

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

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VOLUME 18, ISSUE 4



LAKE MANASSAS CONNECTION

Official Publication of
The Lake Manassas Residential Owners Association
Volume 18, Issue 4

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

Send your emails to: concerns@LMROA.com

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From THE BOARD



DON MINOGUE
PRESIDENT

Summer is over, and fall is upon us. While Covid lingers in our lives and dampens some normal activities, we are in a better place this year. Like the residents of our community, the Board will remain vigilant and adapt to new challenges as they arise.

Our HOA has already faced new challenges. Trash and yard waste is an issue that resulted from a shortage of manpower and is not isolated to just our community. See a copy of an email blast that was sent to all [website registered] residents on page 18.

Annual Meeting

By the time you receive this issue of The Connection, the LMROA Annual Meeting and Election that was to be held on September 28th will have taken place. We appreciate those who took the time to submit their proxies in advance of the meeting. The election results can be found on the community website by going to www.lmroa.com.

Financial Update

The Community's financial status is presently healthy! To date, we do not have the final audit for the fiscal year-end statement and will be subsequently publishing the results in the winter issue of The Connection. The delinquencies have been significantly reduced by about \$40,000 due to the Board's aggressive actions toward delinquent owners.

As you already know, due to increases in our service contracts, the increase to our monthly assessments was higher than in previous fiscal years. Everyone is aware of the massive increase in costs due to inflation, labor hourly increases and shortages, and the war in Ukraine.

We are currently proportionally funded in our Reserves. In the near future, we will be taking over the common property at the Turtle Point Townhomes from Basheer & Edgemore, which will further increase our landscaping and maintenance costs. Our goal next year is to minimize increases in our assessments.

FIOS Update (Stonewall Side)

Goal

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

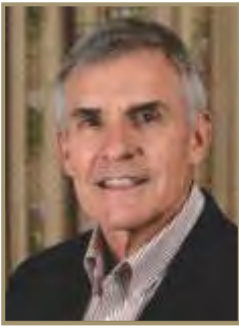
Progress

- There are 119 homes in Lake Manassas that require easements to mirror that of the rest of the community.
- All documentation for easements for the 119 residents (Phase 3-2B & 3-3) have been prepared and are ready for Homeowner signatures.
- Many of the 119 Homeowners have been contacted by Letters/Email/Phone to visit the LM Office and complete the easement signatures.
- As of August 15th, 78% of the signatures required have been collected. This is GREAT progress due to a lot of effort.

Next Steps

The Lake Manassas Office staff continues to make attempts by phoning and emailing property owners to obtain signatures on the needed Easement Agreement from those who have not yet been able to schedule an appointment to sign.

Reminder -- FIOS utility installation is dependent on proper uniform easements signed by ALL 119 homeowners in the sections mentioned above. It only takes two minutes of your time to sign. Please contact the office by sending an email to concerns@lmroa.com, and the site staff will be happy to accommodate your schedule in arranging an appointment time for you to sign the Easement Agreement.



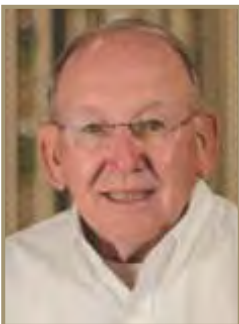
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TREASURER



SHASHI MEHTA
SECRETARY



JOE GREENLEE
DIRECTOR

Continued....

BOARD REPORT (CONTINUED)

Completed Fiscal Year 2022 Projects

Road Work

- Milled and paved selected roads (Alpine Bay Loop, Bonnie Briar Loop, Birnham Wood Court, Horseshoe Bay Court, Crooked Oaks Court, and Hancock Court).
- Milled and paved pipe stems (Hancock Court and one at the Spyglass Hill Loop Overlook).
- Crack fill throughout the community.

Swim and Tennis Facility

- Four swings replaced
- Signs replaced - Court numbers & tot lot rules/ warning labels
- Pool pump room door replaced
- Additional video surveillance cameras placed at basketball courts

Common Areas

- Trash cans and signs designated for "pet clean-up" placed along trails and sidewalks

Proposed Fiscal Year 2023 Projects*

- Sign replacements and refurbishments at the Swim and Tennis Center
- Sign refurbishments and replacements throughout the community
- Selected concrete repairs (@ Swim and Tennis Facility and trip hazards within the community)
- Selected asphalt trail repairs
- Paint/Repair street light posts
- Replace refrigerator at Swim and Tennis Center (lifeguard station)
- Replace pickleball nets

*Other various projects may be considered based on Reserve Study recommendations

Vehicle Access Control

A change in our Allied Universal Gate Attendant contract and the Lake Manassas Association's (Master Association) desire to reduce Gate Attendant costs at the Baltusrol Gate (main entrance) will result in some changes to visitor access during the overnight hours.

By way of background, there are generally less than a dozen visitors entering through the Baltusrol Gate overnight, yet the LMA is paying to have an attendant on duty during that period of time. As cost savings for all, the LMA and LMROA Boards are investigating technologies that would allow residents to control their own visitors' access through the Baltusrol Gate. An attendant would still be posted at the Stonewall Gate during those hours to handle any unanticipated issues.

Police Patrols

You may have noticed vehicles from the Sheriff's Deputies patrolling the community recently. We are pleased that the Sheriff's Department has agreed to have their officers supplement the off-duty Prince William County Police patrols that occur randomly throughout the month.

We have directed Community Management Staff to send "blast emails" to the Community so that Residents are aware of the most frequent citations issued by the police within the Community. We have learned that running stop signs, speeding, impaired driving, driving without a license, etc., has occurred. Officers will continue to enforce traffic signs, watch for speeding, and monitor for any suspicious activities at the Swim and Tennis Center and throughout the community.

Please inform members of your household who may be stopped by the police to be respectful and follow the Officer's instructions. Tickets may be occasionally issued; however, be aware that courtesy may result in a warning rather than an actual ticket.

Community Concerns/Recommendations

The Board and its Committees encourage residents to provide input on any issue of concern and/or suggestions for improvements to the Community. We do, however, prefer that residents use concerns@lmroa.com to communicate with management staff, report their concerns, and address recommendations for Community improvements. This assists our Community Management Staff in addressing and following up with Residents on their issues and recommendations.

We hope you had a great summer and trust that you will enjoy the fall and upcoming holiday season!

Sincerely,

Don, Gary, Bob, Shashi, and Joe



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Management REPORT

By Michelle Wingo, Community Manager

"Nothing is more pleasant to the eye than green grass kept finely shorn."

~Francis Bacon



Karen Jackson
Assistant Manager/
Covenants
Administrator

Summer has come to an end as we welcome cooler fall temperatures and the colors that Autumn brings!

While summer may officially be over, your lawn may not know it. Mowing and other yard maintenance (leaves!) will be needed for several more weeks. Lawn violations are generally noticed in the spring and summer months while we are conducting covenants inspections. If you received an "Opportunity to Cure" or "Violation" letter from the Association this past year related to your lawn (crabgrass, bare spots, weeds) and corrected the issue, we thank you. If you have not yet been able to remedy the situation, it is important that you communicate to us your plan of action to repair your lawn and bring it into compliance or request an extension of time. Please do not ignore these letters or forfeit your opportunity to a hearing which could result in the Covenants Committee assessing violation charges to your account.

With the heat from the summer sun fading, this is the ideal time of year for planting trees and shrubs and maintaining your lawn, so it is lush and green next spring! However, if you are planning landscape improvements such as removing or adding trees or shrubs, expanding mulch beds, etc., please remember that an Exterior Modification application is required to be submitted and approved in advance by the Modifications Committee before you make any changes. See page 10 for more information.

Leaves are falling at a fast pace and should be cleaned up from your lawn regularly and disposed of properly. Please put leaves and other lawn debris in appropriate containers (paper bags or bins clearly marked "yard waste") at the curb for pick-up by American Disposal. Note that American Disposal will pick up no more than ten bags at a time with some weight and content restrictions. See page 18.

While there have been some delays and scheduling issues at American Disposal, due to Covid outbreaks and labor shortages this past year (see page 18), yard waste is generally picked up at specified times weekly between the months of March and December and Christmas trees picked up in January.

On another note, while many pools in the Northern Virginia area experienced staff shortages, we are grateful that the Lake Manassas pool facility was able to open on time and remained fully operational this past summer. We'd especially like to thank the lifeguards – many of whom live here -- for their commitment and dedication to the community.

As we head into the holiday season, I wish everyone the pleasure of spending time with family, friends, and neighbors at this special time of year!

Happy holidays,

Michelle

A Kind Reminder . . .

Please do not blow leaves onto neighboring properties or dump on common areas or natural/wooded areas or streams.

Grass clippings, leaves and other yard debris dumped on common areas or in stormwater management areas result in added expense to the Association when clean-up becomes necessary in those areas.

Lake Manassas

The purpose of the “Corner” is to provide the Community's Residents with information pertaining to the ongoing efforts of the Lake Manassas Association (LMA) Board. The LMROA is a member of that Board and based on recent meetings and other informational exchanges the information below is our representative's attempt to keep the Community abreast of the LMA Board's activities and actions.

Shoppes at Stonewall

At this time there is no new activity regarding the addition of new businesses at the Shoppes and or old businesses leaving. The Shoppes at Stonewall is “status quo” with the exception of Just Manes. The business owners are still trying to resolve issues within the business with no timeline for resolution. Stay tuned for any updates.

CWS Cell Tower

If you haven't noticed the construction of the “monopine” cell tower is complete. The next step is for one or more service providers to install their equipment on the tower, and go “on air”. Verizon will be first; they are currently working on their permits, and hope to be on air by year's end. Verizon customers in the vicinity of the new tower will see improved speed and reliability. This structure will also facilitate Verizon's deployment of 5G, eventually providing wireless broadband that will outperform fiber.

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

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covenants committee



COMMITTEE MEMBERS:

Board Liaison:
Gary Border
Tom Cumber
Leslie Holbrook
Sarah Wheeler

By Ron Allen, Chair

Annual Covenants inspections have been ongoing all summer and will continue into the fall season. Follow-up inspections as well as random “after hours” covenants patrols take place throughout the year. If you receive a notice from the Covenants Administrator citing violations at your property, please work to resolve issues within the time frame allowed or contact the site office to discuss a plan of action in correcting the violations. Neglecting to do so may result in forfeiting your right to a hearing and the possible assessment of charges for violations to your account.

Every homeowner is responsible for maintaining the beauty of Lake Manassas. It takes all of us working together to keep Lake Manassas a premier community. If you see something you feel needs to be addressed, please notify the management staff by sending an email to concerns@LMROA.com.

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

The Covenants Committee would like to welcome our newest member, Sarah Wheeler, and thank former resident Rowland Bowers for his many years of dedicated service to the community, especially as a member of the Covenants Committee.

Design Guideline/Use Restriction Update

SIGNS

No sign of any kind shall be erected within a Homeowner's property except in accordance with Design Guidelines adopted on August 17, 2022, by the Association or otherwise with the written consent of the Board of Directors.

The Board of Directors has voted to permit the following signs without prior approval:

- * Home sale/rental signs on a white background with green or black lettering no more than 24" x 36" on a single or double metal post placed only on the lot being sold or rented. Only one (1) sign will be permitted on the property being sold, except two (2) signs for properties immediately adjacent to the golf course. No additional signs or other forms of advertising will be permitted except “open house” signs on the day before and the day of the open house.
- * Invisible fence signs no more than 6" x 6" with no more than four (4) per property (one on each corner).
- * Home security signs no more than 6" x 6" with no more than two (2) per property, one in front and one in back.
- * “Clean up after your pets” signs no more than 6" x 6" with no more than two (2) per property.
- * Graduation/birthday/congratulatory signs no more than 24" x 36" with no more than two (2) per property, for a total of two (2) weeks surrounding the event. Any graduation/birthday/congratulatory signs up for more than 2 weeks will be in violation.

If you have any questions, you can reach Site Staff and the Board by emailing concerns@LMROA.com.

Thank you, LMROA

WATCH FOR CHILDREN!

With school back in session, we would like to remind all residents to be courteous of the school buses and children who walk to school, by maintaining their speed and being alert as they drive the roads within and around the Lake Manassas community.

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COMMUNITY VISITOR & ACCESS committee

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



By Rex Luzader,
Chair

Gate Attendant Performance

Please continue to report both the good and poor performance of attendants at concerns@lmroa.com. Your inputs help us with our ability to receive credits for poor gate attendant performance and award attendants for good performance. Thanks in advance for your cooperation.



Speed Radar Sign

The speed radar sign has most recently been installed on Turtle Point Drive near the pool office and the Eastern side of Spyglass Hill Loop near the top of the hill. Most speeds logged were within acceptable limits.

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

Bob Glista has resigned from the committee since he will be moving. Thanks to Bob for his services.

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

Respectfully submitted



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A few of our recent Lake Manassas listings & seller reviews...



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Turtle Creek Cir - SOLD



"We are so happy we contacted Jim and Dawn when we decided to sell our home in Lake Manassas. Their experience made all the difference. They really understand the market, the area and the home buying & selling process. Jim & Dawn were available to help with every step of the transaction. Within a few days of listing, we had a full-price offer. We highly recommend the Gaskills!" - Patti Marlow



Bonnie Briar Lp - FOR SALE



"Jim & Dawn are the Lake Manassas team experts! When listing our property, we wanted an agent(s) that would best represent our home. The attention to detail, presentation and advocating in our interest was top notch. We are happy and feel like we received top dollar for the sale of our home. Highly recommend Jim & Dawn!!"

- Cindy Jacobson



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MODIFICATIONS & CONSTRUCTION committee

COMMITTEE MEMBERS:
Board Liaison: Don Minogue
Kathy Cumber
Matt Dietrich
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 you have made 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 **TEN DAYS** 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. If your application is deemed incomplete after the initial review, you will have thirty days to provide the committee with the additional information requested. If that information is not received within those 30 days, your application will be **DENIED**. The application is available for printing on the community website, www.LMROA.com. If you have questions about the application process, please send an email to concerns@LMROA.com, and management staff will be happy to assist you.

In addition to reviewing homeowner applications for exterior modifications, the committee continues to conduct 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 the site office, and management staff will make necessary arrangements to resolve the issue or place it on our schedule for the following months' inspection.

If you notice street light outages, please report those to management as well. The number off the pole (if there is one) as well as the address nearest the pole should be included. 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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SWIM & TENNIS committee

COMMITTEE MEMBERS:

Board Liaison: Bob Hale
Grete Bravo
Kristin Knodt



By Muffin Wilcoski, Chair

The pool closed for the season at 8 pm on Labor Day after a successful swim season. We are thankful that we did not experience the labor shortage some pools encountered this summer with a lack of lifeguards. With one exception, the Lake Manassas pool opened on time as scheduled this past summer, thanks to the efforts of our lifeguards, many of whom live in our community.

A safety inspection was performed at the beginning of the summer at the Tot Lot; some additional warning labels were placed on the play equipment, and a rules sign was installed at the entrance. The two baby swings, as well as the two strap swings, were replaced along with the chains and hardware on that fixture.

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

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



*“Fall reminds us of the beauty
in letting things go!”*



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Harry is a resident of Lake Manassas

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Stonewall Golf Club AT LAKE MANASSAS



By Gary Huebner, PGA General Manager

It's hard to believe that the summer has already slipped by and that fall is here! It's a beautiful time of year to enjoy the outdoors, whether on our golf course or on our patio enjoying the view. Come on out to Stonewall and enjoy all the colors of the season!

In the last edition of *"The Lake Manassas Connection,"* I shared the news of our project to add a full roof over our Terrace / Patio area. Work on this started just before the 4th of July, with the goal of completion by Labor Day. Unfortunately, we discovered that we needed to improve the foundation in the area that will hold the main supports for the structure, so the project timeline got delayed while we had the stairs and upper portion of the patio removed and rebuilt. The great news is that the Terrace is now back open for outdoor dining and events! We will go through the fall with the "as is" open-air environment, and the project to erect the structure and add the full roof will restart on or around December 1st. While we look forward to the full project completion, we are happy to be able to serve guests in our outdoor setting throughout the fall!

With a very busy event schedule on tap through November, there will be a few days and/or evenings when the Brass Cannon will be closed for a private event that reserves the entire venue. While we like to have the restaurant open for public use as much as possible, it makes good business sense to accept these types of large events from time to time, and we appreciate your understanding in that regard. Please follow us on Facebook for updates on restaurant specials and any occasional restaurant closures, or just give us a call at 703-753-6140 in advance of stopping over to see us.

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

For those who are golfers or have aspiring junior-age players, now is a great time of year to plan for improvement in 2013! Be sure to visit pmcgolf.com to learn more about how Patrick McCarthy's PMC Golf Academy can help your game. Reach out to Patrick for all

the latest on classes, camps, individual instruction, and/or golf club fittings.

The Stonewall golf course is in fantastic condition, and for those of you who enjoy the game, I hope you'll make the most of what's left of the 2022 season! While September & October are always busy months for events and outings, there is plenty of time available to you for your fall golf. Trish, Chris, and the team are here to help!

We look forward to seeing you soon at Stonewall Golf Club and The Brass Cannon!



The Brass Cannon AT STONEWALL GOLF CLUB

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Men's Senior Golf League

The Fall Season of the Men's Senior Golf League at Stonewall Golf Course has begun. The League has 44 members and has an exciting list of golf events and activities ahead of them. In addition to Open Play, Individual and Team Events have already been completed. Up next is the League's Match Play Event an Event that golfers enjoying playing. Golfers compete against each other in their Flight with the Winners at the end compete for the Errol Unikel Match Play Champion's Trophy. The Season will conclude in October with the League's premier Event – The Rowe Cup. The format for this Event is similar to The Ryder Cup that pits two Teams in four different golf formats against each other to determine The Ryder Cup Champions. This is the League's final and most exciting Event of the Season. The Season concludes with its Annual Awards Luncheon.

The League's Summer Season concluded in mid-July and recognized League golfers with Awards for their performance and skill. A listing of the Summer Season Award Categories and Award Winners is below.

SUMMER SEASON AWARD CATEGORIES AND AWARD WINNERS

LOW ROUND

- First Flight – Sam Bailey (70) Ron Bochette (73)
- Second Flight – Ray Grill (80) Bob Bennington (81)
- Third Flight – Tie – Jim Smith, Tong Park & Dick Markle (83)
- Fourth Flight – Pat Normyle (86) Tie–Spencer Brown, Mark Bumgardner, & Frank Macek (87)

MOST BIRDIES

- First Flight – Sam Bailey (30) Tie–Sam Johnson & Bill Tessier (14)
- Second Flight – Tie– Ray Grill & Bob Bennington (9)
- Third Flight – Tie – Steve Golis & Dick Markle (7)
- Fourth Flight – Pat Normyle (6) Tie–Spencer Brown & Frank Macek (4)

LOWEST SUMMER SEASON SCORING AVERAGE

- First Flight – Sam Bailey (75) Ron Bochette (79)
- Second Flight – Ray Grill (85.5) Doug Cary (85.8)
- Third Flight – Steve Golis (88.9) Dick Markle (89.4)
- Fourth Flight – Pat Normyle (91.7) Frank Macek (93.8)

MOST IMPROVED GOLFER

- First Flight – Bill Burch & Sam Bailey
- Second Flight – Ray Grill & Rick Boss
- Third Flight – Tong Park & Steve Golis
- Fourth Flight – Frank Macek & Pete Sowa

FEDEX CUP POINTS

- First Flight – Sam Bailey (282) Scott Kim (265) Bill Kuhlmann (240)
- Second Flight – Dick Knodt (205) Ray Grill (201) Doug Cary (196.5)
- Third Flight – Dick Markle (236) Jim Smith (209) Steve Golis (205)
- Fourth Flight – Pat Normyle (276) Terry May (180.5) Pete Sowa (178.5)

SPECIAL RECOGNITION

- HOLE-IN-ONE Steve Golis
- EAGLE Tong Park

CONGRATULATIONS TO ALL AWARD WINNERS!

While this Season of the Men's Senior Golf League is coming to a close and not available to new golfers at this time the League plans to start again in April 2023. In the interim if you have any questions about the League please don't hesitate to contact Joe Greenlee (armygreen766@comcast.net) or at (703) 597.9524. If there is no answer, please leave a message and your call will be returned soonest.

REAL ESTATE IN LAKE MANASSAS

Stats Courtesy of:
Jim & Dawn Gaskill



SALES: INCLUDES CLOSED, PENDING, & UNDER CONTRACT

ADDRESS	SALES PRICE	DOM*	CLOSE DATE	YEAR BUILT
8015 Bonnie Briar Loop	\$838,000	8	08/31/22	1996
15747 Spyglass Hill Loop	\$1,450,000	75	08/30/22	2005
7985 Turtle Creek Cir	\$749,900	29	08/24/22	2017
8015 Turtle Creek Cir	\$737,500	12	08/12/22	2015
15930 Spyglass Hill Loop	\$1,050,000	13	07/29/22	2001
7974 Bonnie Briar Loop	\$975,000	34	07/27/22	1999
8154 Snead Loop	\$880,000	2	07/15/22	2005
8050 Amsterdam Ct	\$765,000	12	06/30/22	1999
8117 Willingboro Ct	\$890,000	10	06/30/22	1999
7994 Turtle Creek Cir	\$765,000	14	05/31/22	2017
7947 Valderrama Ct	\$1,900,000	1	05/31/22	1998
8363 Sapphire Lakes Ct	\$974,900	3	05/17/22	2004
8056 Arcadian Shore Ct	\$835,000	4	05/13/22	1996
8514 Link Hills Loop	\$1,600,000	7	05/05/22	2006
15705 Spyglass Hill Loop	\$1,150,000	7	04/28/22	2004
15957 Spyglass Hill Loop	\$1,300,000	24	04/15/22	2001
8000 Turtle Creek Cir	\$750,000	4	03/24/22	2018
7996 Turtle Creek Cir	\$750,000	12	03/04/22	2017
8355 Roxborough Loop	\$922,100	6	02/28/22	2001
7995 Turtle Creek Cir	\$750,000	2	02/25/22	2016
15722 Spyglass Hill Loop	\$1,355,000	13	02/21/22	2004
15948 Spyglass Hill Loop	\$900,000	43	02/17/22	2005
15141 Windy Hollow Cir	\$750,000	11	02/16/22	1997

CURRENT LISTINGS & PROPERTIES UNDER CONTRACT



ADDRESS	SALES PRICE	DOM*	YEAR BUILT
15199 Windy Hollow Cir	\$849,990	0	1999
8014 Kamehameha Pl	\$689,000	25	1997
8038 Bonnie Briar Loop	\$815,000	26	1999
8492 Link Hills Loop	\$1,595,000	4	2005
15803 Spyglass Hill Loop	\$1,849,000	58	2006
8023 Bonnie Briar Loop	\$1,000,000	85	2004

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gail.payne08@gmail.com

7 Important Computer Security Practices to Keep You Safe

- Don't open e-mails from senders you are not familiar with.
- Don't ever click on a link inside of an e-mail unless you know exactly where it is going.
- To layer that protection, if you get an e-mail from a source you are unsure of, navigate to the provided link manually by entering the legitimate website address into your browser.
- Lookout for the digital certificate of a website.
- If you are asked to provide sensitive information, check that the URL of the page starts with "HTTPS" instead of just "HTTP." The "S" stands for "secure." It's not a guarantee that a site is legitimate, but most legitimate sites use HTTPS because it's more secure. HTTP sites, even legitimate ones, are vulnerable to hackers.
- If you suspect an e-mail isn't legitimate, take a name or some text from the message and put it into a search engine to see if any known phishing attacks exist using the same methods.

- Mouseover the link to see if it's a legitimate link.

As always, we recommend using antivirus/anti-malware security software.



Protecting Your Entire Family!

The biggest concern with candy (other than chocolate that has its own set of concerns) is the risk of the ingredient xylitol. Xylitol is a sugar alcohol commonly used as an artificial sweetener and is toxic to pets. This ingredient is often used in sugar-free items but has been showing up in an increasing number of foods even when they aren't labeled as sugar-free.

Protect All Family Members - If detected early enough (usually within two hours) affected dogs can be made to vomit. If full-blown symptoms of hypoglycemia appear, your dog must be treated by a veterinarian to bring your animal's blood glucose back to normal.

Hard candy can also cause harm to dogs. Large quantities of hard candies and gum can clump up in the stomach and cause a risk of stomach obstruction. Also consider the wrappers as they can become lodged in your pet's throat or intestinal tract, requiring surgery to remove them. Foil or cellophane wrappers have the potential to result in gastrointestinal irritation.

For additional information visit the American Kennel Society on line.

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RECYCLING IS IN TROUBLE

- and WE NEED YOUR HELP -

Contamination Ruins Recycling

In the past 5 years, the quality of Recycling has been reduced tremendously due to contamination.

- You may think we all recycle,
but we are doing it wrong. -

Recycling carts, bins, and dumpsters get filled with non-recyclable items every day. This happens not only with our customers, but it's happening nationwide. When recycling gets contaminated, it can't be used to make new products.

ONLY
IF WE WORK TOGETHER
CAN WE ACHIEVE
A CLEANER
ENVIRONMENT.

We belong
in your Recycling!



Think Before You Throw!

Now where will our recyclables go? - Good Question! Recycling haulers are now being faced with high fees for contaminated items. "Dirty Recycling" is being rejected at the facilities all together, and then must be disposed as trash. **Unless WE get better about what is put in the recycle bin, things will only get worse, and eventually a lot of what you recycle could end up in a landfill.** #ThinkBeforeYouThrow

Recycling is a Commodity

For more than 10 years, China has imported nearly half of America's plastic, cardboard, and mixed paper recyclables. **NOT ANY MORE!** Due to the excessive contamination issues, China is putting its foot down and has banned "dirty recycling" from entering their country. This ban is called - **Operation National Sword** - and has resulted in millions of tons of recycling material with nowhere to go.

LET'S SAVE
MOTHER EARTH
TOGETHER



We belong
in your Trash!



Education is Key

- All recyclable items should be rinsed and free of any food residue before placing in your bin.
- Styrofoam, Diapers, Syringes, Lights Bulbs belong in your trash and are not recyclable.
- Plastic Bags can be recycled at your local grocery store. #PlasticBagProblems
- Never put batteries in your trash can or recycling bin.

NOTE: Glass is not picked up as a recyclable by American Disposal. If residents want to recycle glass, they have to take it to a PWC recycle center on their own.

"OUR CHILDREN AND GRANDCHILDREN DESERVE A WORLD WITHOUT POLLUTION."

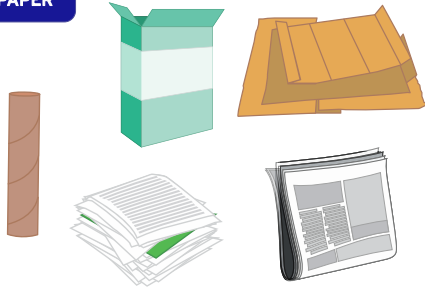




THINK BEFORE YOU THROW®
 Learn more about recycling online at:
americandisposal.com

Put these in your bin - **EMPTY, CLEAN, DRY AND LOOSE**

PAPER



PLASTIC



METAL



CARTON



RECYCLE ELSEWHERE - But NOT in your bin



PLASTIC BAGS

Please return to your local grocery store.



HAZARDOUS AND E-WASTE

Check with your city for recycling options.



TEXTILES

These can be reused please donate.



BATTERIES

Return at your local home improvement store.



GLASS

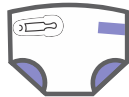
To recycle glass take it to a PWC recycle center.

NOT recyclable - Put these items in your Trash



SHREDDED PAPER

Good for composting, too small to sort out at recycling facility.



DIAPERS

YUCK, Think about it...



STYROFOAM

Not recyclable, but good for energy production.



HOSES AND CORDS

Conveyor belts and "tangles" just don't mix.

Pipe Stem Access

Please remember:

Pipe stems are not roads owned by the Association and are "private drives".

Lake Manassas residents who live on pipe stems are the sole owners of that pipe stem.

Access is limited to those residents who live on the pipe stem and their authorized guests.

All others are trespassing.

Unauthorized parking on a pipe stem may result in vehicles being towed at the vehicle owners' expense.



2022

Prince William County Schools 2022/23 School Calendar Dates



October 5 Holiday (Schools Closed)
 October 10 No school for All students
 October 24 Holiday (Schools Closed)
 October 31 Parent Conference Day (ES/MS) No school for All students
 November 8 No school for All students
 November 11 Veterans Day Holiday (Schools Closed)
 November 23-24 Thanksgiving Break (Schools Closed)

December 19- January 2 Winter Break (Schools Closed)
 January 3 School Reopens
 January 16 Martin Luther King, Jr. Holiday (Schools Closed)
 January 27 Elementary School 1/2 Day Parent/Teacher Conferences
 January 30 No school for All students
 February 20 Presidents' Day Holiday (Schools Closed)

April 3-7 Spring Break for Students
 April 10 No school for All students
 April 21 Holiday (Schools Closed)
 May 29 Memorial Day Holiday (Schools Closed)
 June 15 Last day of school

Reference: PW County Website:
www.pwcs.edu - Subject to Change

A NOTE ON

American Disposal Weekly Services



Lake Manassas Residential Owners Association (LMROA) Board Members Don Minogue and Gary Border recently met with the Operations Manager, David Werkema, from American Disposal (AD) to discuss the reason(s) for AD substandard performance and identify possible solutions for the repeated delays to the pick-up schedule for our Community.

During the conversation with AD, it became apparent that there are a number of reasons for their performance, with the majority of the problems resulting from labor shortages and the recent Yard Waste Mandate implemented by Prince William County last year. A contributing factor has been when their trucks are pulled out of service for repairs – including trucks under warranty. While repairing the trucks is not so much an issue, there has been a continuous delay in getting the trucks back in service due to a parts shortage.

Further exacerbating the situation is the continuing issue with Covid-19. In addition to having to follow Covid protocols for their staff when/if they contract the virus, the volume of residential trash being produced is higher volume than in previous months since many residents who began working from home due to Covid have not returned to their workplaces. As a result, the additional volume of trash in one community puts a strain on the regular pick-up schedule, causing delays in the trash pick-up in other communities.

Industry-wide labor shortages, especially for drivers, have also become a contributing factor. There is heavy competition for drivers who possess a Commercial Driver's License (CDL) -- not only in the trash removal industry but in the trucking industry in general. AD stated that they have lost drivers to other companies – including other trash haulers -- for numerous reasons, including higher pay. You may even have noticed the large billboard on Route 29 advertising for CDL Drivers that pays up to \$120,000 per year. Additionally, most of the drivers on their crews don't live in the areas they service, and due to the high cost of fuel, AD has lost employees who've sought employment in areas closer to home.

In an effort to remedy their situation, AD stated that they have also implemented the following:

- Converted some of their Fairfax County customers to once-a-week pick-ups as well as switching others to yard waste removal service on Saturdays – this frees up trucks and/or drivers for other areas during the week.
- Increased driver compensation/hourly rates.
- Offered hiring bonuses to drivers (\$5K after 1 year on the job).
- Offered drivers attendance bonuses – between \$500 and \$1000 a month – to those who work at least five days a week.
- Absorbed the cost for new employees to obtain their CDL.

- Hired and have 16 new drivers currently in training.
- Authorized overtime – Crews are working up to 70 hours a week, six days per week (currently 60-70% of their employees work six days a week), in order to provide service.

An option the Board is considering is moving yard waste pick-up to Saturday as we have been led to believe it will result in a more regular pick-up. We realize, though, that this might not be desirable as many homeowners cut their lawn over the weekend and could possibly result in grass clippings be stored for 7 days.

AD has been providing service to Lake Manassas residents for well over ten years, and generally, the community has been pleased with the service provided. Last year after the Prince William County Mandate for yard waste was implemented, an additional weekly pick-up was required (between the months of March and December) since yard waste could no longer be placed with household trash during those months. The extra pick-up per week took a toll on an already stressed labor market and resulted in an additional cost to the Association.

With the trash removal contract set to expire at the end of 2021, the Board went out to bid for trash removal service. Bids came in as high as \$60,000 over the American Disposal bid -- with some contractors requiring fuel surcharges. Since American Disposal submitted the most competitive bid and did not include a fuel surcharge, they were awarded the contract.

We encourage residents to contact the Prince William County Board of Supervisors with their opinions on how the Yard Waste Mandate has impacted the Association -- not only in the cost of service but how it has affected the level of service contractors provide.

Prince William County Supervisors:

- County Chair Ann Wheeler: chair@pwcgov.org
- Brentsville District Supervisor Jeanine Lawson: jlawson@pwcgov.org
- Coles District Supervisor Yesli Vega: yvega@pwcgov.org
- Potomac District Supervisor Andrea Bailey: abailey@pwcgov.org
- Gainesville District Supervisor Pete Candland: gainesville@pwcgov.org
- Neabsco District Supervisor Victor S. Angry: vsangry@pwcgov.org
- Occoquan District Supervisor Kenny Boddye: kboddye@pwcgov.org
- Woodbridge District Supervisor Margaret Franklin: mfranklin@pwcgov.org

Continued....

American Disposal Weekly Services Continued....

While regrettable, the issues of schedule delays/changes are not exclusive to the Lake Manassas Community. We've reached out to managers of other communities who have confirmed that they, too, are experiencing similar performance issues with their trash removal companies. There have also been news reports about labor shortages related to the trash removal industry.

Below are links to recent news stories on trash removal issues being faced by the industry as well as its customers:

- Workers shortages causing delays with garbage, recycling, and yard waste pick up in Virginia (fox5dc.com)
- <https://allgreenrecyclingservices.com/electronic-waste/stafford-landfill-offers-free-disposal-for-gfl-customers-this-month/>

In closing, AD made it clear to us that they appreciate the Association's business and patience. They look forward to seeing improvement...sooner rather than later and are investigating ways to inform residents in a more-timely manner if there are anticipated delays. Until then, Association management will continue to send out blast emails as soon as we are notified of any changes to the service schedule. If there is a delay, it is typically by one day, in which case you should leave your items at the curb for the following day's pick-up. If you suspect a pick-up has been made and your home may have been missed, please notify us by sending an email to concerns@lmroa.com so it can be flagged for a return pick-up.



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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. Cameras are randomly being placed

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

WAVE GOODBYE TO CLUTTER!

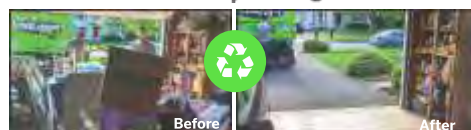
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	Stonewall gatehouse 703.754.9951
Stonewall Golf Club Pro Shop	703.753.5101
Brass Cannon Restaurant	703.753.6140
Cable (Comcast) 24-Hour Repair	703.670.3500
Electric Dominion VA Power	888.366.4357
Main Street Mailboxes	571.379.8454
Trash (American Disposal)	703.368.0500
Water/Sewer (PW County)	703.335.7900

EMERGENCIES

Fire or Police (Emergency Only)	911
VA State Police	800.572.2260
Prince William County-PWC Police	703.792.6500
PWC Alleged Crime or Incident Report	703.792.5123
Fire Dept - Gainesville	703.792.5004
Gas - Columbia of Virginia	800.543.8911
24-Hour Emergency	800.544.5606
Novant Health Haymarket Medical Center	571.261.3250
Novant Health/Prince William Medical Ctr	703.369.8000
Emergency Room Manassas	703.369.8337
Emergency Services (Haymarket)	571.261.3400
POISON Natl Capital Poison Center	800.222.1222

PRINCE WILLIAM COUNTY

Area Agency on Aging	703.792.6400
Alcohol & Drug Abuse	
Emergency Services Program	703.792.7800
Animal Control - Shelter/Dog Tags	703.792.6465
Evenings/Weekends	703.792.6500
Assessments Property /Tax Payments	703.792.6710
Real Estate Assessments	703.792.6780
Adult or Child Abuse & Neglect	703.792.4200
After 5 pm and on Weekends	703.792.6500
Prince William County Govt Information	703.792.6000
Substance Abuse	703.792.7800
Election & Voter Information	703.792.6470
Department of Parks & Recreation	703.792.7060
Park Authority	703.792.7275
Recycling	703.792.4670
Library Administration	703.792.6100
Licenses / Auto/Business	703.792.6710
Mental Health Emergency Services	703.792.7800
Miss Utility	800.552.7001
Schools Prince William Public	703.791.7200
Sheriff Non-Emergency & Info	703.792.6070
Social Services	703.792.7500
Tourism & Visitors Bureau	703.396.7130
Transportation Department	703.792.6825
Metro Customer Info	202.637.7000
OmniRide Commuter bus/ride	703.730.6664
Virginia Railway Express (VRE)	703.684.1001
Virginia Department of Transportation	703.366.1900
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Fall Landscaping Can Be Fun!

Fall is the best time to do most of your planting as it gives plants time to take root, so they are ready to bloom and thrive by spring. But many wonder where to begin. Here are some tips that we hope will help you to “clean up” and “refresh” your property.

You may want to start by speaking with a few different landscape architects (local nurseries often offer this service). Some will provide a complimentary consultation if you plan to purchase their products and/or have them installed. If you don't want to commit, you can often pay outright. An average-sized yard, depending on complexity, can run about \$ 350. The great advantage of working with pros is that they can advise on colors and plantings that work in Virginia, considering the sun, seasons, and other natural factors. Also of great concern is protection from local wildlife like deer. Of late, deer aren't even deterred by most fencing.

Once you have your design, review your design and process with the covenants department to see if there are issues. **Tip:** When you submit your application and information, be sure to review it carefully. One resident submitted a design that included a round patio, with layered stone, three quarters around – but the covenants team read this as a fire pit (which was understandable), and so the owner needed to go back and explain as well as show a sample of the stone they were considering. Once you are excited to get started, you don't want to be delayed unnecessarily.

If you are interested in continuous color throughout the spring, summer, and fall seasons, a landscape architect can be of great assistance. So that as the daffodils fade, the tulips spring up, and so forth. Also, focus on your trees. The Crepe Myrtle is glorious and blooms mid-summer and often into fall. **Tip:** The most important factor here is the placement of that tree. You need to know approximately how fast and how wide/tall it will grow. You do not want to have to deal with transplanting it after a few years of growth. **Tip:** Watch and treat for chiggers – a widening concern for tree owners. These pests destroy but also can lead to three weeks of intense itching in humans when they attach.

If you are looking for great colors with easy care, consider knock-out roses. They are so easy – they bloom, and when the blooms turn brown and fade, you simply snip off the top. Within a few weeks, they will bloom again. Sometimes three times in one season.

One final tip: when all else fails in the garden – purchase silk flowers. They don't offer a fragrance, of course, but from a distance, they present beautifully. Just don't make the mistake of forgetting to switch out by season. A tulip in September doesn't work well.

Landscaping can be fun, especially when you involve children. Each can select their own flower or plant to care for and call their own. It's amazing how proud they can be and protective of their selection.



Crepe Myrtle



Crepe Myrtles in a variety of colors

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Viewshed Protection at PW Digital Gateway

Screening techniques such as berming, planting trees, and preservation of existing tree canopies will be employed in areas where there are viewshed impacts from Manassas National Battlefield Park (to the east), as well as Heritage Hunt and Catharpin Valley (to the west).



The design of data centers in the Corridor will be context sensitive and responsive to adjacent uses and activities.

Building heights for individual data centers will be established based on the site's existing and/or proposed topography, tree cover and vegetation (informed by detailed viewshed studies performed with each site-specific zoning review).

Where appropriate, height suitability to protect specific viewsheds will be evaluated during rezoning, using LIDAR (Light Detection and Ranging) technology-assisted line-of-sight analyses, drone vertical horizon visual testing, Augmented Reality, massive digital imaging, or other similar techniques and technologies.

COMMUNITY CALENDARS

SUN	MON	TUE	WED	THU	FRI	SAT
OCTOBER						1
2	3	4	5 Site Office Closed	6	7	8
9	10 Modifications Committee Meeting 5 pm	11	12	13	14	15
16	17 Covenants Committee Meeting 6 pm	18	19 Visitor Access Committee Meeting 5:30 pm	20	21	22
23	24	25	26	27	28	29
30	<i>Halloween</i>	31				

SUN	MON	TUE	WED	THU	FRI	SAT
NOVEMBER						5
6	7	8	9	10	11 <i>Veterans Day</i>	12
13	14 Modifications Committee Meeting 5 pm	15	16 Visitor Access Committee Meeting 5:30 pm	17	18	19
20	21 Covenants Committee Meeting 6 pm	22	23	24 Office Closed <i>Thanksgiving</i>	25 Office Closed	26
27	28	29	30			

SUN	MON	TUE	WED	THU	FRI	SAT
DECEMBER				1	2	3
4	5	6	7	8	9	10
11	12 Modifications Committee Meeting 5 pm	13	14	15	16	17
18	19 Covenants Committee Meeting 6 pm	20	21 Visitor Access Committee Meeting 5:30 pm	22	23	24 <i>CHRISTMAS EVE</i>
25 <i>MERRY CHRISTMAS</i>	26 Office Closed	27	28	29	30	31 <i>NEW YEAR'S EVE</i>

January 2023

2nd : Office Closed Happy New Year!

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