

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

WINTER 2023

VOLUME 19, ISSUE 1

*With Warmest Wishes for a
Holiday Season filled with
Love, Peace & Happiness...*



Happy New Year!





Official Publication of
The Lake Manassas Residential Owners Association

Volume 19, Issue 1

14900 Turtle Point Drive - Gainesville, VA 20155

www.LMROA.com

Send your emails to: concerns@LMROA.com

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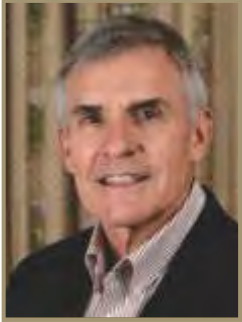
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DON MINOGUE
PRESIDENT



GARY BORDER
VICE PRESIDENT



BOB HALE
TREASURER



SHASHI MEHTA
SECRETARY



TOM CUMBER
DIRECTOR



LAKE MANASSAS ROA BOARD OF DIRECTORS

From THE BOARD

We hope that you were able to enjoy the holidays in a more traditional manner than in the past two years. Although various issues with Covid still exist, they appear to have improved.

Our economic conditions continue to present new challenges. The Board has managed to meet these challenges with minimal effects to the Association. We continue to investigate cost efficient solutions and yet meet our goal of maintaining our status as a *Premier Community in Prince William County*.

Financial Update:

As noted in the October 2022 Financial Report, the Association has a total of cash and investments of \$2,586,444. The Repair and Replacement Reserves are proportionally funded and are in line with the most recent Reserve Study. Our Homeowners' Equity, which are funds to cover a loss in future years budgets, falls within the parameters recommended by our auditor.

Reserve and Capital Expenditures:

So far this year the Association has spent approximately \$216,707 in Reserve Funds replacing the wading pool cover, concrete sidewalk/curb/gutter replacements (where needed), updating signs at the Swim and Tennis Center and sewer line repairs along Turtle Point Drive near Snead Loop. Street light repairs, tree hazards/removals and irrigation repairs have continued to be addressed on an as needed basis.

Over the course of the next six months, we will be repairing, painting and/or replacing various signs and posts throughout the community. We will also make some minor stone repairs to entry features and retaining walls where needed. There will be some minor road work and asphalt trail repairs in late spring/early summer. Additionally, a request has been made to Prince William County to paint hydrants and to Dominion Power to paint or replace green utility boxes throughout the community. We also hope to finalize and record all FIOS Easements so that Verizon can move forward with installation and make FIOS available to residents on the western side of the community. Estimated total expenditures from Reserves in Fiscal Year 2023 (which ends June 20, 2023), will be approximately \$352,620.

Swim and Tennis Center:

Due to lifeguard shortages as well as mandated minimum wage increases, we will have to pay lifeguards a higher hourly rate next summer. In an effort to control costs, the Board is in the process of negotiating a new pool management contract and plans to reduce the hours of operation at the pool next summer since there are times when the pool is hardly being used.

Assessment Delinquencies:

Our delinquencies are about two-thirds of what they were at the high point in 2021, but at 4.2% are still slightly above the goal of 3%. The Board continues to take an aggressive posture on all delinquent accounts including foreclosure when warranted.

HOA Assessments:

Last year's base assessment increase of \$15 a month was better than the \$20 a month originally forecasted. Inflation and government mandates will continue to present us with challenges and most of the Associations contracts have a minimum 3% increase year-over-year. At this time, we anticipate a similar increase in Fiscal Year 2024.

Visitor Access Control:

This year we will be negotiating a new gate attendant contract. At the time of this writing the LMROA has not been able to reach an agreement with the LMA about possible staffing changes at the Baltusrol gate.

Continued....



From the Board (Continued)

New Projects/Projects Under Consideration:

There are several projects that have been suggested for Board consideration including the possibility of converting the half-court basketball court at the Swim and Tennis Center (back of parking lot) into a Pickleball court, installing lighting at the Tot Lot, and renovating/updating the Men's and Ladies' locker rooms at the Swim and Tennis Center.

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

FIOS Update:

Signing of FIOS easements by Lake Manassas residents has reached greater than 85%, in support of Verizon FIOS.

As a courtesy, one last attempt to reach out to pending yet unsigned homeowners was made in the fall. A letter and email were sent to affected owners stating the impact of non-compliance to the common easement.

The LMROA is now proceeding with submitting ALL signed FIOS easement documents to Lake Manassas Legal Counsel for filing with Prince William County.

Once easements have been legally filed with Prince William County, the LMROA will formally notify Verizon.

Verizon will then have the legal authority to move forward with installation. There may be certain instances where homeowners who have not agreed to sign the easement will result in FIOS not being made available to them as well as their adjacent neighbors. In order to provide service to all residents, we are trying to work through these issues with those homeowners as well as with Verizon before they engineer the plan.

Volunteer of the Year:

Joe Greenlee has been selected by the Board as the 2022 Volunteer of the Year. Joe is a former Board member and continues to be the liaison reporting to the Board on behalf of the Community Visitor Access Committee as well as the Lake Manassas Association (Master Association). The award will be presented to Joe at the spring 2023 Board meeting.

Annual Meeting:

We welcome a new member to the Board, Tom Cumber. Tom, his wife Kathy and son Jonathon moved to Lake Manassas in 1997. Tom is more than qualified to serve on the Board as he has been a member of the Covenants Committee, member of the Budget and Finance Committee, and has experience in financial management and contracts.

Tom graduated from the University of Virginia, and has provided over 35 years of financial, project management and acquisition support to the Federal Government and private industry. He currently serves as the Travel and Transportation Assisted Acquisitions Program Manager for the General Services Administration.

Sincerely,

Don, Gary, Bob, Shashi and Tom

Lake Manassas

Corner

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

Shoppes at Stonewall

The businesses at the Shoppes continue to do very well! There are no current businesses planning to depart

the Shoppes, nor are there any new businesses planning to be added anytime in the near future.

Baltusrol Gate

There is work planned to replace the existing bricks in both the ingress and egress lanes at the Gate in the near term. There is no timeline for the work as the contractor is attempting to locate the brick for the work. There will be more information to follow through Community Update emails when a more definitive timeline and date for the work are scheduled.

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



Management REPORT

By Michelle Wingo, Community Manager

Wishing you a happy, prosperous and healthy New Year!

We hope you had a wonderful holiday season and were able to spend it with those you love. Once again, residents outdid themselves decorating for the holidays. If you didn't have an opportunity to see any of the fall or winter displays throughout the community, then check out pages 17, 18 and 19. Whether creepy, colorful, or classic, the displays were outstanding!

As a reminder, holiday/seasonal lights and decorations should be removed by the end of January.

Christmas trees will be removed by American Disposal on the first two Mondays in January. As a reminder, during the winter months, yard waste will now be removed along with regular household trash. Separate yard waste service will resume again in March. If there is inclement weather, American Disposal may delay or reschedule pick-ups as necessary.

Although the holidays are behind us, winter will be sticking around for a while. Brothers Paving is once again handling snow removal for the Association. Snow removal typically begins when the depth is approximately two

inches on the ground. As a reminder, you are responsible for shoveling the sidewalk in front of your home (please do not use salt on driveway aprons or sidewalks which may damage the surface). Additional snow removal information can be found on page 13 of this publication and on the community website.

Community Updates, including messages from the Board and Management, are regularly sent to residents via blast email. In order to receive these updates, you must be a registered website user. If you have not already done so, please register on the Lake Manassas website www.LMROA.com in order to receive and/or view these important messages.

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

Wishing you all the best in the New Year,

Michelle and Karen



Karen Jackson
Assistant Manager/
Covenants Administrator



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communications committee



Marilyn Harrington,
Chair

By Shashi Mehta

Signing of FIOS easements by Lake Manassas residents has reached greater than 85% in support of Verizon FIOS.

As a courtesy, a final letter was recently sent to (only) the unsigned Lake Manassas residents stating the impact of non-compliance to the common easement.

The Lake Manassas Residential Owners Association (LMROA) is proceeding to submit ALL signed FIOS easement documents to Legal Counsel for filing with Prince William County. Once easements have been legally filed with Prince William County, LMROA will formally notify Verizon, with Verizon having the legal authority to move forward with infrastructure planning, installation, and earliest completion.

COMMITTEE MEMBERS:

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

community VISITOR & ACCESS committee



By Rex Luzader, Chair

Gate Attendant Performance

Please continue to report both 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. Since instituting the Infraction Clause in our contract with Allied, we have derived significant reductions in fees due to poor attendant performance. Thanks in advance for your cooperation.

Speed Radar Sign

The speed radar sign has most recently been installed on Spyglass Hill Loop near the bottom of the hill on the Eastern side of the loop. Most speeds logged were within acceptable limits. We are still observing speeds in excess of 45 mph on limited occasions.

The Prince William County Police continue to randomly patrol the neighborhood and will issue tickets for speeding and disregarding stop signs, etc.

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

COMMITTEE MEMBERS:

Board Liaison: Joe Greenlee
Rich Marianos
Keith Reeves

LAND USE & GOVERNMENTAL AFFAIRS committee

Heather Tureen-Gorzka, Chair

The Committee will continue to alert residents to updates and/or meetings where land use issues affect Lake Manassas residents or will appear on the Board of County Supervisors meeting agendas.

COMMITTEE MEMBERS:

Board Liaison:
Tom Cumber
Kerri Marianos
Helen Noyes

Christmas Tree Removal



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

SWIM & Tennis committee

By Muffin Wilcoski, Chair



COMMITTEE MEMBERS:

Board Liaison: Bob Hale
Grete Bravo
Kristin Knodt

Pool Management

Our contract with Virginia Pools for pool management services is ending this spring. A Request for Proposal has been prepared, and the Swim and Tennis Committee will

be meeting with pool management companies over the winter. We will make recommendations to the Board on awarding the contract and will also be looking at ways to achieve cost savings next summer, including a reduction of hours of operation.

Facility Improvements

We will keep you posted by email blast as well as future articles in the Lake Manassas Connection on any progress made in decisions regarding updates/ renovations to the Swim and Tennis Facilities. Most recently, updated rules signs were installed on the tennis and basketball courts and on the pool deck. A new wading pool cover was ordered and installed, a new pump room heater and exterior pump room doors were installed, and pickleball nets were replaced. We are also looking at proposals for adding a light at the tot lot and an additional pickleball court.

Suggestions?

The Swim and Tennis Committee welcomes input from residents. If you are interested in volunteering or have suggestions for Swim and Tennis Center improvements, you can contact management or send your comments and requests to lmroa concerns@gmail.com.

Sincerely,

Muffin, Grete & Kristin

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covenants committee



By Ron Allen, Chair

A big part of homeownership is keeping up with seasonal maintenance responsibilities. The season of mowing the lawn is over. However, there are other things we should do to keep our properties safe and secure as we head into winter. The following is a few suggested ways that we can prepare for the change in seasons.

Window treatments. To keep cool air from coming through the window panes, we need to take down sheer curtains and put up something darker, with denser fabric, that will keep the house warm and heating bills lower. Don't underestimate the effectiveness of window treatments!

Get the HVAC checked out. The last thing we want is for the heating unit to go out during the cold winter months. Getting regular HVAC service definitely helps. If it hasn't already been done, schedule a routine inspection and cleaning right away.

Tidy up the plumbing. Disconnect any outdoor hoses connected to faucets, turn off the water inside the house, and drain the pipes outside. This will help prevent frozen or ruptured pipes this winter. Adding some insulation to any exposed outdoor pipes is also a good idea.

COMMITTEE MEMBERS:

Board Liaison: Gary Border
Kathy Cumber
Lesley Holbrook
Sarah Wheeler

Check the attic. A leaky roof, a crack in the attic window, insufficient weather stripping around the window, and/or insufficient insulation could cause the home to lose heat and the utility bills to skyrocket.

Replace weather stripping. Check the weather stripping around the perimeter of doors and windows for cracks or the stripping is missing. Weather strips are affordable and easy to install. They can go a long way toward keeping the home cozy this winter!

We all look forward to the transformation of the neighborhoods, especially during the Christmas season. Below is an overview of the guidelines for exterior seasonal and holiday decorating. More specific details can be found in the LMROA handbook:

- Seasonal decorations should reflect the present season.
- Winter Holiday decorations may be up from Thanksgiving through January 31st Please ensure all dead vegetation is removed promptly.
- All other holiday decorations may be up two (2) weeks before the holiday and taken down within two (2) weeks after the holiday.
- If you have any questions or concerns regarding the Community covenants, please let the Management Office know.



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.

Yard Waste

Beginning Monday, December 19th and through the months of January and February, if you have yard waste you may place it in with your regular trash for either pick up day. Yard waste removal will resume again on Mondays in March.

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MODIFICATIONS & CONSTRUCTION committee

By Diane Boyle, Chair



In addition to reviewing homeowner applications for exterior modifications, the committee conducts monthly common area inspections between March and November and provides a written report to the Board with recommended replacements / improvements. While the site manager and this Committee regularly inspect the community, it is always helpful to

have residents report items they feel should be addressed. Although most inspections are placed on hold during the winter months, if you see areas that you feel are in need of immediate attention (street light outages, debris needing removal, trees in decline, etc.), please contact Michelle at the site office, and she will make necessary arrangements to resolve the issue or place on our schedule for inspection in the spring. Please contact management with anything related to concerns in common areas. **Residents may not dump on, disturb or remove trees or brush from natural environments along the trails, near streams, wooded areas or common areas.**

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

Modification applications must now 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 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 and may be denied. The application is available for printing on the community website or can be picked up at the onsite office. Michelle can assist you with any questions you may have about the process.

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

Happy New Year!

Diane, Lisa, Matt & Pam

COMMITTEE MEMBERS:

Board Liaison: Don Minogue
Matt Dietrich
Lisa Jacques
Pam Sackett

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Stonewall Golf Club AT LAKE MANASSAS

By Gary Huebner, PGA - General Manager

Cheers to what we hope was a very good 2022 for all our neighbors and friends in the Lake Manassas community! Let's make 2023 even better! Golf participation remained strong across the country in 2022 and all predictions are looking for a continuation of that in 2023.

Our biggest news item as we lead into the new year is the planned completion of the roof construction project over our beautiful patio area! The project ran into a delay last fall, but construction has restarted, and we are looking forward to completion in the month of January. The new roof will cover the entire patio area and will provide shade from the hot sun and protection from rain so our guests can count on a comfortable environment all day, every day!

Thanks to the incredible efforts of our course maintenance team, the Stonewall golf course was in excellent condition all year and, over the past few months, we've engaged in a number of projects to improve the playability and the incredible views all around the property! The renovated

Brass Cannon enjoyed a new level of popularity and the events business returned in earnest in the last half of the year. Our culinary team continues to tweak and improve our seasonal menus and daily specials, and we truly appreciate the community support of the Brass Cannon restaurant!

As we move into 2023, the Brass Cannon Restaurant will remain open through the winter months, and the fireplace is on! We will continue offering our popular specials for lunch, brunch and dinner, and we hope you'll frequent the Brass Cannon to help support our staff during the slower winter months. We will continue to publish happenings and specials through Facebook, so be sure to follow the Brass Cannon on social media for the latest news!

As always, we encourage you to reach out to us for your meeting, party & celebration needs in 2023 and beyond. Sarah Puckett, our Director of Sales, has been very busy booking events for 2023 and even 2024, but there are still great dates available at this time. Be sure to plan ahead because our calendar is filling up quickly!

The Stonewall golf course will stay open all year (weather permitting) and you can enjoy Winter Rates on greens fees during January and February. Our popular Cannon Club rewards program continues for 2023 with no program changes from 2022, and the price is only \$109 for the 2023 calendar year! If you like a good bargain, visit our golf shop for off-season specials on apparel, accessories and equipment!

Patrick McCarthy and the PMC Golf Academy is with us for year #3 at Stonewall, and we're happy to be the home of the successful programming offered by PMC Golf again this year. Be sure to visit pmcgolf.com and get signed up for some of the many game improvement offerings Patrick and his team have available to all!

Here's to a terrific 2023! We look forward to seeing you soon!



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



Tryon Way - SOLD



"We hired Jim & Dawn because they had a reputation of high customer satisfaction & professionalism. They did not disappoint. They got us a market value offer within 2 days of listing. We were under some time pressure to sell & move & they rose to the occasion. They stayed with us through the whole process & truly helped us when we needed the best possible Realtors."

- Karen & Dierich Kaiser



Spyglass Hill Lp - FOR SALE



"Jim and Dawn Gaskill did an excellent job from the beginning interview through staging, photography, listing, negotiation, and cash contract within two weeks of listing our home. Any issues pending closing were handled professionally and responses to questions were timely. Highly recommend their services!"

- Roland & Mary Bowers



Roxborough Lp - FOR SALE



"Dawn and Jim are an amazing asset to the home buying process. We highly recommend them if you are in the market to purchase a home. Their knowledge of the market is 2nd to none, and they get the job done quickly and efficiently. They will be our Realtor team for life."

- Chris & Jennifer Wahlberg



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The Men's Senior Golf League concluded another successful season with its Annual Fall Season Awards Luncheon in late October. During the Fall Season, the golfers competed in six Award Categories with the winners being recognized for their display of exceptional golfing skill during the Season. The Award Winners are listed below. Additionally, Sam Bailey played some masterful golf in winning the League's Match Play Event and for his effort presented with the Errol Unikel Men's Senior Golf League Match Play Champion's Trophy. Finally, in the League's final event of the year – The Rowe Cup – the Cannons, led by its Captain, Ron Bochette, staged an exciting and amazing comeback to defeat the Squids, led by Captain Scott Kim, by the score of 21-19. The Cannons erased a 5-point deficit going into the final event to post the thrilling comeback win.

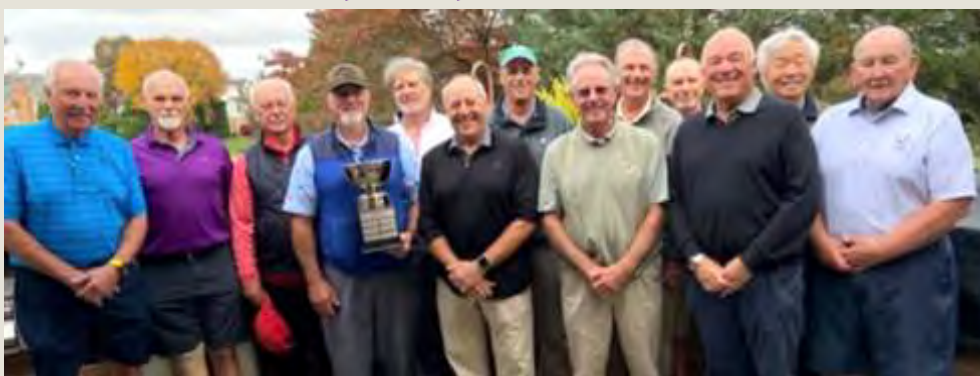
Match Play Champion



SAM BAILEY

L to R - B. Colbus,
D. Brady, B. Kuhlmann,
R. Bochette (Team
Captain), S. Golis,
R. Newman, D. Gilman,
W. Phillips,
G. Deveaux, S. Bailey,
A. Gose, TS Park,
J. Greenlee, (Missing)
D. Knodt, T. May,
J. Smith.

The Rowe Cup Champions: The Cannons



FALL SEASON

AWARD CATEGORIES & AWARD WINNERSLOW ROUND

First Flight – Sam Bailey (73),
Ron Bochette (73),
Gene Deveaux (73), Scott Kim (73)

Second Flight – Pat Boyle (78),
Steve Golis (80), Doug Cary (80)

Third Flight – Frank Macek (83),
Brian Colbus (84), Art Gose (84)

Fourth Flight – Pat Normyle (84),
Pete Sowa (85)

MOST BIRDIES

First Flight – Scott Kim (18),
Sam Bailey (14), Ron Bochette (14)

Second Flight – Pat Boyle (7),
Doug Cary (7), Jim Smith (5)

Third Flight – Mark Bumgardner (4), Art
Gose (3), Frank Macek (3)

Fourth Flight – Pat Normyle (8),
Pete Sowa (4)

LOWEST SUMMER SEASON SCORING AVERAGE

First Flight – Sam Bailey (76.4),
Scott Kim (77.5)

Second Flight – Pat Boyle (88.8),
Steve Golis (88.9)

Third Flight – Art Gose (90.8),
Frank Macek (91.9)

Fourth Flight – Pat Normyle (93.4),
Pete Sowa (93.6)

MOST IMPROVED GOLFER

First Flight – Walt Phillips &
Sam Johnson

Second Flight – Steve Golis &
Pat Boyle

Third Flight – Art Gose & Frank Macek

Fourth Flight – Rex Luzader &
Ralph Newman

FEDEX CUP POINTS

First Flight – Scott Kim (244),
Ray Grill (237), Walt Phillips (220)

Second Flight – Joe Greenlee (183),
Rick Boss (150), Dick Markle (148)

Third Flight – Brian Colbus (167),
Mark Bumgardner (165.5),
Art Gose (148.5)

Fourth Flight – Pat Normyle (225.5),
Robert Paik (186), Pete Sowa (179.5)

SPECIAL RECOGNITION

EAGLE

Ray Grill & Rex Luzader

Congratulations To Sam Bailey, The Cannon Team, And All Award Winners!

The League will take a short hiatus until April 2023 when it plans to begin its 9th Season. For those golfers interested in joining the League next year, the registration information for the 2023 Season will be available in the Stonewall Golf Course Pro Shop in March 2023. If there are questions regarding the League, please don't hesitate to contact Joe Greenlee (armygreen766@comcast.net) or at 703.597.9524. If you call and there is no answer, please leave a message, and your call will be returned soonest.

REAL ESTATE IN LAKE MANASSAS

SALES:

INCLUDES CLOSED, PENDING, & UNDER CONTRACT

Stats Courtesy of: Jim & Dawn Gaskill

ADDRESS	SALES PRICE	YEAR BUILT	
8301 Hancock Court	\$999,900	2004	© BRIGHT MLS - Information provided on the MLS is believed to be accurate, however, may not be all-inclusive and should not be relied upon without verification.
15776 Spyglass Hill Loop	\$1,300,000	2005	
16000 Tryon Way	\$1,000,000	2004	
8116 Willingboro Court	\$840,000	1999	
15199 Windy Hollow Circle	\$767,500	1999	
8015 Bonnie Briar Loop	\$838,000	1996	
8014 Kamehameha Place	\$660,000	1997	
8015 Turtle Creek Circle	\$737,500	2015	
7985 Turtle Creek Circle	\$740,000	2017	
15747 Spyglass Hill Loop	\$1,425,000	2005	
7974 Bonnie Briar Loop	\$975,000	1999	
15930 Spyglass Hill Loop	\$1,050,000	2001	
8154 Snead Loop	\$880,000	2005	
8050 Amsterdam Court	\$765,000	1999	
8117 Willingboro Court	\$890,000	1999	
7994 Turtle Creek Circle	\$765,000	2017	
7947 Valderrama Court	\$1,900,000	1998	
CURRENT LISTINGS			
8229 Roxborough Loop	\$974,900	2002	
7967 Turtle Creek Circle	\$755,500	2019	
15692 Spyglass Hill Loop	\$1,350,000	2004	

SNOW REMOVAL POLICY

The Association may begin plowing when the two inch mark is neared. Our contractor is prepared to handle any potential large snow storms.

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

Contact the LMROA Onsite Manager,
Michelle Wingo with any questions or email
concerns@LMROA.com



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Harry is a resident of Lake Manassas

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STAY OFF OF FROZEN LAKES & PONDS

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

INFORM YOUR CHILDREN

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

CLEAR SNOW

Snow is heavy and can put a great deal of strain on decks. If you can safely shovel the snow from your deck, do so.

SHOVEL YOUR WALK!

Be a good neighbor and clear the walk in front of and alongside your home following the end of the snowstorm.



WHAT TO DO IN AN EMERGENCY

If a person has fallen through the ice, Prince William emergency personnel ask that you:

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

BE SAFE

Avoid injury by pacing yourself and taking frequent breaks to rest. Be careful when shoveling snow, clearing ice, pushing a car, or similar activities.



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Thank You To All
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In The Community!

Winter Energy SAVING TIPS

If you haven't already, conduct an energy audit to find out where you can save the most, and consider making a larger investment for long-term energy savings.

Take Advantage of Heat from the Sun. Open curtains on your south-facing windows during the day to allow sunlight to naturally heat your home, and close them at night to reduce the chill you may feel from cold windows.

Cover Drafty Windows. Consider thicker curtains to help prevent heat loss through your windows. At night and during the day for windows that aren't in direct sunlight, keep the curtains or blinds closed.

Adjust the Temperature. When you are home and awake, set your thermostat as low as is comfortable. When you are asleep or out of the house, turn your thermostat back 10° to 15° for eight hours and save around

10% a year on your heating and cooling bills. A programmable thermostat can make it easy to set back your temperature.

Install Ceiling Fans throughout your Home to Save Energy. Install ceiling fans throughout your home to help keep heating bills down. Ceiling fans will help keep your home warmer in the winter by pushing the warm air (which tends to rise) down.

Find and Seal Leaks. Seal the air leaks around utility cut-throughs for pipes ("plumbing penetrations"), gaps around chimneys and recessed lights in insulated ceilings, and unfinished spaces behind cupboards and closets. Add caulk or weatherstripping to seal air leaks around leaky doors and windows.

Maintain Your Heating Systems Schedule service for your heating system. Furnaces: Replace your furnace filter once a month or as needed.

Reduce Heat Loss from the Fireplace. Keep your fireplace damper closed unless a fire is burning. Keeping the damper open is like keeping a window wide open during the winter; it allows warm air to go right up the chimney. If you never use your fireplace, plug and seal the chimney flue. If you do use the fireplace, install tempered glass doors and a heat-air exchange system that blows warmed air back into the room. Check the seal on the fireplace flue damper and make it as snug as possible. Add caulking around the fireplace hearth.

Lower Your Heating Costs. Water heating accounts for about 18% of the energy consumed in your home. Turn down the temperature of your water heater to the warm setting (120°F). You'll not only save energy, you'll avoid scalding your hands.

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Travel Tips & Inspiration

Now that residents are out and about again travel seems to be of great interest. Following is some interesting information gathered from a local travel expert who has 20 years plus years in this arena and has visited over 50 countries and five continents.

Q What travel apps are you using?

Airline app for the boarding pass, to check-in, get notifications, track my flight and luggage

Google Maps for directions, map locations, and to download city guides

OpenTable and **TheFork** for dining reservations

XE for currency exchanges

WhatsApp for free international calls and data

Google Translate.

Q Where are families traveling for Spring Break 2023? What are they doing?

- **Hawaii:** snorkeling, hiking to waterfalls or up Diamond Head, visiting an active volcano, or riding a bicycle down a dormant one, going on a luau, learning to surf.
- **Caribbean Cruise:** enjoying a variety of on-board activities for all age groups, visiting multiple cities/countries, experiencing culturally immersive activities; trying out multiple dining options.
- **Paris:** sightseeing by bicycle, going up the Eiffel Tower, exploring The Louvre, taking a cooking class, visiting Versailles.
- **Grand Canyon:** private guided hiking tour, helicopter ride, sunrise or sunset tour, add-on stay in Sedona or Las Vegas.
- **London:** London and the River Thames tour, Harry Potter and the Enchanting World of Wizardry Walking the Tower of London, Stonehenge.
- **Barcelona:** Walking or cycling tour of the city, Paella cooking class; visiting La Sagrada Familia and Park Guell; Tapas Tastings every day.
- **Peru:** Visit Machu Picchu, hike the Inca Trail, taste ceviche, go on a walking tour of Lima, add-on: The Amazon or Lake Titicaca.
- **All-Inclusives in Mexico and the Caribbean.** When selecting, make sure you find out who the target audience is for the Kids/Teens Club.

Q What are some travel gift ideas?

- Superbowl LVII or The Masters 2023 getaway package
- Lululemon customizable snap scarf (use it as a wrap, scarf, travel blanket)
- Gift Card for a Wellness Weekend
- Hydro Flask water bottle (the price of water at the airports is so high. Always bring a water bottle and refill anywhere once you get through security)
- Compression Packing Cubes
- Compression Socks
- All-Purpose Dry Sacks

- Journal or Moleskine
- Subscription to *Conde Nast Traveler* or *National Geographic*
- Anker PowerCore Portable Charger
- AirPods or Wireless Headphones
- Luxury Eye Masks.

A favorite souvenir:

Christmas ornaments from the destination are easy to bring back home, and a fun way to relive your travel memories.

If you have questions for our travel expert or travel tips of your own - please write us at imageryprint@aol.com and put Lake Manassas Connection Travel in the subject line.



CHECK THE WEBSITE FOR COMMUNITY
UPDATES www.LMROA.com

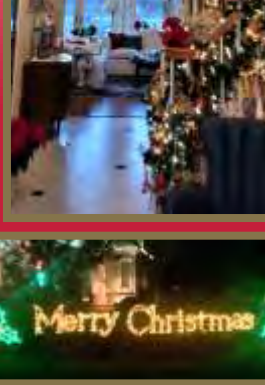


Lake Manassas has spirit... from Scary



*We appreciate all the
residents who share
their "spirit" with us!*

to Merry ...





ed their holiday spirit with us and light up the community.

Community Information

COVENANTS:

Inspections: While we understand that there are some aspects of property maintenance that cannot be attended to at 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 or dump on common areas.

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 continues to be 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.



2023 The Year of the Rabbit

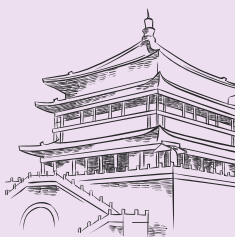


According to the Chinese Zodiac, the year 2023 is the year of the Water Rabbit. Starting January 22nd, 2023 and ending on February 9th, 2024, this year is said to be a Year of Hope! In the Chinese Zodiac, the rabbit is a symbol of peace and prosperity!

The Chinese Zodiac Has a Total of 12 different signs
The animals chosen as those signs were said to have been the 12 animals that were requested by the Jade Emperor to help mankind.

Each animal possesses the virtues, flaws and personality traits of their sign.

1. Rat
(1948, 1960, 1972, 1984, 1996, 2008, 2020)
2. Ox
(1949, 1961, 1973, 1985, 1997, 2009, 2021)
3. Tiger
(1950, 1962, 1974, 1986, 1998, 2010, 2022)
4. Rabbit
(1951, 1963, 1975, 1987, 1999, 2011, 2023)
5. Dragon
(1952, 1964, 1976, 1988, 2000, 2012, 2024)
6. Snake
(1953, 1965, 1977, 1989, 2001, 2013, 2025)



7. Horse
(1954, 1966, 1978, 1990, 2002, 2014, 2026)
8. Sheep
(1955, 1967, 1979, 1991, 2003, 2015, 2027)
9. Monkey
(1956, 1968, 1980, 1992, 2004, 2016, 2028)
10. Rooster
(1957, 1969, 1981, 1993, 2005, 2017, 2029)
11. Dog
(1958, 1970, 1982, 1994, 2006, 2018, 2030)
12. Pig
(1959, 1971, 1983, 1995, 2007, 2019, 2031)



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Community Calendars

SUN	MON	TUE	WED	THU	FRI	SAT
1 	2 Office Closed New Year's Day	3	4	5	6	7
8	9 Modifications Committee Meeting 5 pm	10	11	12	13	14
15	16 Covenants Committee Meeting 6 pm Office Closed 	17	18 Visitor Access Committee Meeting 5:30 pm	19	20	21
22	23	24 Swim & Tennis Committee Meeting 6 pm	25	26	27	28
29	30	31	JANUARY 2023			

SUN	MON	TUE	WED	THU	FRI	SAT
FEBRUARY 2023			1	2 	3 MCC Application Deadline 12 noon	4
5	6	7	8	9	10	11
12	13 Modifications Committee Meeting 5 pm	14 	15 Visitor Access Committee Meeting 5:30 pm	16	17	18
19	20 Office Closed 	21	22	23	24	25
26	27	28				

Board Meeting (Date TBD, please check the website at www.LMROA.com)

SUN	MON	TUE	WED	THU	FRI	SAT
MARCH 2023			1	2	3 MCC Application Deadline 12 noon	4
5	6	7	8	9	10	11
12 	13 Modifications Committee Meeting 5 pm	14	15 Visitor Access Committee Meeting 5:30 pm	16	17 	18
19	20 	21	22	23	24	25
26	27	28	29	30	31	



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Featured Recipe: Nutella & Toffee Bread Pudding

By:
off the line

With a layer of creamy and rich Nutella sprinkled with crunchy toffee, encapsulated between two luscious cushions of bread pudding, this treat will have you wishing you could eat it all in one sitting!



INGREDIENTS

- 1 ½ pounds of brioche bread (diced into cubes)
- 2 cups of heavy cream
- 6 whole eggs
- ½ cup of brown sugar
- 1 teaspoon of vanilla bean paste (or 1 T of vanilla extract)
- 1 teaspoon of salt
- ½ cup of crushed toffee pieces
- 13 ounces of Nutella

Bread: I like to use a rich and slightly sweetened bread such as a brioche, but you could use a traditional white bread, or even sourdough. Just make sure that if you are using a different type of bread that you adjust the batter's flavor and amount as necessary.

Filling: If you chose to go a different route, the most adequate replacement would be peanut butter and chocolate chips, but you could also use nuts and caramel or fruit. If you would prefer to use no filling, just go ahead and leave it out.

I N S T R U C T I O N S

1. Preheat your oven to 275 F and spray or butter your casserole dish.
2. Dice your brioche bread into cubes (no larger than 1-inch by 1-inch) and put them into a large, heat-proof bowl.
3. Add the heavy cream, brown sugar, vanilla bean paste and salt to a pot and stir until the sugar has dissolved. Heat over medium heat, stirring occasionally until the mixture starts to simmer slightly. Turn off the heat.
4. While the cream mixture is coming to a simmer, crack your eggs into a large heat-proof bowl and whisk them thoroughly.
5. Once the cream mixture has simmered (with the heat off) whisk in the hot cream mixture into the whisked eggs, little by little, tempering the egg, until it becomes one smooth mixture.
6. Immediately pour the cream and egg mixture over your cut bread (an earlier step) and gently mix with a rubber spatula to evenly distribute the custard amongst the diced bread. Allow the bread to soak for 10 minutes, stirring every few minutes to ensure all the pieces of bread absorb the liquid. The mixture should look slightly soupy at this point.
7. Once all of the bread has absorbed the custard base (liquid) and you can no longer see any dry pieces of bread, pour half of the bread into your greased casserole dish from earlier and gently tap on the counter to ensure there are no pockets of air.
8. After you have about half of the casserole dish filled, spread the Nutella across the top of the bread pudding as though you were spreading it on toast.
9. Once all of the Nutella is spread, sprinkle the toffee pieces directly on top of it.
10. Once the toffee has been sprinkled on, layer the remaining bread pudding onto the layer of the Nutella and toffee so that they are sandwiched between two layers of bread pudding.
11. Gently tap the casserole dish down on the counter to remove any air pockets and then transfer to the oven and bake at 275 F for 50-60 minutes or until the bread pudding has inflated slightly in the center and it no longer jiggles.
12. Remove from the oven and allow to cool slightly before serving.



*Need assistance with this recipe ... Check Out the Video:
@offtheline_cooking on Instagram, Facebook, TikTok, and Pinterest*

Servings: 12

Prep Time: 15 Minutes

Cooking Time: 65 Minutes

Have Questions? Send Them To Imageryprint@aol.com

LAKE MANASSAS COMMUNITY

On-site management office	703.753.7745
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	866.366.4357
Main Street Mailboxes	571.379.8454
Trash (American Disposal)	703.368.0500
Water/Sewer (PW County)	703.335.7900

EMERGENCIES

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

PRINCE WILLIAM COUNTY

Area Agency on Aging	703.792.6400
Alcohol & Drug Abuse	
Emergency Services Program	703.792.7800
Animal Control - Shelter/Dog Tags	703.792.6465
Evenings/Weekends	703.792.6500
Assessments Property /Tax Payments	703.792.6710
Real Estate Assessments	703.792.6780
Adult or Child Abuse & Neglect	703.792.4200
After 5 pm and on Weekends	703.792.6500
Prince William County Govt Information	703.792.6000
Substance Abuse	703.792.7800
Election & Voter Information	703.792.6470
Department of Parks & Recreation	703.792.7060
Park Authority	703.792.7275
Recycling	703.792.4670
Library Administration	703.792.6100
Licenses / Auto/Business	703.792.6710
Mental Health Emergency Services	703.792.7800
Miss Utility	800.552.7001
Schools Prince William Public	703.791.7200
Sheriff Non-Emergency & Info	703.792.6070
Social Services	703.792.7500
Tourism & Visitors Bureau	703.396.7130
Transportation Department	703.792.6825
Metro Customer Info	202.637.7000
OmniRide Commuter bus/ride	703.730.6664
Virginia Railway Express (VRE)	703.684.1001
Virginia Department of Transportation	703.366.1900
Verizon	800.483.3000
Zoning Administration	703.792.6830

Prince William County School Calendar 2023

January 2	Last day of Winter break for students
January 16	Martin Luther King, Jr. holiday
January 27	Half day for elementary school students for parent teacher conferences
January 30	Professional learning day, no school for students
February 20	President's Day holiday
April 3-7	Spring break for teachers and students
April 10	Teacher workday, no school for students
April 21	Eid holiday
May 29	Memorial Day holiday
June 15	Last day of school

Detailed information, including when the grading periods end, is available on the Prince William County schools website. Calendar taken from PW Country website and subject to change.

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marilynharrington91@gmail.com



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