

LAKE MANASSAS CONNECTION

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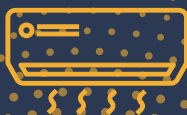


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LAKE MANASSAS CONNECTION

Official Publication of
The Lake Manassas Residential Owners Association

Volume 19, Issue 2

14900 Turtle Point Drive - Gainesville, VA 20155

www.LMROA.com

Send your emails to: concerns@LMROA.com

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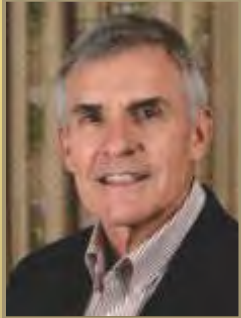
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SHASHI MEHTA
SECRETARY



TOM CUMBER
DIRECTOR



LAKE MANASSAS ROA BOARD OF DIRECTORS

From THE BOARD

After growing accustomed to a changing lifestyle due to COVID there is now renewed optimism for good health for ourselves, our families, and our friends. Many of our residents received four vaccinations while continuing to abide by COVID safety practices. As we head into this beautiful spring season, we caution everyone not to let their guard down.

Despite the positive outlook with COVID, the increased cost of living for each of us – including the Association – has also become “the new normal”. Inflation estimates of 6% or higher continue to impact the cost of Community Services and subsequently increase monthly assessment fees despite the efforts of the Association to negotiate the best solutions. The Board’s goal is always to minimize the Association’s monthly assessment increases without significantly reducing services, i.e., in effect become more efficient but not less effective.

CONTRACTED SERVICES

Listed below are some of our projected contract increases for Fiscal Year 2024.

Company	Service	% Increase	\$ Increase
American Disposal	Trash	10% increase	\$5,110
TBD	Gate Attendant	TBD	TBD
Community Mgt. Corp.	Association Mgt.	2% increase	\$1,260
Goldklang	Auditors	.5%	\$300
KCS/Yellowstone	Landscape	3%	\$1,736
Triple S	Pest Control	3.5%	\$42
Titan Pools	Pool Mgt./Lifeguards	30%	\$15,000

One of our biggest challenges is negotiating the Gate Attendant Services contract for Fiscal Year 2024 and beyond. The current one-year (Allied Universal) Gate Attendant contract for both the Stonewall and Baltusrol Gates expires at the end of June 2023. The contract has been bid out and proposals from several contractors are currently under review. Note that the Baltusrol Gate is controlled by the Master Association – the Lake Manassas Association (LMA), while the Stonewall Gate is controlled by the Lake Manassas Residential Owners Association (LMROA).

LMROA Board Liaison, Joe Greenlee, along with members of our Community Visitor Access Committee are leading the negotiations and are researching alternative solutions that would deviate from the current situation, i.e., *Gate Attendants on duty 24/7*. The alternatives being explored would continue to serve the Community best in the wake of increased labor costs which include hourly rates and benefits. The use of an “electronically manned” visitor entry system that would be used periodically to replace the gate attendant at one of the two manned gates during periods when the gate is least active is being closely studied. This “electronically manned” system **will not** impact Resident access to the Community at any hour and is designed to continue the close monitoring of visitors to the Community during those “down” periods of time. All gates at this time, however, will continue to have 24-hour surveillance in place. A meeting of the LMA and LMROA Boards was held on March 17th in order to come to some sort of resolution on this matter moving forward.

Another area where we will be looking at a substantial contract cost increase is pool management. Due to the increased costs of labor, chemicals and the insurance premiums contractors must pay there is a 30% increase in the cost of the pool management contract. To keep costs at a minimum there will be a slight reduction in pool operation hours this summer and the Swim and Tennis Committee issued an RFP and obtained bids from three pool management companies. The Committee recommended and the Board approved signing a new three-year agreement with Titan Pools.

Continued.....

rom THE BOARD (Continued)

At a minimum under the current contracts in place, assessments will increase by around \$6.18 per month. As was done last year if there is a positive income from Fiscal Year 2023, the projected increase could be less than the forecasted increase. The total amount will be dependent on all the final contracts for attendant services at the gates and if they are there for 24 hours as currently planned.

FINANCIAL UPDATE

As noted in the January 2022 Financial Report, the Association has a balance of cash and investments that total \$ 2,558,789.26. The Repair and Replacement Reserves are proportionally funded and are in line with the most recent Reserve Study. We have achieved the minimum auditor-recommended threshold in homeowners' equity, which is the reserve amount to cover any loss in future years' budgets.

RESERVE AND CAPITAL BUDGET EXPENDITURES

Thus far in Fiscal Year 2023, the Association has spent \$135,202. The major expenses included a new wading pool cover, landscape maintenance (trails and common areas), irrigation repairs, sign refurbishments and replacements, barrier arm and entry gate operators/ maintenance, concrete (sidewalk/curb/gutter), and some asphalt repairs.

FORECAST OF PROJECTS FOR FISCAL YEAR 2024

Below is a summary of Reserve Study forecasts projects for Fiscal Year 2024:

- Tennis and Basketball Court repairs (cleaning/crack fill)
- Swim and Tennis Center parking lot repairs
- Masonry wall & pillar repairs
- Retaining wall railing repairs/paint
- Pavement preventive maintenance and crack fill
- Asphalt trail repairs
- Site lighting maintenance and repairs

ASSESSMENT DELINQUENCIES

Assessment delinquencies have declined slightly but remain at a higher-than-desired level. While the Association's efforts to collect on these accounts are aggressive, bankruptcies, etc., limit what can be done. The impact of the costs associated with delinquent accounts was anticipated and through the diligence of the Board and our Managing Agent, Community Management Corporation (CMC), we have been able to minimize the effect of these delinquent accounts.

Lake Manassas ROA BOARD OF DIRECTORS

FUTURE HOA ASSESSMENTS

Last year's assessments were increased by \$15.00 per month. The Board believes that the continued projected inflation estimates, government mandates, increased costs for business owners to operate businesses, increased food prices, and a Consumer Price Index rising more than 7 percent in the last twelve months will most likely be the foundation of the largest December to December percentage change since 1981.

Committee Chairpersons, Board Members, and CMC agents are being asked, based on the challenge facing the Board and the Community where services, and/or procedures could result in positive income due to less than projected expenses. As stated before, this would allow the Board to not only credit that income to the Reserves, but apply those dollars toward reducing the HOA assessments next year.

We would like to assure Homeowners that every effort is being made by the Board to ensure that the Community's service contracts are being negotiated in the best interest of the Community and its Residents.

Continued....



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NEW PROJECTS

The Board would like the Residents of the Community to understand that every new project or improvement recommended by one of our Committees and subsequently approved by the Board usually increases a homeowner's monthly HOA fees. As a result, all recommendations are considered, and a decision is made based on how a recommended improvement impacts all the Residents of the Community, i.e., *not just one small group of Residents but the Community as a whole*. Additionally, those Committee recommendations, all seemingly important, are evaluated closely to ensure that any annual budget increase is minimal.

FIOS UPDATE (LAKE MANASSAS/ STONEWALL SIDE)

Nearly 90% of the required easements have been signed and the Association's legal counsel is in the process of recording them with Prince William County. Once that is done Verizon will be notified that they have the legal authority to move forward with planning and installation.

Please see the Communications Committee report on page 10 for more details.

The Board thanks our committee volunteers and residents for their continued support.

Sincerely,

Don, Gary, Bob, Shashi, and Tom

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 prefer that residents contact us by sending an email to concerns@LMROA.com to report your concerns and address your recommendations for Community improvements. This assists our community staff, as well as the Board, in addressing and following up with Residents on their issues and recommendations.

LAKE MANASSAS ROA BOARD OF DIRECTORS

2022 VOLUNTEER OF THE YEAR Joe Greenlee



The Board would like to thank Joe Greenlee (on right) for his years of service to the Association. At a recent gathering Joe was presented with the 2022 Volunteer of the Year Award by Board President Don Minogue.

LET US HEAR FROM YOU!

The Deadline for the Next Issue
Summer 2023 is
June 1, 2023

Articles, photos and ideas please send to:
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A few of our recent Lake Manassas listings & seller reviews...



Pedigree Ct - CONTRACT



"We couldn't have been happier with Jim & Dawn's assistance in selling our house. They made the whole process very easy & completely pain-free. The level of professionalism was incredible. Their excellent communication skills were on display throughout the entire process...Can't recommend them highly enough!" - Guy Morgan 



Spyglass Hill Lp - JUST SOLD



"We recently had the opportunity to work with Jim & Dawn to buy & sell a home. We have bought & sold several homes in the past & have had a wide range of experiences. Working with the Gaskill team was the best experience we've had thus far. They are efficient, professional & most importantly honest..." - James Holley 



Roxborough Lp - JUST SOLD



"We're a military family with plenty of experience with real estate agents around the country - some good, some not so good. Jim & Dawn are not your usual real estate team. They guided us through a very complicated situation perfectly. They are unquestionably the best at what they do". - Frank Swekosky 

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Management REPORT

By Michelle Wingo, Community Manager

"Blossom by blossom the spring begins."

— Algernon Charles Swinburne



Karen Jackson
Assistant Manager/
Covenants Administrator

Spring has sprung...but did so in February! With the little to no snow this past winter coupled with mild temperatures, our landscape crews began their spring clean-up early followed by mulch installation in March. Annual floral rotations will go in after irrigation systems have been checked and turned back on for the season.

The Modifications Committee restarted their monthly common area inspections. These inspections normally take place from March through November, however, in February the committee recommended that the Board approve the removal and pruning of some trees as well as brush clean-up along the trail on the eastern side of the community. This tree work is now complete, however, some minor asphalt repairs to the trail will not take place until this summer.

This spring we hope you will take note of any maintenance items to be addressed on your own property. Annual covenants inspections will soon begin and some of the violations our inspectors most commonly find are:

- Mailboxes that are leaning/dirty and/or in need of repair or replacement.
- Cracked/peeling paint or rotted wood trim
 - Weeds (both lawn and mulch beds)
 - Mulch that needs to be refreshed/ installed

The Modifications Committee has made suggested changes to the Board for the Lake Manassas Design Guidelines Handbook. We anticipate the new Guidelines Handbook will be available in early summer. We will notify residents by blast email when the Handbook has been posted on the community website.

If you are a new resident and you haven't received a Welcome Package, please contact us at concerns@LMROA.com and we will be happy to provide one to you.

As a reminder, Community Updates including messages from the Board and management are regularly sent to residents via blast email. If you have not already done so, please register on the Lake Manassas community website (www.LMROA.com) in order to receive these important messages.

We saw one of the mildest Februarys on record. No matter what the groundhog predicted enjoy the early spring with the daffodils and cherry blossoms that *"the spring brings."*

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

Michelle



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 – Most of our Residents know by now that Bed, Bath, and Beyond is closing its doors. According to the Shoppes Management Team (Peterson's Properties), discussions are ongoing with a few businesses that have an interest in that space but no decision has been made nor any timeline established to fill the vacancy. The Association will share any new information as it becomes available.

Baltusrol Gate – The Contractor has completed his work to install new pavers at the Baltusrol Gate.

Street Lamps – LMA and LMROA continue to coordinate with Dominion Virginia Power (DV) to repair/ replace the Street Lamps that remain out along Turtle Point Drive. While both Associations have been requesting lamp repair/replacement for months, DV has not been responsive. Both Associations will continue their coordination with DV in an effort to get the lamps repaired/replaced as soon as possible

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

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community VISITOR & ACCESS committee

By Rex Luzader, Chair

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

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 attendant performance issues. Thanks in advance for your cooperation.

Gate Attendant Service Contract

The current contract expires on July 1, 2023. An RFP has been sent to four potential vendors. Responses have been received and are being reviewed. A decision will be made in the month of March for a three-year contract.

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

Speed Radar Sign

The speed radar sign has most recently been installed on the western side of Spyglass Hill Loop beyond the Snead Loop. Most speeds logged were within acceptable limits. Speeds in excess of 45 mph on limited occasions were recorded.



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

communications committee



Marilyn Harrington, Chair

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

FIOS Update

- Signing of FIOS easements by LM residents has been completed, with nearly 90%, in support of Verizon FIOS.
- LMROA has submitted ALL signed FIOS easements documents to the Association's Legal Counsel for filing with Prince William County.
- The Association's Legal Counsel has nearly completed filing all easements with Prince William County.
- LMROA will formally notify Verizon and continue to work with Verizon having the legal authority to move forward with infrastructure installation planning, installation, and earliest completion.

SWIM & Tennis committee

By Muffin Wilcoski, Chair

COMMITTEE MEMBERS:
Board Liaison: Bob Hale
Grete Bravo
Kristin Knodt
Jennifer Mills
Shery Samaan



SWIMMING POOL

Over this past winter, an RFP was issued for pool management services and after meeting with several pool contractors the Committee made the recommendation to the Board to approve a contract with Titan Pools. Anyone interested in being a lifeguard should reach out to Titan Pools at www.titanpools.com.

We will be taking care of some maintenance issues at the pool and purchasing new refrigeration equipment for the lifeguard office. It is our hope that renovations to the restroom facilities will be considered later this year after the pool closes.

TENNIS, PICKLEBALL, AND BASKETBALL COURTS

The courts will be cleaned this spring/summer and some crack repairs will be made.

TOT LOT

The swings have been replaced at the tot lot. Parents, please be mindful that the tot lot is intended to be used by children 12 years of age and younger. Adult supervision is required at all times.

MEETINGS

Swim and Tennis Committee meetings are scheduled quarterly, as needed. Meetings are held at the Site Office located at the Swim and Tennis Center and all residents are welcome to attend.

Sincerely,

Muffin, Grete & Kristin



BUDGET & Finance committee

By Harry Horning, Chair

COMMITTEE MEMBERS
Board Liaison: Don Minogue
Romesh Deora
Jeff Holbrook

The Budget & Finance Committee will be meeting this spring to review the draft Fiscal Year 2024 budget as well as any new or renewing contracts. Please watch for blast email Community Updates or check the online calendar at www.LMROA.com for meeting dates and times.

The Budget & Finance Committee is always looking for volunteers to serve. Our goal is to develop a budget that will allow for the continued operation of our Association not only today but in the future.



LAND USE GOVERNMENTAL AFFAIRS & committee

COMMITTEE MEMBERS

Helen Noyes
Keri Marianos
Heather Tureen
Tom Cumber, Board Liaison

Along with the Association's land use attorney, the committee will continue to monitor and keep residents apprised of Prince William County Board of Supervisors meetings/plans for projects adjacent to Lake Manassas and along the Route 29 corridor that may affect the community.

covenants

committee



By Ron Allen, Chair

Spring time in Lake Manassas is the time of the year when we can get out of the house and start confronting home repairs and improvements that were set aside due to the winter weather; and start addressing the task of bringing our yards and shrub beds back to life.

Spring is also the time of year that addressing these issues that gets us ready for the yearly community wide comprehensive inspections, that customarily start in April. The inspections encompass more than just lawns and shrub beds, the full perimeter of each property is walked and any covenants violations are noted and brought to the homeowner's attention for correction.



Some of the more common issues found during the inspections include:

- Mailboxes and shutters that are rusted, have rotted wood, or need painted,
- Flower and/or shrub beds that need to be mulched or were mulched with unapproved colored mulch,
- Lawns with bare spots and/or are over 25% weeds,
- Bushes and trees that have not been thinned or trimmed,
- Unsightly accumulation of junk, on patios, decks, and/or driveways.

The intent of the inspection process is to ensure homeowner properties maintain the standards of the Community so that residents can enjoy its beauty and benefit from improved property values.

Prince William County Noise Ordinance

Lake Manassas follows the Prince William County ordinance for noise complaints. The County prohibits excessive and annoying noise, defining noise limits and regulating specific times that certain noise sources can be operated. Noise disturbance means any sound which endangers or injures the safety or health of humans or personal or property, or exceeds the County's maximum permissible sound levels. In general for a residential neighborhood, the maximum weighted decibel level during the day is 60, and during the night is 55. Nighttime hours are 10 pm – 6 am on weekdays and 10 pm – 9 am on weekends.

Some notable acts that are violations of the County's noise ordinance that may pertain to our Community:

- Sounding a horn or other signaling device on any motor vehicle except as an emergency or danger warning signal.
- Operating speakers, musical instruments or drums, or sound amplifiers in such a manner so that sound is audible at a distance of 50 feet outside of a building or audible through partitions common to two or more residences within a building.
- Allowing any animal to create noise that is audible at least once a minute for ten (10) consecutive minutes at least 50 feet from the animal.
- American Disposal or other waste management company performing waste collection between the hours of 9 pm – 5 am.

If you suspect the County's noise ordinance is being violated, contact the Police Department by calling the non-emergency line at 703-792-6500. Officers responding to noise complaints will confirm the noise is in violation and attempt to identify the responsible party creating the disturbance. Generally, a verbal warning is provided for a first complaint. A subsequent complaint will confirm the violation is continuing. It is possible that the responsible party may be issued a summons or charged with a violation of trespassing or loitering. Anyone violating the County's noise ordinance is guilty of a Class 2 misdemeanor.

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covenants

OWNER

Parking

Street parking is not permitted in Lake Manassas, as outlined in **Policy Resolution 2019-010101**, Related to Vehicles, Parking, and Towing, which can be found on the Community website, www.LMROA.com. Vehicles of owners, residents, occupants, and visitors/guests should only be parked in garages or driveways. If a resident, or guest of a resident, finds the need to park on the street for a limited period of time (when parking requirements exceed driveway space) that resident must notify the onsite staff in advance by emailing concerns@LMROA.com or leaving a message at 703-753-7745.

Parking patrols are conducted regularly. Generally, the Association does not send parking notices out if vehicles in the street appear to belong to contractors or service providers (marked commercial vehicles like lawn service providers, vans/trucks with ladder racks, or vehicles with company logos), since owners are not required to have service vehicles park in their driveways. Site staff does their best to identify which residence a street-parked vehicle belongs to by checking it against the vehicle registration records and GateKey admittance reports. If it cannot be determined, a letter is sent to the residence in front of which the vehicle is parked. Due to the number of homes in the community, site staff is unable to monitor or track contractor-owned

vehicles for services secured by homeowners at individual residences (especially for routine visits such as weekly or monthly house cleaning services). If you feel that you have received a parking letter in error, please email Site Staff at concerns@LMROA.com.

If you are found to be in violation of the Community's parking policy, an Opportunity to Correct notice will be issued. Subsequent incidents of parking violations will result in the issuance of a Violation Letter, and possible financial penalties could be assessed to your Association account by the Covenants Committee.

Please be mindful to utilize all garage and driveway space. If street parking is still needed and you have already notified Site staff, vehicles must be parked legally and in a manner so as not to block adjacent driveways or mailboxes. Vehicles should be rotated to the driveway as soon as space becomes available. Note that parking in the street when there is room in the driveway is a violation, even if the Site Office has been notified ahead of time.

On-street parking exceptions are one-time and day-to-day. Residential Units with more occupant cars than can fit in their driveway and garages must find non-street parking alternatives for the overflow vehicles, as exceptions are not granted on a regular basis.

Yard Waste Disposal and Pick Up

Yard waste season has begun again. Beginning Monday, March 6th, American Disposal again began collecting yard waste separately from trash on Mondays through December.

Below are guidelines from Prince William County and American Disposal on yard waste collection:

- Includes leaves, plants, flowers, grass clippings, wood chips, and shrub, tree and yard trimmings.
- Must be placed in biodegradable paper yard bags or loose in a personal container labeled "Yard Waste". Yard waste in plastic bags will not be accepted.
- The yard waste collection program is seasonal and will run from March through December each year. Christmas trees will be collected during the first 2 weeks of January.
- There is a 10 bag limit on paper yard bags per household per week.

If grass clippings or other yard waste is mixed in with garbage, American Disposal may not collect garbage for that household. Repeated instances may result in monetary charges, as American Disposal has the right to pass county-mandated fines onto the Association and the Resident.

More information can be found at www.pwcva.gov/yardwaste.



For your "other" waste disposal needs. We empty it regularly!

MODIFICATIONS & CONSTRUCTION committee

COMMITTEE MEMBERS:
Board Liaison: Don Minogue
Matt Dietrich
Lisa Jacques
Pam Sackett



By Diane Boyle, Chair

Spring is here and is the beginning of the busy MCC application review season! In addition to reviewing homeowner applications for exterior modifications, the Committee recently started back up with our 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.

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. If you see areas that you feel are in need of immediate attention (debris needing removal, common area trees dead or in decline, etc.), please contact Michelle at the site office and she will make necessary arrangements to resolve the issue or place on our schedule for inspection in the spring.

If you notice street light outages, please report those to site staff by email at concerns@LMROA.com. Staff will need the number off the pole (if there is one) as well as the address nearest the pole. While some lights are owned and maintained by the LMROA (the "homeowners association"), others belong to the Master Association, the Lake Manassas Association (LMA). Still, many other lights in the community are maintained by Dominion Power. Once reported to the Site Staff, they will determine ownership and report the outages to the LMA, Dominion Power, or make arrangements for repairs.

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

Modification applications must be filed **by noon 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. The application is posted online on the community website www.LMROA.com and details on application deadlines and meeting dates are posted on the online calendar.

The MCC generally meets on the second Monday of the month at 5:00 PM at the Site Office located at the Swim and Tennis Center. Occasionally the meeting date is rescheduled due to members' availability, so if you plan to attend, please check the online calendar at or with Michelle in advance to ensure the meeting will take place as scheduled.

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REAL ESTATE IN LAKE MANASSAS

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SALES and RENTALS: INCLUDES CLOSED, PENDING, & UNDER CONTRACT

STATUS	ADDRESS	SALES PRICE	DOM	CLOSE DATE	YEAR BUILT
Closed	15176 Windy Hollow Circle	\$775,000	35	02/27/23	1999
Closed	8229 Roxborough Loop	\$970,000	35	02/17/23	2002
Closed	15692 Spyglass Hill Loop	\$1,250,000	13	02/15/23	2004
Closed	15776 Spyglass Hill Loop	\$1,300,000	21	11/17/22	2005
Closed	15199 Windy Hollow Circle	\$767,500	27	10/21/22	1999
Closed	16000 Tryon Way	\$1,000,000	4	10/21/22	2004
Closed	8116 Willingboro Court	\$840,000	2	09/15/22	1999
Closed	8014 Kamehameha Place	\$660,000	28	09/14/22	1997
Closed	8015 Bonnie Briar Loop	\$838,000	8	09/07/22	1996
Closed	8409 Link Hills Loop	\$4,050	30	10/01/22	2006
Closed	8061 Crooked Oaks Court	\$4,200	28	11/16/22	1995
Closed	15803 Spyglass Hill Loop	\$6,500	37	01/01/23	2006
Closed	8449 Link Hills Loop	\$4,000	70	02/01/23	2005
Closed	8101 Willingboro Ct	\$3,995	12	02/13/23	1999

ACTIVE OR PENDING LISTINGS

Active	7967 Turtle Creek Circle	\$725,000	41		2019
Active	8024 Turtle Creek Circle	\$925,000	42		2014
Active	8492 Link Hills Loop	\$1,375,000	6		2005
Pending	8358 Pedigree Court	\$995,000	5	03/22/23	2005
Pending	8169 Snead Loop	\$1,185,000	2	03/21/23	2004



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Harry is a resident of Lake Manassas

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Stonewall Golf Club

AT LAKE MANASSAS



Gary Huebner, PGA
General Manager

We're grateful for what has been a relatively mild winter as our golf course and restaurant have remained busy throughout the months of January & February! We're ready for spring, and we're looking forward to a great golf season and year at Stonewall Golf Club and the Brass Cannon restaurant!

The most exciting news is that, by the time this issue lands, our patio area will have re-opened for use underneath the new full roof! The best view in the area for outdoor dining is now protected from rain and the hot summer sun, so you can count on enjoying our great food and service in our incomparable setting any time, any day! New furniture for that space is on order, and we are working to get media wired in as well. Please come over to enjoy this terrific new space!

Chef Sandy Freeman is busy designing a new summer menu that will still include our tried-and-true favorites along with new items that are sure to be a big hit! We would love to keep you up to date on specials, happenings, events, and all that the Brass Cannon has to offer, so PLEASE SIGN UP FOR OUR NEW BRASS CANNON E-MAIL LIST! Go to the Brass Cannon page of our Stonewall Golf Club website

and click the link to add your name and email address. We are working to segment our customer database to better inform you of food & beverage news, even if you are not a golfer!

Our golf course came through the winter in great condition, and we are ready for the "green-up" that comes with the spring of the year. Ed Long and his team have tackled a number of projects over the winter months that will enhance both our views and playing conditions. One concern we have noticed recently is residents and/or their landscaping crews moving our course boundary stakes from where they should be located. We would appreciate your restraint in that regard as the stakes are positioned by our team in the appropriate places for the game and the rules of golf.

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! Our golf shop is filling up with new apparel, accessories, and equipment, and we hope you'll enjoy the new offerings for 2023.

Patrick McCarthy and the PMC Golf Academy are 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 sign up for any of the many game-improvement opportunities Patrick and his team have available to all! PMC is offering some great new adult classes and group activities, and we're sure you'll enjoy those!

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. Be sure to plan ahead because our calendar is filling up quickly!

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

The Brass Cannon

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Men's Senior Golf League



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

Are You Interested In Playing In The Men's Senior Golf League?

The Men's Senior Golf League is poised to begin its 9th Season on April 19, 2023. The League is open to anyone who is age 55 years and older with an established USGA Handicap Index. All skill levels are accepted. The League offers golfers regular play (each Wednesday @ 8:30 am), the prospect to improve golf skills, the occasion to meet and play with other golfers, a chance to participate in individual and team competitive events, and most importantly – the opportunity to have fun! Golfers are not required to play every Wednesday but only when their schedule permits them to play.

The League is divided into two seasons – Summer and Fall. The Summer Season begins on April 19 and concludes on July 12. The Fall Season begins the following week, July 19, and concludes on October 11. Golfers can sign up for both the Summer and Fall Season or they can sign up for just the Summer and or Fall Season. The registration fee for each season is \$50.00 or \$100.00 for both Seasons. The registration fee for the Summer Season must be received before Monday, April 3, 2023. Golfers interested in playing in the Fall Season only payment must be received prior to July 19.

A majority of the League's play dates/days is Open Play and at least one individual/team competitive event is scheduled each month. Awards in six categories are presented to recognize the skill and performance of the golfers at the end of each Season. In addition, the League will conduct a Medal Play Event during the Summer Season and a Match Play Event in the Fall Season. At the end of

the Fall Season in October The Greenlee Cup, the League's version of the USGA's Ryder Cup is played with two teams facing off for The Cup. At the end of the Fall Season, the League's traditional Annual Awards Luncheon (a BBQ Rib Luncheon) is held at the end of the Season.

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

If you are interested in joining the League please complete the form below and drop it off along with a check with the appropriate amount made out to Joe Greenlee in the Stonewall Golf Pro Shop before Monday, April 3, 2023. You can also mail your form and check to Joe Greenlee, 8294 Roxborough Loop, and Gainesville, VA 20155. Additional information regarding the conduct of the League will be distributed to you once you join the League. In the interim, if you have any questions please contact Joe Greenlee via email at (armygreen766@comcast.net) or mobile phone at 703.597.9524. Please leave a message if your phone call is not answered.

.....
(PLEASE PRINT)

Name: _____

Address: _____

Phone: _____ Email: _____

GHIN# _____ USGA Handicap Index: _____

Golf Facility Where Your Handicap Is Registered: _____

Preferred Tee (Check One): White _____ Combo _____ Red _____

Spring Season \$ _____ Fall Season \$ _____ Full Season \$ _____

Easy Spring Lawn Care



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PREPPING YOUR LAWN



Raking/Dethatching:

Remove the layer of dead grass from the previous year. This will help sunlight get to your lawn and promote health and growth. This will also allow nutrients to penetrate deep into the soil and develop the root structure.

Aerating:

While Fall is typically the recommended time to aerate in order to prevent weed growth, aeration may be necessary in order to loosen compacted soil and make room for new grass seeds to grow. The best time to aerate in the spring is around Memorial Day. If you

plan on treating your yard with weed killers or pre-emergent herbicides, do not aerate in the spring because you will penetrate the protective layer established by the two and render them much less effective.

TREATING YOUR SOIL

Soil Testing:

If you have tried planting seeds in the past with no success, you may have an issue with the PH-balance of your soil, creating an environment where seeds can't grow. To determine if the PH-balance of your lawn is your problem, you may want to look into getting your lawn soil tested. While this process may seem rather extensive, soil testing can be done rather easily. You can purchase a soil test kit for around \$10 and send it to your local Extension office. After receiving your results, the solution can be as easy as adding a little lime or wood ash to your lawn.



SEEDS & WEEDS

Overseed:

Overseeding is the process of filling bald spots in your lawn where the grass is not growing or where the grass is noticeably thin by applying grass seed with the specific intention of filling those spots, as opposed to starting a new lawn. This process usually takes about five weeks. Once again, fall is the ideal time to perform this process because the seeds have time to focus on root development during the winter months, but when your lawn is in desperate need of a "face-lift," overseeding can be a good option.

Fertilizing:

The best practice is to fertilize heavily in the fall and allow your lawn to feed off those nutrients in the spring, but if you missed the fall "feeding," a light dose of fertilization could be beneficial to help your lawn grow. Just be sure not to cross your overseeding and fertilization process because that could lead to killing your new grass seeds and a disease problem for your lawn.

Weed Treating:

Treating weeds is best to be done before they emerge and especially before they grow and go to seed, spreading more weeds around your yard.



EQUIPMENT

Check Your Equipment:

Service Your lawnmower and other electrical equipment
Check your hoses and sprinklers
Turn back on your water supply to the outdoors

Earth Day, April 22nd

Lake Manassas is home to multiple ponds as well as the Lake. The Association would like to keep these ponds and all common areas clean, but we need your help.

There have been reports of residents not cleaning up after their pets or properly disposing of pet waste. For the convenience of disposing of pet waste, last year trash cans were placed along the trail on Turtle Point Drive on the eastern side of the community and at holes 3 & 4 and 17 & 18 on the western side of the community. Another pet station was recently placed on Spyglass Hill Loop just past the roundabout. Even with those modes of disposal available, over the course of the last two months approximately 125 bags of dog waste were found floating or lying along the banks of the ponds on the western side of the community.



Tossing bags of pet waste onto the side of the road/gutters or into storm drains which flow directly into ponds not only creates a health hazard and eye sore but is an expense for the Association to clean up and is an illicit form of disposal. Storm drains are not sanitary sewers.

Please clean up and properly dispose of pet waste. Other contaminants such as trash, yard waste/lawn clippings, fertilizers, household chemicals, soaps, products advertised as "non-toxic" or "biodegradable," soil, and dirt should not be put into storm drain.

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HEALTH & FITNESS TRENDS FOR 2023

Strength Training with Free Weights

With people becoming accustomed to working out at home, where there may be less storage, dumbbells and kettlebells became very popular. Free weights are also popular for their focus on proper technique and their ability to strengthen stabilizer muscles.

Fitness Programs for Older Adults

According to the World Health Organization (WHO), 1 in 6 people in the world will be aged 60 years or older. With life expectancy on the rise and health awareness becoming a prominent focus for all, expect a continual increase in workout equipment/routines/facilities to focus on senior citizens and help them meet their health goals.

Continuing Healthy Outdoor Activities

In 2020, naturally, outdoor activities started to gain popularity, and people began working outdoor workouts into their routines. That will continue to progress with the growing popularity of outdoor fitness clubs that partake in activities such as outdoor yoga or group hikes.

Workout Routines Shifting Focus Beyond the Body

Routines will start to incorporate body and mind health techniques such as breathing exercises and meditation in concoction with typical workout regimens.

"Wellness Metaverse" Workouts

In 2023 there will be a growing popularity in virtual reality (VR) workouts within the Metaverse that use apps, such as the FitXR app, to track your movements and progress.

The Continuation of Sophisticated Wearables

Wearables such as smart watches, smart clothing, VR/AR headsets, and smart equipment will continue to grow in demand and popularity. They will allow people to track virtually all of their energy usage.

The Recovery Market Will Continue to Expand

Work hard, recover hard. Recovery products that allow people to recover from their workouts faster with less soreness will continue to grow in popularity and variety.

High-Intensity Interval Training (HIIT)

For those who need to fit a full workout into an abbreviated time frame, HIIT or High-Intensity Interval Training is a great way to get the heart rate up and burn large amounts of calories in less time than traditional workouts.

The BEST Fitness APPS for 2023

According to healthline.com

FREE FITNESS

Nike Training Club

GROUP FITNESS LOVERS

obé Fitness

TRIED-AND-TRUE FITNESS

Peloton

FITNESS APP FOR COMMUNITY

Fit Body

PERSONAL TRAINER-LED FITNESS

Le Sweat TV

PRENATAL AND POSTPARTUM FITNESS

Studio Bloom

SIZE-INCLUSIVE FITNESS

Big Fit Girl

YOGA

Glo

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Strava



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WIND & TRASH DO NOT MIX WELL TOGETHER

Wind and trash/recycle materials are not a good mix. Here's are some tips to avoid trash from blowing onto your street and yard.

- Bundle it. Consider tying your newspaper and magazines.
- Place plastic and crushed bottles inside brown paper bags, or at the bottom of your container.
- Consider getting a container with a lid that is marked as recycling.

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Lake Manassas 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 or sales@mainstreet-mailboxes.com.

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 for bulk items 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 pickup, 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 well-being 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.

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.

off the line

Join us in this journey as we take professional, restaurant-caliber recipes "off the line" and bring them into your home kitchen.

Featured Recipe:

Blackberry & Mint Gin Rickey

This gorgeous gin cocktail tastes as great as it looks with hints of blackberry, mint and lime that elevate the gin to refreshing heights. It is the perfect drink for those looking to impress guests with both aesthetics and flavor.

INGREDIENTS

- 2 ounces of Empress 1908 Gin (or your favorite gin)
 - 1 ounce of freshly-squeezed lime juice
 - 2 drops of blackberry-mint syrup
 - ½ ounce of simple syrup
 - About 1 ounce of Club soda (to top off)
 - 3 fresh blackberries (to garnish)
 - 2 sprigs of mint (to garnish)
1. Fill a Highball or Collins glass with ice and add the Empress 1908 Gin or your favorite gin, followed by the simple syrup. Add the lime juice and stir gently to combine. *(You should see the color begin to change when you add the lime)*
 2. Add the blackberry-mint syrup and then the fresh blackberries and mint. Stir to combine once more.
 3. Top with club soda and enjoy!

Servings:
1 Drink

Prep Time:
5 Minutes

Cooking Time:
7 Minutes

ABOUT THE INGREDIENTS

- **Empress 1908 Gin (or your favorite gin):** This award-winning gin is known for its beautiful indigo color and fantastic citrus and herbal flavor. The color comes from the addition of butterfly pea blossoms. This gin has a complex yet subtle juniper flavor that makes it perfect for those who are not fans of traditionally dry gins.
- **Prat Standard's Blackberry-Mint Syrup:** Prat Standard Cocktail Company is a Washington D.C. Based company that specializes in making cocktail syrups. They hand-craft all of their syrups in small batches and you can definitely tell by the taste. You can make this drink without using this syrup but we love how it brings everything together and adds a different depth of flavor and sweetness.
- **Club Soda:** We use club soda to bring some carbonation to the drink and clean everything up and refresh your palate. The club soda is responsible for the drink's nice smooth finish.
- **Lime Juice:** While fresh lime juice is the preferred option for this drink, you can still use lemon instead.
- **Fresh Blackberry/Mint:** You can really use any berries/complementary herb combination you want here but we really like to double-dip with the fresh blackberries and mint paired with the syrup. Other options could be strawberry & basil, raspberry & lemon verbena, or blueberry & lavender, but you are only limited by your imagination

Check Out the Video:

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SIMPLE SYRUP

Simple syrup is a neutral-flavored syrup used to elevate the gin flavor and balance the acidity of both the gin and lime. The syrup is made by briefly simmering equal parts granulated sugar and water for about 2 minutes. Be sure to stir the sugar to dissolve it in the water before simmering and stir occasionally while cooking. Cool before using.

Community Calendars

SUN	MON	TUE	WED	THU	FRI	SAT
APRIL						1 April Fool's Day
2	3	4	5	6	7 	8
9 	10 MCC Meeting 5 PM	11	12	13	14	15
16	17 Covenants Meeting 6 PM	18	19 CVAC Meeting 5:30 PM	20	21	22 
23 30	24	25	26	27	28 Applications due at 12 Noon for May MCC Review	29

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5 	6
7	8 MCC Meeting 5 PM	9	10	11	12	13
14 	15 Covenants Meeting 6 PM	16	17 CVAC Meeting 5:30 PM	18	19	20
21	22	23	24	25	26	27
28	29  Pool Opens Site Office Closed	30	31	MAY		

SUN	MON	TUE	WED	THU	FRI	SAT
JUNE				1	2 Applications due at 12 Noon for June MCC Review	3
4	5	6	7	8	9	10
11	12 MCC Meeting 5 PM	13	14	15	16	17
18 	19  Covenants Meeting 6 PM	20	21 CVAC Meeting 5:30 PM	22	23	24
25	26	27	28	29	30 Applications due at 12 Noon for July MCC Review	

 **BEACON for English Language & Literacy's**

Save the date

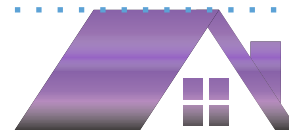


Third Annual
VIRTUAL
Walk For Literacy

Registration opens in April
Walk by May 31st

For more info visit, Beaconliteracy.org or follow us on social media.

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Lake Manassas Home Improvement Corner

Inspiration & budgets for your home ...
from your neighbors.

Do you have a home improvement project that you are proud of and can share details on - budget, photos, benefits? Please send photos and info to ImageryPrint@aol.com and put Lake Manassas Inspiration in the subject line.

If you have questions please don't hesitate to call us at 703.723.3400 - we are happy to assist. Please try to limit the submission to one page and we will send you a proof, prior to publishing, to be sure all has been presented as you desire. We can include your name and address in the article, or you can remain anonymous.



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Stonewall gatehouse	703.753.5101
Stonewall Golf Club Pro Shop	703.753.6140
Brass Cannon Restaurant	703.670.3500
Cable (Comcast) 24-Hour Repair	866.366.4357
Electric Dominion VA Power	571.379.8454
Main Street Mailboxes	703.368.0500
Trash (American Disposal)	703.335.7900
Water/Sewer (PW County)	

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

2022-2023 School Year

April 3-7	Spring Break for Students/Teachers
April 10	Teacher Workday (no school for students)
April 21	Holiday (schools and offices closed in observance of Eid al-Fitr)
May 29	Memorial Day Holiday (schools and offices closed)
June 15	Last day of school

2023-2024 School Year

August 21	First day of school
September 1	Labor Day Weekend Holiday -schools closed
September 4	Labor Day Weekend Holiday -schools closed
September 15	Holiday -schools closed in observance of Rosh Hashanah
September 25	Holiday -schools closed in observance of Yom Kippur
October 9	Division-wide Professional Learning Day -no school for students
November 6-7	Teacher Workday -no school for students
November 10	Veterans Day Holiday -schools closed
November 22	Thanksgiving Break -schools closed
November 23-24	Thanksgiving Break schools closed
December 21-	
January 1	Winter Break -no school
January 2	School Reopens
January 15	Martin Luther King Jr. Holiday -schools closed
January 26	Elementary School 1/2 Day - Parent/Teacher Conferences
January 29	Teacher Professional Development/ Workday -no school for students
February 19	Washington's Birthday/Presidents' Day Holiday (schools and offices closed)
March 25-29	Spring Break for Students/Teachers (no school for students)
March 28-29	Spring Break -schools closed
April 9	Teacher Professional Development/ Workday -no school for students
April 10	Holiday -schools closed in observance of Eid al-Fitr
May 27	Memorial Day Holiday -schools closed
June 7	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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