has one money market account in the amount of \$150,135.68 and eight CD's with \$740,748.00. The Association has a total of cash and investments of \$1,389,907.00 which is higher than it was last year at this time. As of July 31, 2015, there are 52 accounts delinquent (totaling \$47,726) which is less than last year and we currently have a delinquency rate of 3.7% of the total assessments which is the lowest amount in recent records. The industry standard for delinquency is 5% so the Association continues to have a lower than standard delinquency rate at this time.

The Repair and Replacement Reserve balance is \$1,116,949.00 which is not fully supported by cash and investments with a deficit of \$86,225.43. We expect to under run the Reserves in Fiscal Year 2016 and have revised the Reserve contribution amount this year to \$316,140 vs. \$275,180 in FY 2015. You can view the LMROA's financial position every month on the association's website (www.lakemanassasroa.com) where you can view current financial reports.

We are planning to review and perform an interim Reserve Study which now includes a reserve for the pipe stems. Pipe stem reserves are now funded by pipe stem residents.

New Projects and Repairs Under Review

- We expect to receive final numbers to evaluate adding a third lane to the Stonewall Gate shortly.
- We have electrical issues at the pool that have existed for several years and will be addressed this winter.
- Plumbing issues which have occurred over the last three years will be resolved after the pool closes and winter starts.
- We will address lighting issues with the Security System to assure consistent license plate and vehicle identification.

All of these expenses will be covered by the Reserves or Special Funding.

Asphalt Repairs

As we had a very harsh winter last year the Board approved additional crack filling to extend the life of our blacktop which was completed in August.

Snow Removal

Due to the positive feedback on Brothers Paving performance last year for snow removal, the Board will probably renew their contract but is considering changing some of our requirements for removal in an effort to try to reduce some of the expenses.

Electric Transmission Lines

The following article/link was sent to the board from a concerned resident regarding the Electric Transmission Lines proposed by Dominion Power for Haymarket. If you are not already aware of this or are concerned about the impact on the Lake Manassas community, below is a link to the article for your review. Within this article there is another link to the Dominion Power website where you can find additional information on the project.

http://potomaclocal.com/2015/09/02/haymarket-power-line-every-resident-of-the-commonwealth-of-virginia-that-is-a-dominion-customer-will-be-paying-for-this-project/?utm_campaign=shareaholic&utm_medium=email&utm_source=email

From the Board (Continued)

New Construction in the LMA

In the fall, a Rehabilitation Center will be constructed by Medical Facilities of America, Inc. on Baltusrol Drive. After completion, another building, a Nursing Home will be constructed adjacent to the Rehabilitation Center. While the LMROA has no rights to determine the landscaping and construction of these facilities, Medical Facilities of America, Inc. does allow the LMROA to review the plans and make suggestions. Paul Jeannin, who has been a consultant to the LMROA for many years, suggested they add landscaping which is extensive and some minor changes to the roof and MFA agreed to those changes.

If you wish to view the plans etc. please stop by the LMROA site office and ask Michelle to see them.

Enjoy the beautiful fall days in Lake Manassas,
Don, Bob, John Ed and Gary



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Birthday Celebrations and Weddings. We'll Make It Memorable & Truly Unique!
Ask about our Benoni's Reserve Wine Club and start receiving benefits as soon as you sign up!

The Blue Lake Manassas decals dated 2012-2015 will expire at the end of this year. There is a vehicle registration form below. All residents are required to register their vehicles with onsite management. Lake Manassas decals should be displayed on your vehicle in order for our Gate Attendants to assist you, if necessary, with access to the community. If you do not display or show a Lake Manassas decal to the Gate Attendant, then he/she is required to stop you and log you in as a visitor each time you enter the community. Please only register vehicles that belong to residents of your household. Visitor passes are available for family members or service workers who frequently visit your home.

LAKE MANASSAS ROA

2016-2018 RESIDENT DECAL/TRANSPONDER REGISTRATION FORM

(Please print/complete all information)

Resident Name _____ Settlement Date (if new resident) _____

Address _____

(If leasing, Please bring copy of lease unless already on file at management office)

Phone # _____ Email Address: _____

Vehicle # 1

Registered Owner _____ License Plate# _____

Vehicle Make/Model _____ Vehicle Color _____

Decal Number _____ Transponder Number _____

Vehicle#2

Registered Owner _____ License Plate# _____

Vehicle Make/Model _____ Vehicle Color _____

Decal Number _____ Transponder Number _____

Vehicle#3

Registered Owner _____ License Plate# _____

Vehicle Make/Model _____ Vehicle Color _____

Decal Number _____ Transponder Number _____

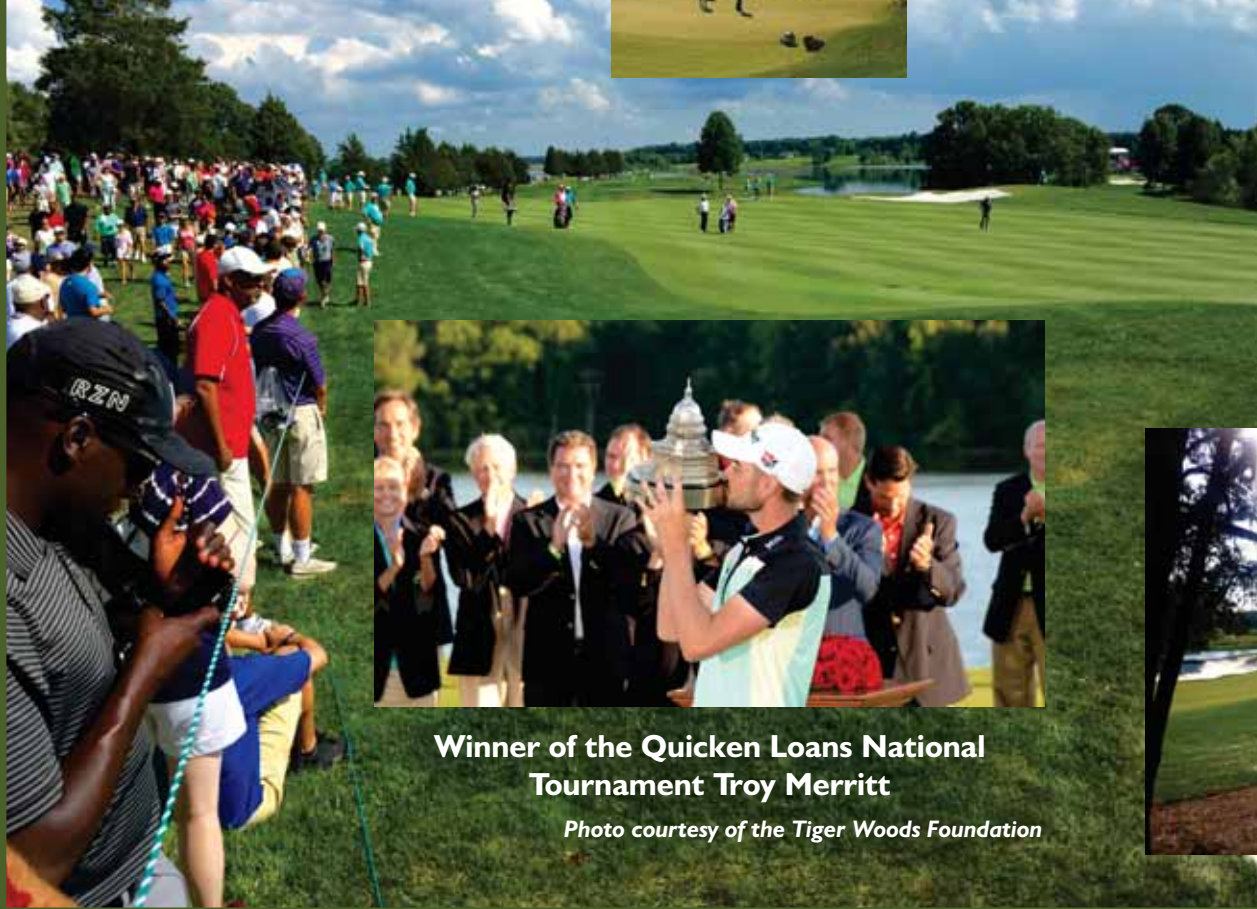
RESIDENT SIGNATURE _____

By signing this form you agree to allow LMROA representatives to electronically send you community information. LMROA will not share your phone number or email address with persons or organizations outside of Lake Manassas.

PRINT _____ DATE _____

**VEHICLE DECALS AND TRANSPONDERS ARE AVAILABLE AT THE ONSITE OFFICE
LOCATED AT 14900 TURTLE POINT DRIVE
MONDAY-FRIDAY DURING OFFICE HOURS**

**NOTE: There is a \$50 non-refundable fee for new or replacement transponders.
Checks only, made out to: LMROA**



**Winner of the Quicken Loans National
Tournament Troy Merritt**

Photo courtesy of the Tiger Woods Foundation



Quicken Loans National Tournament at Robert Trent Jones

The community felt the excitement of the Quicken Loans National Tournament which was held July 28-August 2nd at the Robert Trent Jones Course. Whether you volunteered at the tournament or took advantage of the community ticket discount and attended the tournament, it's safe to say that a good time was had by all – in spite of the heat and humidity!

We appreciate the cooperation and patience from residents who provided us with their guests names for our visitor access list. This helped our gate attendants in their efforts to provide smooth and efficient entry into the community for both residents and visitors alike.

*Photos provided by Shashi Mehta, Barbara Bassett,
Kristen Blair, Rhoda Rhan and Michelle Wingo*

Management Report

Michelle Wingo
CMC On-Site Manager



ONSITE
MANAGEMENT
OFFICE

14900 Turtle Point
Drive Gainesville, VA
20155

ONSITE OFFICE
HOURS:

Monday - Friday
Walk-in from 10am -12:30
After 12:30 by appointment,
please.

[mwingo@cmc-
management.com](mailto:mwingo@cmc-management.com)

703.753.7745 (office)

Adrienne Harper
Portfolio Manager

Adrienne Harper
703.631.7200 (office)
[aharper@cmc-
management.com](mailto:aharper@cmc-management.com)

I hope you all had a nice summer and took some time to enjoy the community pool and other amenities at the Swim and Tennis Center. The pool closed for the season on Labor Day however, the tennis courts, basketball courts and tot lot are available year-round. We will be making some repairs at the Swim and Tennis Center in the coming weeks, including replacing conduit to some of the pool lights as well as installing a replacement water line to the site office.

Fall is here and school is back in session. Please watch for children walking to bus stops early in the morning and the afternoon and use caution driving in the community.

The next issue of the *Lake Manassas Connection* will be delivered in early January, 2016. If you have any ideas or articles for submission please feel free to send them to me at mwingo@cmc-management.com. All items are forwarded to the Communications Committee for review and approval.

Enjoy the fall weather and upcoming holiday season!

Lake Manassas *Community Information*

COMMUNITY SAFETY:

Please drive slowly and use caution as you drive through the community keeping an eye out for pedestrians and children. Observe yield, stop and speed limit signs; remind your children about the dangers of running and playing in the street and ask them to move out of the way of approaching vehicles.

Prince William County Police are making more frequent random visits within Lake Manassas and will take appropriate action to address speeding, running stop signs, use of unauthorized motorized vehicles and vandalism. Please obey stop signs and yield signs while driving in the community. There have been reports of near misses at the Spyglass Hill Loop circle due to driver's inattention to signs and approaching vehicles as well as damage to the common area due to speed and inattentive driving. To supplement regular police patrols, the Board is utilizing the County's Off Duty Police Patrol Program to patrol our streets, which is a "pay for" service. Please obey the laws of the road. Passing a stopped school bus constitutes reckless driving in Virginia and is punishable by up to 12 months in jail and/or a fine of up to \$2,500. We also ask that all residents report any suspicious activity to either the police or the management office depending on the time and nature of said activity. Let's all be on the lookout and keep Lake Manassas safe. Please contact gate attendants prior your guests arrival. To secure a temporary parking pass contact the on-site manager. If you or your guests park a vehicle in the street without notice having been given to the onsite manager, the vehicle will likely be issued a warning notice on the windshield. The vehicle

information is then forwarded to the onsite office and a violation letter is issued to the owner or owner sponsoring the guest vehicle in question. Violations may result in fines of \$50 for each occurrence. For more specific information regarding parking, please visit the Lake Manassas website at www.lakemanassasroa.com and review the Parking Resolution.

COVENANTS INSPECTIONS:

While we understand that there are certain aspects of property maintenance, that cannot be attended to during certain times of the year, 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 contact the Covenants Administrator, Shelly Friend at the onsite office by calling 703.753.7745 or by email at sfriend@cmc-management.com.

The LMROA Community Handbook contains useful information covering Design Guidelines, Use Restrictions, Property Maintenance Standards and Enforcement Procedures. Please be sure to correct any violations that may exist on your property. If you need a copy of the most current Lake Manassas Handbook, please let us know and we will provide a copy

(Continued)



Community Information

to you at your request. Following are just a sample of a few important inspection items that need to be continuously maintained:

Mailboxes. Approved box color for the old style mailbox is hunter green and the post color is Duron Latex Oyster White. If you need to replace your mailbox, contact Main Street Mailboxes at 703.753.5521. Please feel free to call the on-site management office with any questions at 703.753.7745.

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. Please look at your home and inspect for peeling and blistering paint and rotted wood, staining and green algae. Please power wash and repaint all affected surfaces.

Play equipment. Outdoor play equipment must be approved by the Modifications and Construction Committee. Please obtain your approval before making any purchases.

Remember, maintaining your property on a regular basis not only ensures that the standards of the community are preserved, but eliminates the need for violation notices, hearings and possible fines.

LEASING A COMMUNITY PROPERTY:

All leases must be minimally 12 months in duration. A copy of the lease must be submitted to the management office before the tenant moves in. Without a copy of the lease, your tenants will not be issued vehicle decals, transponders or pool passes. Please have your tenants stop by the onsite office to pick up a copy of the Lake Manassas Homeowners Handbook and Welcome Package. Remember, tenants are subject to the same residential requirements as all homeowners however, you as the owner, are still responsible for your property. LMROA will contact you as the homeowner for any reconciliation, as needed.

TRASH REMOVAL:

Our trash removal service is provided by American Disposal. Trash is collected weekly on Mondays and Thursdays, with recycling on Mondays and yard debris removal on Thursdays. A special pick up service is available for a fee (white goods, construction debris, etc.), but must be scheduled in advance. Please call American Disposal 703.368.0500 for details and scheduling.

Reminder: Please be sure not to set your trash out any sooner than the evening before collection (approximately 6 pm); trash cans and containers must be stored out of sight prior to sunrise the day after collection. This includes trash left by a landscaping company. When trash is put out a day or two before pick-up, the overall effect presents an unsightly appearance in our lovely neighborhood. On windy days, trash is easily blown down the street making the street and the community a mess. Be a good neighbor and tie it down and please be sure to cover all trash.

COURTEOUS NEIGHBORS:

Please do not walk on private property which includes residents' lawns and the golf course. Please keep children and animals off the golf course. Golfers retrieving golf balls are allowed to walk in the resident's yards that back up on the golf course.

Although on street parking is not permitted in Lake Manassas, we do understand there are occasions when temporary parking on the street may be necessary, for example, children's birthday parties and holiday dinners. Please make every effort to have your guests park in your empty driveway spaces first.

Pets: Please try to control your dog from barking excessively especially during the early morning and late evening hours. The on-site office regularly receives complaints regarding pets on private property. Always have your dogs leashed and do not let your cats roam the community. Please be considerate of your neighbors and remember it is your responsibility to clean up after them. You should not allow your pet to roam or to urinate or defecate on others' property.

Noise Ordinance Times: The Prince William County noise ordinance is Monday through Friday from 10 pm until 6 am and on Saturday, Sunday and Holidays from 10 pm until 9 am. If you were to contact the police regarding what you consider to be an inappropriate time for unusually loud noises, they will come out and investigate. But first, speak to your neighbors to explain that the noise is disturbing to you.

Complaints: The onsite office regularly receives complaints on a variety of topics that most recently include:

- Cigarette butts disposed of improperly on the street and/or on private property;
- Dogs barking and biting; Pets off leash and/or roaming and defecating on private property;
- Neighbor's lawns not mowed or weeded properly;
- Speeding;
- Vehicles running stop signs;
- RV's and/or boats brought into the community and left overnight and/or parked in dangerously in the street.

Management will do it's best to address these issues as they arise, however we thank you in advance for following the County laws as well as the community rules and being a considerate neighbor.

Thank you in advance for being considerate of your neighbors.



Budget & Finance Report

COMMITTEE ROSTER

Doug Brady
Romesh Deora
Ralph Malami



Jack Boyle, Chair
jackboyle@comcast.net

Our current focus is on upcoming contracts that are due for renewal or re-competition, most notably the landscaping contract which is in its last option year. Also we will be looking at the Reserve Study to ensure the community is properly capitalized for future maintenance and repair needs.

If you are interested in joining our committee please contact Michelle Wingo mwingo@cmc-management.com. Meetings as required will generally be held on the 3rd or 4th Thursday of the month at 5PM at the on-site management office. Meeting scheduling will be flexible to accommodate maximum member attendance. I promise to keep all meetings to no more than one hour in length.

Communications Report



Edward Davidson, Chair
erdassoc@comcast.net

The hot Summer weather will be leaving us as we head into the beautiful Fall Season. The Community looked great this Summer with all the trees and bushes in full bloom. Many visitors to our community this year got to see us looking our best with the Tiger Woods/Quicken Loans PGA tournament held at the Robert Trent Jones Golf Course!

Since our last report, we have continued to work on items such as building an improved Web Site, working closer with the Stonewall Golf Club and the Brass Cannon Restaurant and other items to enhance living here at the Homes at Lake Manassas.

A proposal to hire a Web Site Master will be presented to the Board to hire a local company named Scherer Media to assist us in obtaining a new Domain name, maintain the new site and add features to ensure the Web Site is user friendly. Initially, Scherer media would work with us on transferring information from the existing Web Site. We will keep you apprised of the status of this proposed change to the website via your email address.

We completed the Community Survey which was distributed to all who attended the Annual Meeting and we will have the results in the Winter Edition of the LM Connection. The survey was designed to help us determine your Expectations from the Communications Committee. The Survey items included the service provided by our gatehouse guards, the value of Welcome Packages for new residents, etc.

In regards to using the Stonewall Golf Club and Brass Cannon Restaurant as focal points for all the residents here at Lake Manassas, we now have a Senior Men's Golf League and a Ladies Golf League. The Brass Cannon sends Email Blasts on special events they are running every month.

Ed

COMMITTEE ROSTER

Jane Houston
Dick LaFrance
Shashi Mehta
Ray Thomann

Custom Builder/USA Tom Walton

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Visit our website for UP-TO-DATE Lake Manassas Market Activity

Community Security & Visitor Access Report



Rowland Bowers, Chair
rthbowers@comcast.net

COMMITTEE ROSTER

Robert Glista
Dick LaFrance
Bill Moore
Gary Seyster

Speeding on Lake Manassas Streets

There is a noticeable disregard for traffic rules and the observation of speeding limits on Lake Manassas Streets. The CSVAC committee agrees that the best approach to address the speeding problem within Lake Manassas is to: 1) in the short term increase the PWC off duty police patrols within the community and 2) long-term replacement and relocation of the current "speed bumps" (abrupt raised area) with permanent bituminous "speed humps" (gradual raised area). Speed humps on local streets have been shown to be more effective at controlling speeds if properly designed and placed. The committee will ask the Board for authority to request professional assistance on the design and placement of speed humps on LM streets.

Use of new technologies for documenting visitor access and providing better use of access lists

The use of new technologies for visitor access control can increase the speed, efficiency and accountability of screening visitors and vendors. The committee will contact various companies that provide access control and management products for gated communities. Companies will be asked to review their products and their application as they may be adapted for LM access control points, access constraints, and the current visitor access policy. The goal is to identify technology options and pricing that is practical for Lake Manassas.

Contracting for new Gate Attendant Services - Should we and what are the options?

The Committee is considering options for the competitive bidding of Gate Attendant Services. While a new contract would most likely mean an increase in cost for the services, the goal of improving visitor access control can be addressed through the competitive bidding process. Options will be prepared for Board consideration.

New Decals 2016 –How long should decals remain effective?

Toward the end of the calendar year new decals will be issued for cars of Lake Manassas residents. The new decals will be issued for calendar years 2016 and 2017. All residents will be asked to submit a decal request form for vehicles now located in and used by Lake Manassas residents. Residents without decals will be stopped at the gate and logged in each time as a visitor.

Rowland

CUDDLE ON ALLERGIES OFF

There's no doubt about it: allergies are not man's best friend. They can stop in your tracks and prevent you from enjoying even the simplest of pleasures. It's time you made the switch to an allergy-free life.

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Jin S. Lim, MD & Rebecca M. Beckman, AuD
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8650 Sudley Road, Suite 303 Manassas, VA 20110
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We accept most major health insurance plans

Covenants Report



Ron Allen, Chair
LMROACovenants@gmail.com

COMMITTEE ROSTER

Rowland Bowers
Kathy Cumber
Tom Cumber

Nobody likes to receive a covenants violation letter. Sending violation letters and issuing fines to friends and neighbors is not something we want to do. It is however necessary to ensure harmony throughout our community. It is my hope, that in the very near future, we will see the number of violation letters diminish significantly. Not because we reduce our enforcement efforts, but because all of us, as neighbors, learn the nature of, and better adhere to our Covenants.

Here are a number of ways we can get on the path to reducing the number of violations.

- Keep grass areas free of weeds and neatly mowed to a height not to exceed six inches.
- Keep grass areas and plant beds free of fall leaves.
- Water grass areas and vegetation on a regular basis to insure they don't die; replace dead plants, shrubs and trees immediately; and sod or reseed dead grass areas.
- Neatly prune hedges, trees, and shrubs and maintain their size in proportion to our lot and home.
- Keep plant beds in a neat and orderly manner, with a minimum 2" inch layer of hardwood shredded mulch (natural state, black, or brown); and keep clearly defined edges between the beds and grass areas.
- Garbage and recycling is collected on Mondays, and garbage and yard waste is collected on Thursdays. Be mindful that these containers (including grass and shrub trimmings and other trash/recycling) are not to be put out on the curb until after sundown the evening before collection, and are to be stored out of sight prior to sunrise the day after collection. Don't store containers where they are visible from the street or neighboring property.
- Maintain the exterior of our home in an attractive manner. Repair exterior building components (siding, gutters, downspouts, roof shingles, windows, doors) that are blistering, peeling, rotting, missing, broken or other state of disrepair.
- Maintain mailboxes in good repair and appearance at all times (rotting and leaning posts, painted, dented boxes, latch adjusted to keep box closed).
- Obey the parking and vehicle restrictions and educate our tenants to ensure their compliance. Open and clear streets makes it easier for motorists to see children playing or riding their bikes, and provides a clear line of sight for walkers, runners, and people crossing the street, affording them the opportunity to see oncoming traffic even if they don't hear it.
- Use our garages and driveways for parking. That may mean cleaning out junk in garages that are not being utilized for their intended purpose or shuffling vehicles around as we come and go from work or school.
- Notify guests to park in our driveway when space permits.
- Notify the onsite manager during normal business hours for approval if we find the need to park on the street for a limited period of time or if we are having a gathering so that parking passes can be made available for guests. The parking passes allow for on street parking only when all driveway spaces are full and are only for a limited period of time while the gathering occurs.

Everyone can point to one or two covenants they deem to be inconvenient or nonessential. However, studies show that well enforced homeowner covenants increase property values, which is what motivates us the most. Many residents bought into this community because of its appearance, let's try to do our very best to be good neighbors by keeping our community safe and looking its best.

Ron

The Board recently approved a change to the parking and towing policy which reads:

Recreational Vehicles – Recreational Vehicles (RV's) owned or leased by residents may be brought into the community. These RV's whether motorized or towable, may be brought in for the sole purpose of loading or unloading and may remain on-site no more than 8 hours per day. In no case can RV's remain on-site overnight. Every effort should be made to park RV's in the resident's driveway. If the RV will not fit in the driveway, a temporary street parking permit must be obtained from the Management office in advance for each visit and must be displayed on the front of the RV."

Environmental Report



Allan Thomas, Chair
Thomaslm38@yahoo.com

COMMITTEE ROSTER

Bryan Bodner
Harry Jenkins
Rose Mary Orsini

Our next Environmental Committee meeting will be on October 3, 2015 at 10 AM and will be the Fall community tour.

We anticipate getting the landscaping at the entrance to Kamehameha Pl. refurbished this Fall.

With so much rain this Summer, we are including the article below with some helpful hints as to how to deal with the effects on our landscaping.

Fighting Powdery Mildew in the Garden

The wonderful moderate temperatures and moisture from the abundance of rain this year has left us with a challenge in our gardens—a fungus called Powdery Mildew. It's easy to spot on infected plants, particularly on maple trees, pear trees, roses, lilacs, squash, grapes, strawberries, etc. You will see white powdery spores on leaves and stems, usually starting on the underside of the leaf. As it progresses, the spots can cover the entire leaf and spread up and down the whole plant.

Once you have it, it will spread quickly. It can spread in the wind, and via aphids and other flying and sucking insects. If you find it in your garden the optimum solution is to remove infected leaves and stems and place them in a trash bag. Also be sure to clean up any fallen leaves and mulch under the infected plants or you will have the same problem next year. Send the trash bag with the trash pickup, not with the recycling yard waste.

Don't fertilize until the problem is corrected. And don't water those plants from above.

If you use clippers or a saw to remove plant portions, be sure to clean the implements thoroughly before using them again.

An organic solution which is becoming popular with some home gardeners is one part of cows' milk to ten parts of water sprayed on susceptible plants on the tops and bottoms of all leaves and stems when you first notice an infection.

A chemical fungicides such as triadimefon, triforine, or propiconazole and others can be used if the plant infection is just beginning. Be sure to read the application directions thoroughly before attempting to use any chemical. Check the label to be sure they are safe for the specific plant that you wish to treat. Most fungicide treatments will need to be repeated every couple weeks for continuous protection. If using chemicals on food plants, always follow waiting period before harvest.

And always remember the children, pets, birds and bees before using chemical treatments in the yard.

Our goal is to keep Lake Manassas looking like the premier community in Price William County. If you see an area which has dead or missing plants or plants that are in need of attention, please email the information to the community email address so that the appropriate action can be taken to correct the problem. Thank you all for your help.

We are always looking for residents to volunteer for our Committee that have the time and are interested in seeing that the community is kept up to the high standard that it deserves.

Allan



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Diane Boyle, Chair
dianemboyle@comcast.net

COMMITTEE ROSTER

- Craig Ackerman
- Barbara Bassett
- Sara Howard
- Harriet Miner
- Paul Jeannin- Consultant

Modifications & Construction Report (MCC)

If you are considering any alteration or improvement to the exterior of your home, you must first gain approval from the MCC. Modification applications must be filed at least two business days prior to a scheduled meeting in order to ensure the committee has time to examine them and schedule any needed property inspections. The application is available at the community website as well as at the onsite office. Michelle can assist you with any questions you may have with the process.

It is important to note if you are in the process of selling your residence, homeowners association resale documents involve an inspection of your property to inform the buyer that all exterior modifications have been approved and conform to the design guidelines. It is in your best interest to submit an application for those changes which you have completed without the Modifications committee approval. Otherwise this will be cited as a violation and may possibly delay your sale.

The design guidelines revision has been completed and is available on the website. If you would like a hard copy, it is available from Michelle.

Currently there are four members on the committee but we are currently looking for additional members. Please contact Michelle Wingo if you are interested. Meetings are held the second Monday of the month at 5:00 pm at the onsite office located at the pool.

Diane

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Stonewall Ad Hoc Committee Report

Joe Greenlee, Chair
jgreenlee21@comcast.net

COMMITTEE ROSTER

Suzanne Brooks
Dick Knodt
Kathy Rogers
Jack Samarias
Randy Tavishati

The Stonewall Entrance Committee continues its efforts to identify two-lane and three-lane options for presentation to the Board for their review and selection. The Committee's submission to the Board is planned for the first week in September. A reminder - the Committee's recommendations are constrained by available funding from the Basheer and Edgemoore townhouse project.

The Committee has met once since May and has had a meeting with Dewberry its supporting consultant to discuss the issues the LMROA would have to consider in the construction of a residential (by-pass) lane. Committee Members along with Dewberry met with the Prince William County Environmental Services Department to learn of any drainage and/or other County issues that LMROA would have to address if a residential (by-pass) lane was approved. The meeting didn't reveal any significant and or costly issues. Dewberry has since submitted a "ball park" cost estimate for the construction of a residential (by-pass) lane for consideration.

The Committee is in the process of developing final options for submission to the LMROA for consideration.

Joe



Swim & Tennis Center Report

The 2015 pool season has come to a close. We hope you all enjoyed using the pool this summer as well as the other amenities at the Swim and Tennis Center. While the pool may have closed, the tennis courts, basketball courts and tot lot are available for use year-round. There is also a year-round restroom at the back of the onsite office, adjacent to tennis court number one that is available for resident use while at the Swim and Tennis Center. Contact the management office for the four digit access code to the restroom.

Now that the pool is closed we will be moving forward with some necessary repairs to the in-pool lights by replacing conduit. We will also be relocating the water line that runs from the pool area to the site office. This line, which was run through the attic and across the breezeway to the restrooms at the office, will be buried underground. This should alleviate any problems with frozen and broken water pipes during the winter months.

If you have any comments or suggestions for committee consideration, please feel free to let us know, however, we would love to have a few more resident volunteers for the Swim and Tennis Committee. Send your email of interest to Michelle at the site office at mwingo@cmc-management.com

Grete, Dave and Jill

Grete Bravo, Chair
gstrombravo@gmail.com

COMMITTEE ROSTER

Jill Rumple
Dave Whithed

SWIM TEAM -

Estelle Baird - 703.753.5590
estellebaird@hotmail.com

TENNIS -

Grete Bravo- 703.395.8508
gstrombravo@gmail.com

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to Shashi Mehta*





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Real Estate In Lake Manassas

Sales

(May, 18, 2015-August 17, 2015)

*DOM = "Number of days on Market"

ADDRESS	SOLD PRICE	LIST PRICE	DOM*	AGE
15009 Ransom Oaks Court	\$ 592,000	\$ 589,000	171	11
15131 Windy Hollow Circle	\$ 612,500	\$ 624,900	22	15
8207 Snead Loop	\$ 629,500	\$ 644,189	477	2
8001 Amsterdam Court	\$ 615,000	\$ 629,900	57	17
8353 Roxborough Loop	\$ 638,000	\$ 659,900	19	14
15638 Turtle Point Drive	\$ 650,000	\$ 660,000	330	12
8228 Roxborough Loop	\$ 690,000	\$ 699,900	5	13
15814 Spyglass Hill Loop	\$1,100,000	\$1,225,000	223	12

Current Listings & Properties Under Contract

ADDRESS	LIST PRICE	STATUS	AGE
15144 Windy Hollow Circle	\$ 475,000	Active	17
8000 Kamehameha Place	\$ 485,000	Active	14
8020 Kamehameha Place	\$ 489,000	Cont	19
15206 Windy Hollow Circle	\$ 574,900	Active	16
8223 Snead Loop	\$ 589,000	Active	9
8211 Snead Loop	\$ 599,000	Cont	11
15184 Windy Hollow Circle	\$ 599,000	Active	15
15764 Spyglass Hill Loop	\$ 599,900	Active	10
8318 Hancock Court	\$ 599,999	Active	11
15168 Windy Hollow Circle	\$ 615,000	Active	16
7990 Amsterdam Court	\$ 629,950	Active	16
16001 Tryon Way	\$ 649,900	Active	13
15513 Tuxedo Lane	\$ 650,000	Active	10
8449 Link Hills Loop	\$ 664,900	Active	10
8053 Crooked Oaks	\$ 670,777	Active	19
15735 Spyglass Hill Loop	\$ 674,900	Active	10
15663 Spyglass Hill Loop	\$ 675,000	Cont	10
8401 Link Hills Loop	\$ 675,000	Active	11
8079 Birnham Woods Court	\$ 739,900	Active	22
8225 Roxborough Loop	\$ 744,900	Active	12
14907 Alpine Bay Loop	\$ 749,990	Active	16
8432 Link Hills Loop	\$ 774,900	Active	9
8428 Link Hills Loop	\$ 840,000	Active	0
8077 Crooked Oaks	\$ 847,777	Active	18
8298 Roxborough Loop	\$ 849,900	Active	12
8306 Roxborough Loop	\$ 874,900	Active	13
15870 Spyglass Hill Loop	\$ 945,000	Active	12
8488 Link Hills Loop	\$ 949,000	Active	7
8280 Roxborough Loop	\$ 975,000	Active	14
15698 Spyglass Hill Loop	\$ 999,000	Active	12
8518 Link Hills Loop	\$1,175,000	Active	9

Some Great Energy / Winterizing Saving Tips

Run Ceiling Fans in Reverse

Most people think of fans only when they want to be cool, but many ceiling units come with a handy switch that reverses the direction of the blades. Counterclockwise rotation produces cooling breezes while switching to clockwise makes it warmer: air pooled near the ceiling is circulated back into the living space - cutting your heating costs as much as 10%!

Give Your Heating System a Tune-Up

You probably already know that cars need periodic tune-ups in order to run their best. Well the same is true for heating equipment. Keeping your furnace clean, lubricated and properly adjusted will reduce energy use, saving up to 5% of heating costs. The good news is many utilities offer free annual checkups by qualified technicians -- but you often have to call early, as HVAC crews get backed up once heating season starts. Some furnace manufacturers and dealers also offer free or discounted inspections. If your entire furnace is in need of replacement, it will cost a lot more -- but replacing an inefficient burner for a modern machine will save you every month through the heating season.

A few other great tips:

- Use Caulking and Weather-stipping - because even small leaks can cost quite a bit
- Boost Insulation in Walls, Attic ...
- Insulate your Pipes- and Water Heater
- Put a timer on your thermostat - turn low when you are away or sleeping and have it ramp up for your living hours
- Seal Ducts
- Check into Solar panels.
- Prevent Drafts by sealing doors and windows or stuffing a blanket or sealant under a door where you feel a draft
- Change Batteries in smoke alarms
- Change air filters
- Consider turning down the temperature on your water heater.



Smilz ad to follow

Craft Beer is Giving Wine Some Competition

There has been so much attention paid to wine but it seems that there is competition growing. Americans are buying fewer 12-packs of mass-marketed light beer and much more in the way of special-release IPA's. This could be at the expense of bottles of Cabernet. And craft beer tastings and home brewing is growing in popularity as well.

Does your bartender or waiter wait for you to taste your beer as they would a wine? If not, maybe they should. Beer, even craft beer, will go 'bad' under normal conditions. In fact, the quality of beer starts to change as soon as it leaves the brewery. An average keg of beer has a shelf life of a few to several months, if kept in an optimal environment.

Considering that up to a third of that time is spent sitting at the brewery or in a distributor's warehouse, the window is even smaller for the consumer to enjoy it. Brewers, distributors and retailers work together to make sure that consumers receive beer that is as close to how the brewer intended as possible. Even so, poor storage practices or poor draught system maintenance can quickly degrade draught beer quality.

Ultimately, you should be able to send back any beer that you

are unsatisfied with. You should not have the mentality that all beer is good. Still, there is an increasing number who fear being labeled a 'beer snob' by their peers for rejecting a mistreated beer.

The likely outcome of asking for a different beer would be a server who is perfectly happy to bring you a beer that you'll appreciate and enjoy. Additionally, the interaction offers a chance to discuss what was wrong and how to fix it and help to insure noone else experiences the same disappointment.

As craft beer enthusiasts know not all beer is created equal. True, all beer has the power to create community, spark friendships and perhaps new ideas, but drinking old or contaminated beer is something we should not accept simply on the grounds that it's just beer.

On the following page please find a chart you may find very helpful in selecting the perfect beer to go with your appetizer, meal and/or dessert.

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Craft Beer & Food Pairing Guide

FOOD COMPONENTS	BEER FLAVORS	INTERACTIONS	EXAMPLE DISHES
GRAIN  Farro, Arborio, Wild Rice, Polenta	CLEAN & CRISP   American Amber Lager Bohemian-Style Pilsner	Complementary grain flavors balance hops while remaining light on the palate.	Creamy Risotto
BEANS & LEGUMES  Lentils, Fava, Chickpea, Green Beans	MALTY & SWEET   English-Style Brown Ale German-Style Hefeweizen	Food adds richness to the beer while balancing salt and acidity.	Grilled Halibut with Pole Beans
SHELLFISH  Clams, Scallops, Lobster, Crab	FRUITY & SPICY   Belgian-Style Saison German-Style Hefeweizen	Beer brings out salinity and natural sweetness while cleansing the palate.	Mussels with Garlic, Parsley And Butter
RICH MEATS & ROOT VEGETABLES  Parsnips, Carrots, Beef Strip Loin, Lamb	SOUR, TART & FUNKY   American Brett Belgian-Style Flanders	Combining these flavors brings out umami and adds earthy notes that rest on the center of the palate.	Grilled Ribeye and Root Vegetables
GAME BIRDS & GRAINS  Duck, Quail, Quinoa, Farro	HOPPY & BITTER   American Pale Ale American Brown Ale	Complements roastiness (Maillard reaction) while fat coats to neutralize hop bitterness.	Roasted Quail with Farrotto
FATS  Butter, Olive Oil, Duck/Pork Fat, Dairy	HOPPY & BITTER DARK & ROASTY   American Black Ale English-Style Brown Porter	Beer cuts through, balances strong flavors and allows for a complex finish.	Cashew Butter and Red Pepper Jelly On Toast
VEGETABLES (GRILLED)  Carrots, Mild Peppers, Onions, Mushrooms	DARK & ROASTY   Irish-Style Dry Stout German-Style Schwarzbier	Brings out umami and balances sweetness and richness.	Green Chili-Stuffed Portobello
CHEESE  Brie (Fruity & Spicy), Gouda (Malty & Sweet), Aged Cheddar (Hoppy & Bitter), Blue (Dark & Roasty), Mozzarella (Clean & Crisp)	VARIES   Belgian-Style Tripel English-Style Pale Ale (ESB)	Beer complements the natural flavors and textures while cutting through fat, cleansing the palate.	Brie and Fruit
BRAISED MEATS & CHOCOLATE  Beef Short-Rib, Pork Shoulder, <50% Cacao (Malty & Sweet), >55% Cacao (Dark & Roasty)	MALTY & SWEET DARK & ROASTY   German-Style Bock Baltic-Style Porter	Highlights the roasted character (Maillard reaction).	Milk Chocolate Bread Pudding
PORK  Sausage, Tenderloin, Terrine	HOPPY & BITTER FRUITY & SWEET   Imperial India Pale Ale Belgian-Style Dubbel	The intensity of the pork fat stands up to the strong beer characteristics.	Pork Chops and Apple Relish
CREAMY DESSERTS  Cheesecake, Ice Cream, Creme Brûlée, Mousse Cake	VARIES   British-Style Barley Wine Belgian-Style Fruit Lambic	Balances richness on the palate so the dessert doesn't finish cloyingly.	Butterscotch Mousse with Dark Chocolate

Credit to craftbeer.com for this chart

Fall Gardening Tips

Just when you think you will get a break from lawn care for a few months we are about to tell you why this is likely the most critical time of year for taking care of lawns and landscapes. Many horticultural tasks are best performed during this season of pleasant temperatures and moderate rainfall. This is in fact a great time to plant.



October is the best time to insure your lawn will look like the one on the right - not the left, in the Spring.

October - It is a great time for germination. It typically starts off warm, but even with hot days nighttime temperatures fall, lowering soil temperatures and creating conditions favorable for grass seed germination. Rainy days with slow soaking rain rather than the quick thunderstorms of the summer – also help new grass grow.

There are many approaches to renovating your lawn. You can start with the extreme where you remove all the existing grass, till and install new sod. There is a moderate approach which calls for aeration, overseeding and fertilization. Or maybe you will elect just to do the bare minimum and fertilize. But you should consider all of this - every single year to keep your lawn looking it's best. This approach will not produce as dramatic immediate results as new sod but over time will lead to a healthy beautiful lawn. Core aeration relieves compaction, helps water and nutrients reach plant roots and will actually reduce the possibility of weeds taking over, if done annually.

If your lawn is really not looking great you can take the aeration approach a step further by de-thatching the lawn as well and adding a layer of organic compost. This is a lot of work and more expensive than just aerating and overseeding.

Meanwhile, your landscape plants that looked so thirsty all summer will probably begin to thrive this month. They may need some trimming, but you should resist the urge to do any major pruning, because it is best to do so in the winter.

If you're doing any fall planting, get the evergreens in the ground now. Trees like Leyland cypress, cryptomeria, willow oaks and hollies tend to have a higher mortality rate if planted in late fall. Be diligent about watering any new plantings. Watering by hand as opposed to relying on a sprinkler system is best.

Get your turf work done by October 15, if possible. That said, if you miss that date it doesn't mean you should skip the aeration and overseeding. While you are less likely to get optimal results after mid-October, performing these tasks any time this month will benefit your lawn in the coming year.

New sod is also still a good option for lawns, even after temperatures get too cold for new

seed germination.

October is also prime time for planting almost any tree or shrub. Again, plant the evergreens as early in the month as possible, but generally if you're doing a major planting project there is really no better time than now. This month also typically brings some of the

year's best weather for working outside!


The month will start with your grass growing like crazy, but it will start to grind to a halt as we near the end of October. Be careful mowing because mistakes you make now, like mowing too short or leaving ruts in wet grass, will likely remain visible in your lawn all winter.

November - Dramatic changes start to take place this month. The grass quits growing altogether. Leaves turn color and fall to the ground. Please make sure to keep up with removing the leaves as they begin to pile up in your yard. It's usually easier to clean up the leaves a little at a time than to do it all at once.

You will likely need to cut your grass at least one time in November. Once that is done, go ahead and winterize your mower. Run the gas out of it; change the oil; sharpen the blades; store it in a dry place. Doing all this now will make for an easier start next spring.

Conditions also remain good for planting deciduous trees (ones that lose their leaves) and shrubs. Get these plants in the ground now; they will lie dormant all winter and emerge as beautiful healthy plants next spring.

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Pests Annoy & Destroy -

Expert Prevention Tips & Simple Techniques for Winterizing



Now is the time to think about Pest Prevention - because it's the time when the little critters are looking for a way to keep warm and comfy in the coming winter months.

The list of insects known as occasional invaders includes some insects that can survive over the winter and emerge in the spring *inside* your home. Some of these "bugs" include stinkbugs, boxelder bugs, lady bugs and cluster flies. Ants and rodents remain active in the fall while seeking food and shelter. Your home could be the perfect fit. Therefore this is a good time to identify nesting areas for these pests and seal entry points with caulking, flashing or whatever material matches the opening.

There are also a variety of things that you can do as a homeowner to help prevent these pest populations from building up around your home.

Inside Your Home:

- ✓ Look for wood that is spongy, soft or showing signs of damage.
- ✓ Keep an eye out for piles of saw dust, piles of dead insects or piles of translucent wings. Any of these could indicate a wood destroying insect problem. Termites cause more damage to homes in the United States each year than floods and tornadoes combined.
- ✓ Watch for signs of mold or fungus on wood in your attic, basement or crawl and keep these areas free of clutter to avoid insect or rodent nesting.



Outside Your Home:

- ✓ Keep garage doors closed as well as windows (even screened ones) this will also help deter pest entry.
- ✓ Do not pile firewood against the house or under the deck. Stacked wood is a perfect home for rodents and insects.
- ✓ Do not leave water or food for pets out overnight.
- ✓ Pull mulch away from the foundation
- ✓ Eliminate any standing water that would provide a water and breeding source, and consider moving bird feeders at least 25 feet away from the house. The seeds from the bird feeders attract rats and mice. By keeping the feeders at least 25 feet away from your home should deter entry.
- ✓ Make sure gutters stay clean to prevent mosquito breeding grounds and to keep water from running back into the attic.



Take these simple steps to help insure a comfortable and safe environment through the winter and into Spring.

Pesty Ants & Other Bugs- Interesting Solutions for Dealing With Them



Ants are so sneaky and can march into your home and never leave on their own accord. But with these simple tricks that use common household items you can protect your kitchen, doors, windows, patio and anywhere else ants like to crawl. You might need to try various solutions to get rid of ants throughout the house, but

hopefully one of these tricks will work for you.

Tape - Create a "moat" around the object by surrounding the item that the ants are trying to get at - by surrounding it with adhesive tape placed sticky side up.

Turkey Basters - Sprinkle boric acid along any cracks or crevices where you've spotted bugs. Use a baster to blow small amounts of the powder into hard-to-reach corners and any deep voids you come across. *Note: Keep in mind that boric acid can be toxic if ingested by young*

children or pets.

Chalk - Keep ants away by drawing a line around home entry points. The ants will be repelled by the calcium carbonate in the chalk, which is actually made up of ground-up and compressed shells of marine animals. Scatter powdered chalk around garden plants to repel ants and slugs.

Flour - Sprinkle a line of flour along the backs of pantry shelves and wherever you see ants entering the house. Repelled by the flour, ants won't cross over the line.

Lemons - Squirt some lemon juice on door thresholds and windowsills. Then squeeze lemon juice into any holes or cracks where the ants are getting in. Finally, scatter small slices of lemon peel around the outdoor entrance. Lemons are also effective against roaches and fleas: Simply mix the juice of 4 lemons (along with the rinds) with 1/2 gallon (2 liters) water and wash your floors with it; then watch the fleas and roaches flee. They hate the smell.

Area Activities & Events



HISTORIC DOWNTOWN MANASSAS FARMERS MARKET

9431 West Street - Manassas, VA 20110

We are back with your old favorites, and some great new vendors! Prince William Living Magazine voted our market as one of the best in the area with good reason—our wonderful producers. We are now officially a year round market, so you can enjoy the best our vendors have to offer through the winter. The Farmers Market will take place on Saturdays from 7:30 am-1:00 pm in Lot B, and Thursdays in the Harris Pavilion from 7:30 am-1:00 pm during the regular season (April-November). **The Winter Market runs from December to March 10 am-1 pm in Lot B across from the Train Depot.**

TOWN OF HAYMARKET FARMERS MARKET

15016 Washington Street - Haymarket, VA 22069

Locally grown produce, fruits, meats, vegetables and fresh flowers, bedding plants and decorative items. **Open Saturdays 8 am - 2 pm, April - October.**

WARRENTON FARMERS MARKET

100 E. Lee Street - Warrenton, VA 20186

7:00 am-12:00 pm - Phone: (540) 347-2405

Town of Warrenton - www.warrentonva.gov

Area farmers sell a variety of seasonal Virginia produce, baked goods, flowers, herbs, potted plants and more. Saturdays at 5th and Lee Street. Wednesdays in front of The Bistro Restaurant on Hospital Hill (Fauquier Hospital grounds).

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SEPTEMBER 19



THE MIDTOWN MEN

These four debonair and supremely talented showmen took Broadway by storm in the hit musical *Jersey Boys* and now bring the swinging sounds of the Sixties to the Hylton Center.

NOVEMBER 8



**COMPAÑIA FLAMENCA
JOSÉ PORCEL**

Flamenco Fire

Celebrate the art of flamenco in this breathtaking and colorful extravaganza of passionate rhythm and enchanting movement that showcases flamenco's golden age in its most pure and authentic art form.

OCTOBER 3



**METROPOLITAN JAZZ
ORCHESTRA**

To Swing Through the Sky

Enjoy a stunning visual experience, exuberant dance, insightful narrative, and the swinging sounds of big band in this captivating multimedia performance.

NOVEMBER 20



**BOLLYWOOD MASALA
ORCHESTRA AND
DANCERS OF INDIA**

The Spirit of India

Experience a veritable feast for the eyes, ears, and soul when these dynamic artists present a captivating evening of Indian music and dance, including astounding acts of daredevilry from fire-breathing to standing on swords!

OCTOBER 10



AQUILA THEATRE:

***The Adventures of
Sherlock Holmes***

The legendary literary sleuth comes to the Hylton Center in this witty and wild whodunit!

NOVEMBER 29



CHANTICLEER

A Chanticleer Christmas

This celebrated a cappella group ushers in Christmas with a magnificent program of music that includes ancient hymns and sacred songs.

OCTOBER 18



**THE NATIONAL CIRCUS
AND ACROBATS OF
THE PEOPLE'S
REPUBLIC OF CHINA**

Peking Dreams

These highly skilled acrobats amaze audiences with jaw-dropping feats including juggling, contortion, and balancing acts.

DECEMBER 4



LEE GREENWOOD

***A Lee Greenwood
Christmas***

Celebrate a country Christmas with Grammy nominee and Platinum – selling recording artist, Lee Greenwood, in a concert of cherished Christmas carols and spirited holiday favorites.

NOVEMBER 6



ART OF TIME ENSEMBLE
***Sgt. Pepper's Lonely
Hearts Club Band***

This groundbreaking group reimagines the classic Beatles album, an iconic psychedelic masterpiece of the Sixties with new arrangements from jazz, pop, and classical composers.

DECEMBER 11



**AMERICAN FESTIVAL
POPS ORCHESTRA**

***Holiday Pops: Songs of
the Season***

This audience favorite brings the sounds of the season alive with holiday classics, festive Christmas carols, and always a surprise or two!

Area Activities & Events

HAUNT THE TOWN

Thursday, October 1 - Saturday, October 31

Historic Occoquan - Mill Street - Occoquan

The Haunting of Occoquan begins October 1st and continues thru October 31st. Hop on your broom, come on down and visit the many wonderful shops. Enjoy the life-size Halloween Characters which you'll find on Occoquan's benches, porches and doorways.

FISHERS OF MEN TOURNAMENT

Friday, October 9 and - Saturday October 10

Spend a beautiful Fall afternoon enjoying the sunshine at Leesylvania State Park and experience this exciting fishing tournament in action. With 100+ anglers taking advantage of all that the Potomac River has to offer, there are sure to be some large hauls at the end of the second day. Bring the kids and your fishing pole and fish from the pier while visiting too.

POTOMAC RIVER BLOCKADE BOAT TOUR

Saturday, October 10 - 10:00 am - 1:00 pm

Cruise along the Potomac River shoreline and view sites that were critical to the Confederate successful blockade of Washington D.C. from September 1861 through March 1862. The cruise will include the preserved batteries at Freestone Point and Possum Nose, as well as Evansport and Shipping Point. Tours include lunch and departs from Leesylvania State Park in Woodbridge. For reservations call 703-792-4754 Attachments

WALK TO END ALZHEIMER'S

Saturday, October 17 - 9:30am - 11:00am

Join us for the Walk to End Alzheimer's! It is the nation's largest event to raise awareness and funds for Alzheimer's care, support and research. Our walk is a family and pet friendly community event. Highlights include free parking, refreshments, face painting for the kids, mascots entertaining the crowd and group photos. Something for everyone! Registration is free. Donations are tax deductible. All are welcome 2015 Walk to End Alzheimer's in Virginia.

HYLTON FAMILY SERIES: ENCHANTMENT THEATRE COMPANY PRESENTS "PETER RABBIT TALES"

Sunday, November 1 - 2:00pm and 4pm

The magical and marvelous world of Beatrix Potter comes alive at the Hylton Center when Peter Rabbit and his cousin, Benjamin Bunny, go on one final escapade in Mr. McGregor's garden. All of Potter's popular characters are along for the ride, from Squirrel Nutkin to Mrs. Tiggy-Winkle, and Jemima Puddleduck to Thomasina Tittlemouse. With this delightful performance, Peter Rabbit and friends celebrate the 150th anniversary of the birth of this beloved British children's author. The adventures and misadventures of these cherished characters have enchanted young readers for well over a century, when the precocious young rabbit first hopped out of the pages of a storybook and into children's hearts. The Enchantment Theatre Company brings this captivating performance for children filled with fantastic masks, whimsical puppets, gorgeous scenery, and original music. Image Courtesy of the Artists.

MERRY OLD TOWN: 70TH ANNUAL GREATER MANASSAS CHRISTMAS PARADE

Saturday, December 5 10:00 am - 12:00pm

Join us for the 70th Annual Greater Manassas Christmas Parade. Please visit www.gmchristmasparade.org for details, including parade route. Free parking for the parade is available in the parking garage on the corner of Prince William St. and Main St. There is also timed parking available on the street. Handicapped parking is available in the BB&T parking lot located on Center Street and the 7-11 parking lot located at the corner of Grant and Center Street. The parade will take place rain, snow or shine!

Reach out to your board members by emailing them at

Imroaconcerns@gmail.com

A member of management of the board will do their best to respond within 72 business hours.

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Banks Versus Credit Unions - The Differences

Banks and credit unions may seem very similar, but these two financial institutions serve customers in slightly different ways. Know the difference between banks and credit unions so that you can determine which works better for your needs.

What Is a Credit Union?

A credit union is a nonprofit, member-owned cooperative that provides financial services to its members. Credit unions focus on saving and borrowing, but they may offer other common banking services.

Credit union membership is based on a certain field. These membership fields can be occupational, associational or geographical. If you qualify, your first deposit also counts as your first purchased share. This makes you a member and partial owner of the credit union.

You might choose a credit union if:

- You or a family member qualifies for the field of membership.
- The rates and fees are better for your budget.
- Your financial needs are relatively basic. Not all credit unions offer advanced financial planning or online financial tools.

What Is a Bank?

A bank is a commercial entity that offers deposits, withdrawals, savings and loans. Banks generally have bigger budgets, as they are for-profit entities. This allows banks to offer more conveniences, such as multiple ATM locations. Banks do not require membership, though some require a minimum balance to have an account.

You might choose a bank if:

You prefer mobile and online banking. These services are not always available through credit unions.

Your financial needs are complex. For example, if active investing is your passion, a credit union may not have the resources you need.



In Lake Manassas

Following is something you can say to a solicitor who decides to show up on your property uninvited. **This applies to all residents whether you live inside or outside of the gated community.**

Top three responses are:

1. "Lake Manassas is private property and you are trespassing."
2. "There is a very visible **no soliciting** sign posted at all of the entrances of the community."
3. "If you do not immediately cease soliciting and leave, I will phone the Sheriff's Office and report you for trespassing."

Afterwards, please send the ROA staff a brief email identifying the date, approximate time and solicitor contact information. Homeowners can also turn in any flyers or business cards left at their residence to the ROA office and we will contact the solicitor to notify them that soliciting is prohibited in Lake Manassas. The ROA staff cannot provide real time interception of solicitors by going to the location at the very moment they are at your home.



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Dr. Chris House,
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Hand & Foot Card Game

Contact: Suzanne at 703-727-5775 or swbrooks@comast.net

Hand and Foot meets regularly once a month, but, not necessarily the same day of the week of every month. We meet in the evening at 7 pm and rotate homes if desired, but hosting is not a

requirement to participate. Refreshments are very low key. Hostesses provide water. So far, all members live in Lake Manassas. Any number of people can play. The more the merrier and the goal is FUN!!!

Description: Hand and Foot is similar to the Canasta card game. It is a card game of the rummy family of games believed to be a variant of a card game called 500 Rum. It can be played by 2, 3, 5 or 6 players, or played by four in two partnerships. Players attempt to make melds of 7 cards of the same rank. When they play all the cards in their hand, they continue on to play all the cards in their foot and then be the first to "go out," which ends the game. The highest score after four plays wins the game.

Lake Manassas Running Club



All paces welcome!!!

Contact: Email Jill Rumble: jrumple14@aol.com or Grete Bravo: gstrombravo@gmail.com

Time and Date: every Monday 9.30am starting January 12th

Location: The Swim & Tennis facility.

Description: We can break into groups depending upon preferred pace/and or distance. This will be a great

time to meet neighbors, built friendships while pounding the pavement! Stay tuned for kids' running/activity club in the spring.

Mah Jongg



Contact: Suzanne at 703-727-5775 or swbrooks@comast.net.

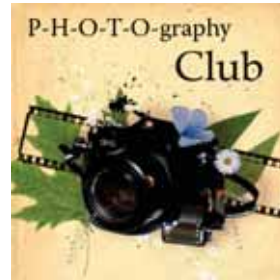
Time and Date: Mah Jongg meets weekly every Thursday morning from 10:30 am– 12:30 pm, refreshments are minimal and stressfree-water is a mainstay and grapes have

been an easy offering for most of us, we have approximately 12 members so far and we rotate homes. Not all of us live in Lake Manassas but all of us live within a 4 mile radius. We are open for new players and to teach people who are interested in the game; the goal is FUN!!!

Description: Mah Jongg, which originated in China, is played by four players using a set of 136 tiles based on Chinese characters and symbols. Each player

begins by receiving thirteen tiles. In turn players draw and discard tiles until they complete a legal hand. It is a game of skill, strategy and calculation and involves a certain degree of chance. We play according to the National Mah Jongg League rules.

Photo Fun



Contact: Helen Watt at 703.743.5499 or hwattmemories@gmail.com.

Time and Date: 10am-2pm and/or 7pm-11pm on the 2nd Friday of each month

Location: Helen's home. Feel free to bring a snack or drink to share.

Description: Ready to have fun with your photos? Join us once a month to honor and celebrate those we love with all the great photos we're taking. Bring your piles of printed pictures to get organized, photo album project to work on or your laptop for all those jpg files. There's lots of great table space to spread out. I'm a busy mom of 3 and know, for me, working with pictures is not overwhelming when I focus on simple solutions and lots of great friend time together sharing our stories. Hope you can join us or stop by to check it out. *Please RSVP.*

Are you interested to starting a new club in the community? If so write to newsletter@lakemanassasroa.com and we will feature your information in the next issue!

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
OCTOBER				1 Trash & Yard/ Lawn Debris pick up	2	3
4	5 Trash & Recycling pick up	6	7	8 Trash & Yard/ Lawn Debris pick up	9	10
11	12 Trash & Recycling pick up 11am Communications 5pm Modifications & Construction	13 7pm Swim & Tennis Center	14	15 Trash & Yard/ Lawn Debris pick up 5:00 pm Budget & Finance	16	17
18	19 Trash & Recycling pick up 7pm Covenants	20	21	22 Trash & Yard/ Lawn Debris pick up	23	24
25	26 Trash & Recycling pick up	27	28	29	30	31 

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9 Trash & Recycling pick up 5pm Modifications & Construction	10	11	12 Trash & Yard/ Lawn Debris pick up	13	14
15	16 Trash & Recycling pick up 11am Communications 7pm Covenants	17	18	19 Trash & Yard/ Lawn Debris pick up 5:00 pm Budget & Finance	20	21
22	23 Trash & Recycling pick up	24	25 6:00 pm Community Safety/ Visitor Access	26  No Trash Pick up Thanksgiving Office Closed	27 Management Office Closed	28
29	30 Trash & Recycling pick up	NOVEMBER				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
DECEMBER		1	2	9 Trash & Yard/ Lawn Debris pick up	4	5
6	7 Trash & Recycling pick up	8 7pm Swim & Tennis Center	9	10 Trash & Yard/ Lawn Debris pick up	11	12 10am Environmental Committee
13	14 Trash & Recycling pick up 11am Communications 5pm Modifications & Construction	15 LMROA Board Meeting Closed Session 5:30pm Regular Session 6:30pm	16	17 Trash & Yard/ Lawn Debris pick up 5:00 pm Budget & Finance	18	19
20	21 Trash & Recycling p-up 7pm Covenants	22	23 6:00 pm Community Safety/ Visitor Access	24 Trash & Yard/ Lawn Debris pick up Management Office Closed	25 Management Office Closed 	26
27	28 Trash & Recycling pick up	29	30	31  NEW YEARS EVE		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
JANUARY			1	2 Trash & Yard/ Lawn Debris pick up	3	4
5	6 Trash & Recycling pick up	7	8	9 Trash & Yard/ Lawn Debris pick up	10	11
12	13 Trash & Recycling pick up 11am Communications 5pm Modifications & Construction	14	15	16 Trash & Yard/ Lawn Debris pick up 5:00pm Budget & Finance	17	18
19	20 Trash & Recycling pick up 7pm Covenants	21	22 6:00 pm Community Safety/ Visitor Access	23 Trash & Yard/ Lawn Debris pick up	24	25
26	27 Trash & Recycling pick up	28	29	30 Trash & Yard/ Lawn Debris pick up	31	

Community Committee Meeting Info

All committee meetings are held at the onsite management office. Board meetings are held at the Stonewall Golf Club. Please watch the website calendar www.lakemanassasroa.com and the bulletin boards at the entrance gates for the latest information.

MEETING DATES AND TIMES ARE SUBJECT TO CHANGE

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CMC Corporate / Emergencies	703.631.7200
Gatehouses Baltrusol gatehouse	703.754.9465
Stonewall gatehouse	703.754.9951
Stonewall Golf Club Pro Shop	703.753.5101
Brass Cannon Restaurant	703.753.6140
Cable (Comcast) 24-Hour Repair	703.670.3500
Electric Dominion VA Power	888.366.4357
Gas Columbia of Virginia	800.543.8911
24-Hour Emergency	800.544.5606
Main Street Mailboxes	703.753.5521
Mental Health Emergency Services	703.792.7800
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 Volunteer	703.754.1112
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
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Gas - Columbia	800.543.8911
Library Administration	703.792.6100
Licenses / Auto/Business	703.792.6710
Miss Utility	800.552.7001
Power - Dominion Virginia Power	888.366.4357
Sanitation - Sewer	703.335.7900
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
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Virginia Railway Express (VRE)	703.684.1001
Virginia Department of Transportation	703.366.1900
Verizon	800.483.3000
Zoning Administration	703.792.6830



Publication Dates & Info

Advertising, Photo & Article

Deadlines are as follows:

Fall Issue - Deadline: September 1

Winter Issue - Deadline: December 1

Spring Issue - Deadline: March 1

Summer Issue - Deadline: June 1

For information call Imagery at

703.723.3400

Or email: Imageryads@aol.com

Or Imagerymelissa@aol.com



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Do you have any ideas for this publication? Photos or a story to share ... **This is YOUR COMMUNITY PUBLICATION** and we welcome your input. Write to us at newsletter@lakemanassasroa.com.

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PLEASE NOTE: The *Lake Manassas Connection* is published at **NO COST** to the Lake Manassas Community - HOA or residents. Any revenue earned by the publisher comes solely from advertising.

The Next deadline, for the WINTER 2016 issue is DECEMBER 1.

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