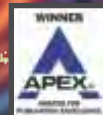


LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

SUMMER 2023

VOLUME 19, ISSUE 3



LAKE MANASSAS CONNECTION

Official Publication of
The Lake Manassas Residential Owners Association

Volume 19, Issue 3

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

Send your emails to: concerns@LMROA.com

LMROA BOARD OF DIRECTORS

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committees

BUDGET & FINANCE

Harry Horning, Chair concerns@LMROA.com

COMMUNICATIONS

Marilyn Harrington, Chair concerns@LMROA.com

COMMUNITY and VISITOR ACCESS CONTROL

Rex Luzader, Chair rluzader@hotmail.com

COVENANTS

Ron Allen, Chair lmroacovenants@gmail.com

MODIFICATIONS AND CONSTRUCTION

Diane Boyle, Chair dianemboyle@comcast.net

SWIM & TENNIS CENTER

Muffin Wilcoski, Chair concerns@LMROA.com

NEWSLETTER CONTACT:

703.723.3400
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management company

Community Management Corporation

(CMC) 4800 Westfields Blvd., Suite 300

Chantilly, VA 20151 - 703.631.7200

Adrienne Harper, Portfolio Manager

aharper@cmc-management.com

Site Info:

14900 Turtle Point Dr. - Gainesville, VA 20155

email: concerns@LMROA.com

Michelle Wingo, On-Site Community Manager

mwingo@cmc-management.com

703.753.7745 - Fax 703.753.1886

Karen Jackson, Asst Manager/Covenants Administrator

kjackson@cmc-management.com

Site Office by Appointment Only

Customer Service Center 703.631.7200

Website: www.cmc-management.com

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INSIDE THIS ISSUE

- 3 - The Board Report
- 4 - Community Concerns/Recommendations
 - Curbside Yard Waste Collection
- 5 - Congrats to One of Our Own Lake Manassas Residents
 - Lake Manassas Connection Info
- 6 - Management Report

COMMITTEES

- 8 - Budget & Finance
 - Community Visitor & Access
- 9 - Communications
 - Land Use & Governmental Affairs
 - Swim & Tennis
- 10 - Covenants
- 11 - Modifications & Construction

FEATURES

- 12 - Stonewall Golf Club
- 13 - Men's Senior Golf League and Registration Form
- 14 - Peak Grilling Season Is Underway
- 15 - Real Estate in Lake Manassas
- 16 - Lake Manassas Home Improvement Corner - *Installing a Self-Watering Soaker Hose Irrigation System*
- 17 - Pet Guidelines
- 18 - Danger - Slow the Spread of the Spotted Lanternfly
- 20 - Fishing and Boating on Lake Manassas
- 21 - We Need Your Attention
 - Attention Lake Manassas Parents
- 22 - Community Calendars: July, August & September 2023
- 24 - *Off The Line: Watermelon Orzo Salad*
 - Watermelon White Balsamic Vinaigrette
- 25 - Lake Manassas Community Information
- 26 - Phone Contacts
 - Prince William County School Calendar
 - Advertising Commissions and Support
- 27 - Every Second Counts!
- 28 - Showcase Your Favorite Community Photos

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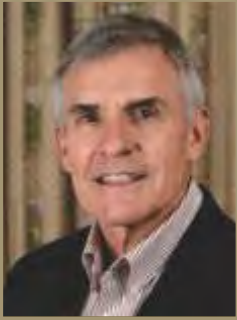
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From THE Board



DON MINOGUE
President



GARY BORDER
Vice President



BOB HALE
Treasurer



SHASHI MEHTA
Secretary



TOM CUMBER
Director

The 2024 fiscal year operating budget (7/1/23-6/30/24) was reviewed and approved by both the Budget and Finance Committee and the Board of Directors with an approximate 5% increase to the base assessment for homeowners. While the Board initially anticipated a larger increase in the homeowner's assessments due to contract increases, we were able to keep the increase in line with the Consumer Price Index. Using the previous years' income the Board was able to limit the overall base assessment increase to \$11 per month while still maintaining a positive owners equity position.

Homeowner assessment increases are due primarily to the gate attendant contract which went from last year's initial budget of \$185,472 to \$250,000 at Stonewall Gate as well as at the Baltusrol Gates (for which the LMROA pays 49% of the gate contract costs).

As we notified residents by blast email at the beginning of June, we are leaving Allied Universal and Securitas Inc. and will be taking over management of the gates beginning July 1, 2023. After extensive contract negotiations and a review of processes in an attempt to improve attendant performance, the Board would like to thank the Community Visitor Access Committee (CVAC) Chair, Rex Luzader, and former Board member Joe Greenlee, as well as the entire Visitor Access Committee for the extensive time and work in evaluating all the potential vendors.

A number of changes will go into effect this year at the Baltusrol Gate to improve performance and control costs. These changes will only affect visitor access. **There will be no changes to resident access or use of the GateKey visitor' access system.**

In addition to the new Securitas contract, the Association also entered into a new contract with Titan Pools. The Board would like to thank Muffin Wilcoski and the members of the Swim and Tennis Committee who met with and reviewed proposals from several different pool companies before making a recommendation to the Board to contract with Titan Pools.

Some of our other contract increases are:

Company	Service	% Increase	\$ Increase
Titan Pools	Pool Management	30%	\$15,000
American Disposal	Trash	10% increase	\$ 5,110
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

There are a number of ongoing and upcoming projects that will take place this summer and fall:

- Renovations to the Lifeguard office at the Swim and Tennis Center
- Tennis and Basketball Court repairs (cleaning/crack fill)
- Swim and Tennis Center parking lot repairs
- Masonry wall & pillar (minor) repairs
- Retaining wall railing (welding) repairs/paint
- Pavement preventive maintenance and crack fill (various locations)
- Asphalt trail repairs
- Site lighting maintenance, paint, and repairs

Continued....

From THE BOARD (Continued)

The Land-use committee is continually monitoring proposed projects along Route 29 as well as across from the Cancer Center (Lidle property) in an attempt to conform to the aesthetics of other commercial properties in Lake Manassas.

Lastly, the Board and community thanks Joe Greenlee -- last year's recipient of the Volunteer of the Year award -- for all his hard work in the community and for his assistance in negotiating the contract with Securitas for gate attendant services. With negotiations complete and having exited the Board, this should allow Joe more time to devote to the Senior Golf League!

Wishing you a safe and restful summer.

LMROA Board

"Rest is not idleness, and to lie sometimes on the grass on a summer day listening to the murmur of water, or watching the clouds float across the sky, is hardly a waste of time."



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Community Concerns and 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.

Curbside Yard Waste Collection

From March thru December, residents, businesses, and landscapers in Prince William County must separate yard waste from regular trash for disposal. Yard waste may be placed in compostable paper yard waste bags, or a personal container labeled "Yard Waste" **No Plastic Bags**.

Please contact your trash and recycling collection company for your weekly yard waste collection day.

More details about yard waste disposal are available in English and Spanish at:
www.pwcva.gov/yardwaste

For more information on other materials being recycled in the County, visit
www.pwcva.gov/recyclin

Reference: State Code - Chapter 22 (Refuse) update

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Congratulations to one of our own Lake Manassas Residents



Alyssa Blair, a 10th Grade Photography II Student at Gainesville High School took this stunning photograph of Hole 4 at Stonewall Golf Course. Entitled "Stay Golden," this photograph was selected to be featured at the **PWCS All-County Secondary Fine Arts Festival** at the Kelly Leadership Center that was on April 29th.

Alyssa was proud to showcase the beauty of Lake Manassas, and for her festival selections, she received a **Certificate Of Recognition For Outstanding Achievement in Visual Art**.



LET US HEAR FROM YOU!

The Deadline for the Next Issue
Fall 2023 is **September 1, 2023**

Articles, photos and ideas please send to: mwingo@cmc-management.com

Advertising to: Imagery Print & Promotions
703.723.3400 ~ imageryads@aol.com or
download contracts from: www.ImageryPrintVa.com

Management REPORT

By Michelle Wingo, Community Manager

"Summer means happy times and good sunshine".

- Brian Wilson



Michelle Wingo
Community Manager

As we head into the summer months and spend more time outside, please look around your property and take note of items that may need sprucing up such as dirty or faded mailboxes and posts, painting trim, and issues with your lawn and gardens such as weeds and replenishing mulch.

Annual inspections are in full swing. If deficiencies are noted, you will receive an Opportunity to Correct letter that provides you with an explanation of what needs attention and some time to make improvements. Property maintenance contributes to not only the beauty and value of your home but to the entire community.

As a reminder, if you plan to make any exterior modifications to your property, please be sure to submit an Exterior Modifications Application to the Modifications and Construction Committee for their review. Please see the MCC article on page 11 for application and meeting information.

The pool opened over Memorial Day Weekend with new hours for the 2023 summer season. Please see the Swim and Tennis Committee report on page 9 for pool hours. You may also want to check the online calendar at www.LMROA.com for pool opening schedule changes related to Saturday swim meets. On days of meets, the pool will be cleaned after the meet and opened as quickly as possible – typically by 1 p.m., however, there may be a delay in opening after the final Divisional Meet of the summer.

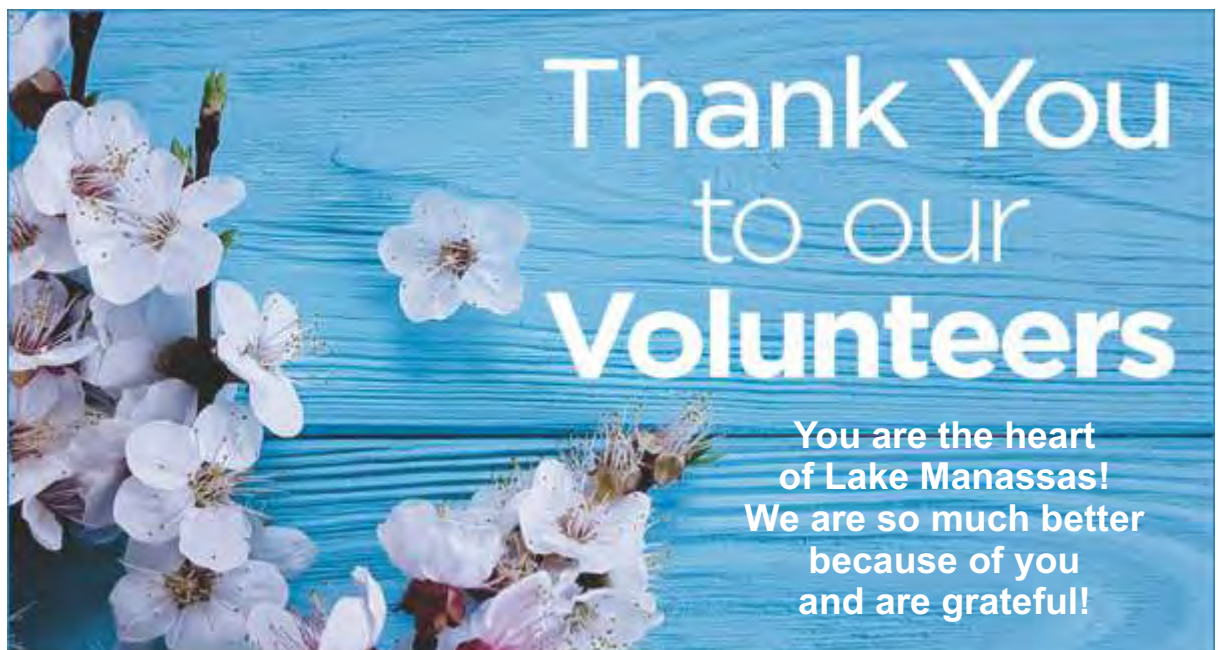
Whether tending your garden, sitting poolside, or enjoying a family or other special vacation we hope you enjoy some "happy times and good sunshine"!

Happy Summer,

Michelle



Karen Jackson
Assistant Manager/
Covenants Administrator





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



Amsterdam 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 



Pedigree Ct - 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 



Turtle Creek Cir - 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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BUDGET & Finance committee



COMMITTEE MEMBERS

Board Liaison:
Don Minogue
Romesh Deora
Jeff Holbrook

By Harry Horning, Chair

The Budget & Finance Committee met this past spring to review the draft Fiscal Year 2024 budget. The budget was finalized and mailed to residents at the end of May. 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.



community VISITOR & Access committee



By Rex Luzader, Chair

Gate Attendant Service Contract

Our contract with Allied Universal for gate attendant services expires on July 1, 2023. A Request for a Proposal for a three-year contract was sent to four companies early this year - Allied, Dunbar, Securitas, and Sentry Force. All four responded. The Sentry Force proposal was considerably higher than the rest and was not considered. The remaining three were interviewed in person by the Committee, Michelle, and Karen. After discussion, the Committee unanimously recommended to the Board that Securitas be awarded the contract for the Stonewall Gate. Following Board discussions with LMA, they also agreed to award the contract to Securitas for the Baltusrol gate which LMA manages. The transition will begin June 1 with Securitas providing services on July 1, 2023. Gate Key will remain in use at both gates. The Committee and community management will work with Securitas to ensure a smooth transition.

Please continue to report both good and poor performance of attendants at concerns@LMROA.com. Your input will help us with our transition to Securitas. Thanks in advance for your cooperation.

Speed Radar Sign

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

After negative resident feedback regarding the placement of speed limit signs on Roxborough Loop and using them for periodic placement of the speed radar sign to collect speed data following the Board mandated criteria of obtaining affected homeowner approval, the effort has been abandoned by the Committee.

The Prince William County Police and Sheriff's Department will continue to randomly patrol the neighborhood as well as frequent locations based on homeowner complaints of speeding and may 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
Rex Luzader, Chair
Rich Marianos
Keith Reeves



communications committee



COMMITTEE MEMBERS:

Board Liaison:
Shashi Mehta
Marilyn Harrington, Chair
Kevin Cao
Jane Houston
Scott Pierce
Errol Siders

Marilyn Harrington, Chair

FIOS Update

With 90% of the required easements for FIOS having been signed, LMROA submitted all documents to the Association's Legal Counsel to file with Prince William County. The Association's legal counsel will continue to work to resolve any outstanding issues with the County and then formally notify Verizon on the status of their legal authority to move forward with the planning and installation of FIOS. Additional updates will be communicated to residents via Community Update blast emails on future issues of *The Lake Manassas Connection*.

LAND USE & GOVERNMENTAL AFFAIRS committee



COMMITTEE MEMBERS

Helen Noyes
Keri Marianos
Heather Tureen-Gorzha
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.

swim & Tennis committee



COMMITTEE MEMBERS:

Board Liaison: Bob Hale
Muffin Wilcoski, Chair
Grete Bravo
Kristin Knodt
Jennifer Mills
Shery Samaan

By Muffin Wilcoski, Chair

SWIMMING POOL

The pool opened over Memorial Day weekend with Titan Pools now managing the facilities. Note that the pool hours (after schools are out for the summer) will be daily from Noon until 8 p.m. Once schools resume in the fall session hours will be M-F from 4 p.m. until 8 p.m. and weekends and Labor Day from Noon until 8 p.m.

Renovations to the lifeguard office are underway and new refrigeration equipment for the lifeguard office has been installed. It is our hope that renovations to the restroom facilities will be considered later this year after the pool closes for the season.

Two pool passes are issued at no cost to homeowners. If you lose or require additional passes, the cost is \$50 per card. Electronic key card passes are intended to be used year after year.

TENNIS, PICKLEBALL & BASKETBALL COURTS

The courts are scheduled for cleaning and the intention is minor repairs and cracks will be filled this summer.

TOT LOT

A safety inspection was scheduled for June. A portion of the tubing on the climbing apparatus is cracked and scheduled to be replaced.

Parents, please be mindful that the tot lot is intended to be used by children 12 years of age and younger and 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.

covenants committee



By Ron Allen,
Chair

Property Maintenance

While the Association understands that there are certain aspects of property maintenance, that cannot be attended to during certain times of the year, due to weather conditions, please do your best to keep your property maintained according to LMROA guidelines.

The committee has noticed recently that violations have been issued for several unapproved gardens. Please remember that all exterior modifications must be approved in advance by the Modifications Committee – including gardens.

Covenants questions or complaints should be sent to concerns@LMROA.com so that site staff can investigate and follow up according to the Association's Due Process Policies and Procedures. Note that due to privacy issues site staff cannot divulge the status or measures taken to address violations at another owner's property.

If you are issued a violation notice and need an extension of time to complete repairs, please contact the on-site management office by emailing the site staff at concerns@LMROA.com.

The Covenants Committee generally meets the third Monday of the month at 6 p.m. at the site office and all owners are welcome to attend.



COMMITTEE MEMBERS:

Board Liaison: Gary Border
Ron Allen, Chair
Kathy Cumber
Lesley Holbrook
Sarah Wheeler

Parking

When you purchased a home in Lake Manassas, you were provided with documents containing the "Covenants, Conditions and Restrictions", including guidelines that state that there is no street parking permitted without prior authorization of management -- even if there is no room in your driveway and/or garage. Understandably, for those who have multiple vehicles, rearranging vehicles to accommodate those who live in your home, or when you have guests, can be a nuisance. However, the parking rules were put in place to keep as many vehicles as possible off the streets for the safety and the aesthetics of our community. If temporary street parking is needed please contact management at concerns@LMROA.com for authorization and stipulations.

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PROVIDER LEADER EMPLOYER

MODIFICATIONS & CONSTRUCTION committee

COMMITTEE MEMBERS:
Board Liaison: Don Minogue
Diane Boyle, Chair
Matt Dietrich
Lisa Jacques
Pam Sackett

By Diane Boyle, Chair



Between new applications submitted for review, project completion inspections, and landscape inspections, this summer has proven to be a busy time for the MCC!

While the site manager and this Committee regularly inspect the community, we appreciate residents reporting items such as excessive litter, dead/dying or tree hazards, broken signs, or other items of concern. If you see areas that you feel are in need of immediate attention, please send an email to concerns@LMROA.com and the site management staff will make necessary arrangements to resolve the issue or place it on the MCC's schedule for inspection.

If you notice street light outages, please report those to site staff by email at concerns@LMROA.com. Staff will need the number of 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 making a change to or on the exterior of your property, note that Modification applications must be filed **by noon ten days prior to a scheduled meeting**. This ensures that the committee has sufficient time to examine the application and schedule any needed property inspections or 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. To facilitate the review and approval of your application as quickly and efficiently as possible by the MCC, please be sure to submit a fully complete application.

Please do not move forward with any exterior changes without the approval of the MCC. It is in your best interest to submit an application **before** you make any changes – 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.

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.





Gary Huebner, PGA
General Manager

Stonewall Golf Club AT LAKE MANASSAS

As this edition of the "Lake Manassas Connection" lands, we should be in full "summer mode" in Northern Virginia with temperatures on the rise. The great news is that, if you haven't already been over to notice, our outdoor terrace area is now under roof, and it's a very comfortable place to relax and enjoy food & drinks with friends! Come over to enjoy the great views and atmosphere, as well as some of Chef Sandy's fabulous food creations! If you have not already done so, PLEASE SIGN UP FOR OUR NEW BRASS CANON E-MAIL LIST so we can better update you on specials, happenings, events and any restaurant closures for private parties. We are working to segment our customer database to better inform you of food & beverage news, even if you are not a golfer!

The Stonewall golf course is in excellent condition and our agronomy team will be working hard to combat the extreme conditions that we typically endure during July & August. As I mentioned in the last newsletter, we have noticed 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 rules of golf.

Our golf shop is fully stocked with fresh apparel, accessories and equipment, so visit often to see new styles and items as they arrive and pick up a nice treat for yourself or to use as a great gift!

As always, be sure to visit pmcgolf.com and sign up for any of the many game-improvement opportunities Patrick McCarthy and his team have available to all! Participation in clinics, classes and individual coaching has been outstanding, and PMC Golf enjoys great reviews from all who take advantage of the programs.

We encourage you to reach out to us for your meeting, party & celebration needs for the 2023 holiday season and beyond. Sarah Puckett, our Director of Sales, has great dates still available, but the calendar for the next 12 months is filling up quickly!

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

The Brass Cannon AT STONEWALL GOLF CLUB

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Men's Senior Golf League

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

Fall Season - 2023

The Men's Senior Golf League is well into its 9th Season. The League has 45 members participating in Open Play and a number of monthly Events. In July the League will end its Summer Season and begin its Fall Season and invites any golfer who is 55 years and older with an established USGA Handicap Index to join the League. All skill levels are invited to participate. The League offers golfers regular play each Wednesday, the prospect of improving golf skills, the occasion to meet and play with golfers of all skill levels, an opportunity to participate in individual and team events, and most importantly – the opportunity to have fun! Golfers are not required to play each week but only when their personal schedule permits them to play.

The Summer Season ends on July 12 and the Fall Season begins the following week July 19, 2023. The Fall Season ends on October 11, 2023. The Registration Fee for the Season is \$50.00. A majority of the League's play days/dates are Open Play, and at least one competitive individual and or team event is scheduled each month. In addition during the Fall Season, the League will conduct its Match Play Championship and at the end of the season it will conduct The Greenlee Cup, the League's version of the USGA's Ryder Cup. Awards are presented at the end of the Season.

The League is divided into Four Flights based on the skill level (handicap) of the golfers that comprise the League. The Four Flights more importantly make the League more fun, competitive, and fair for all golfers. League golfers play from either the White or Combo (a combination of White and Red) Tee. While a number of our more skilled golfers play from the White Tee a majority of the League plays from the Combo Tee since that tee makes the course more enjoyable while continuing to offer a course with a reasonable challenge.

If you are interested in joining the League for its Fall Season please complete the Registration Form below and drop it off along with a check for \$50.00 made out to Joe Greenlee in the Stonewall Golf Club Pro Shop by Wednesday, July 19, 2023. You can also mail your form and check to Joe Greenlee, 8294 Roxborough Loop, Gainesville, VA 20155. Additional information regarding the conduct of the League will be emailed to you once you have joined the League. If you have questions before signing up please don't hesitate to contact Joe Greenlee either via email or mobile phone (armygreen766@comcast.net or 703.597.9524).

REGISTRATION FORM

Name: _____

Address: _____

Phone: _____ Email: _____

GHIN# _____ USGA Handicap Index: _____

Golf Facility Where Your Handicap Is Registered: _____

Preferred Tee (Check One): White _____ Combo _____

Peak GRILLING season is underway

PRACTICE GRILL SAFETY

Warm weather arrived earlier than expected this year and households across the county are firing up their backyard grills in preparation for spring and summer barbecues. May is peak grilling season and according to the *State of the Barbecue Industry (2023 Hearth, Patio, and Barbecue Association (HPBA))*, grill sales and grilling out are at an all-time high. The report states:

- 80% of all homeowners and 70% of all households in the U.S. own at least a grill or smoker; an increase from 64% household ownership in 2019.
- 38% of all grill owners purchased a new grill since the pandemic.

Formerly, the most popular days to grill were the traditional summer holidays, Labor Day, Memorial Day, and Father's Day. However, in recent years there has been an increase during the fall and winter months with the most popular grilling days, Thanksgiving Day (20%) and Super Bowl (30%), followed by Christmas or Hanukkah, New Year's Day, and Valentine's Day.

No matter the time of year, type, size, style, or method of cooking, when using a grill or any outdoor cooking equipment, one should take the necessary steps in learning how to safely cook to avoid fires, burns, or worse. The leading factors in outdoor grill fires are:

- Something that could catch fire was too close to the grill.
- Unattended cooking.
- Leak or break in the grill (primarily gas grills).
- Failure to clean.

RECOMMENDATIONS

To prevent fires and grill-related injuries, Chief Thomas LaBelle, of the Prince William County Fire & Rescue System, advises residents to follow these simple safety tips:

- Propane and charcoal BBQ grills must only be used outdoors.
- Position the grill well away from siding, and deck railings and out from under eaves and overhanging branches.
- Place the grill at a safe distance from lawn games, play areas, and foot traffic by maintaining a three (3) foot safety zone around the grill or smoker when in use and during cool down.
- Use long-handled grilling tools to provide clearance from heat and flames when cooking.
- Periodically remove grease or fat buildup in trays below the grill. The grease/fat can ignite from the grill's heat.
- Constantly attend to the grill or smoker when in use.

Charcoal Grills

- Purchase the proper starter fluid and store the can out of reach of children, and away from heat sources.

- **NEVER** add charcoal starter fluid when coals or kindling have already been ignited.
- Place the used coals/ashes from your grill in a metal can with a lid, once they have cooled, store them several feet away from the house and any combustibles.



***These safety precautions also apply to any wood-burning appliance, e.g., fireplaces, fire pits, chimineas, etc.**

PROPANE GRILLS

- Annually check the gas cylinder hose for leaks prior to using it for the first time.
- Make sure all hose connections are tight.
- Ensure the propane cylinder is secured.

Grill Safety for Apartments & Condominiums

- Prince William County Fire Prevention Code Section 9.1-45 prohibits the use and storage of any device that uses flammables, i.e., gasoline, charcoal lighter, liquefied petroleum gas, or propane on a balcony.
- **DO NOT** use grills or smokers within 15 feet of any apartment, condominium, or building/structure.

For more information on grill safety for apartments and condominiums in Prince William County, visit pwcva.gov/departments/fire-marshals-office/grill-safety-apartments-condominiums.

For more information on grill safety, visit U.S. Fire Administration at usfa.fema.gov and the National Fire Protection Association at nfpa.org.

For more information on the barbecue industry, visit hpba.org.

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Real Estate in Lake Manassas

Stats Courtesy of:
Jim & Dawn Gaskill

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

STATUS	ADDRESS	SALES PRICE	DOM	CLOSE DATE	YEAR BUILT
Closed	8024 Turtle Creek Circle	\$850,000	11	04/18/23	2014
Closed	7967 Turtle Creek Circle	\$715,000	43	04/07/23	2019
Closed	8492 Link Hills Loop	\$1,375,000	7	03/31/23	2005
Closed	8358 Pedigree Court	\$970,000	5	03/22/23	2005
Closed	8169 Snead Loop	\$1,225,000	2	03/21/23	2004
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	8449 Link Hills Loop	\$4,000	70	02/01/23	2005
Closed	8429 Link Hills Loop	\$4,640	49	02/06/23	2005
Closed	8101 Willingboro Court	\$3,995	12	02/13/23	1999

ACTIVE OR PENDING LISTINGS

Active	8362 Pedigree Court	\$1,100,000	28		2005
Active	7947 Valderrama Court	\$1,999,999	43		1998
Active	7946 Valderrama Court	\$2,100,000	9		2007
A/C	8111 Amsterdam Court	\$899,900	5	07/14/23	2000
A/C	14915 Alpine Bay Loop	\$1,200,000	12	06/14/23	1998
Pending	8174 Snead Loop	\$865,000	6	06/16/23	2005
Pending	8163 Snead Loop	\$3,900	5	06/10/23	2004



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Lake Manassas Home Improvement Corner

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

PROJECT: Installing a Self-Watering Soaker Hose Irrigation System in My Backyard Garden Bed

PROBLEM: Few things are more rewarding than eating food you have grown yourself. While the work is worth the reward, in my opinion, the one thing that I always disliked and had a hard time keeping up with is watering. I never knew how much to water, where to water (roots or leaves?), and when to water to make sure the plants are properly cared for and that I am not wasting water.

SOLUTION: I decided to install a Soaker Hose with a Smart-Hose Faucet Timer in my backyard garden bed so that my plants would consistently be watered twice a day, close to dusk and dawn, underground, so that the roots receive all the water they need and all of the water is utilized instead of being evaporated by the harsh sun. To sweeten the deal, I decided to go with a smart faucet that could tell if it was going to rain and decide to water based on the necessity. I found a video that showed me how to install everything online and did so in less than an hour.

The work was pretty easy. After laying some fresh soil, I laid the soaker hose on the soil, so that the entire garden bed could be reached by the soaking radius, then I gently pinned the hose in place using the stakes. After setting the soaker hose in the soil, I attached it to the 15 ft hose and then attached that hose to the Orbit B-hyve Smart Hose Faucet Timer, which screwed into my 2-Way Hose Splitter, which screws directly onto the outdoor water faucet. Using the 2-Way Splitter allows me to also attach a hose that I can use in a regular fashion. I then planted my various plants and seeds, being careful to place the roots close to, but not on top of, the hose, and then covered the soil, soaker hose, and plant bases with a thin layer of mulch to protect the hose and retain moisture.

The total cost for the equipment was only \$139.53 through my various purchases on Amazon and Lowe's and a little over an hour of labor by me. To me, the costs are well worth it because of the savings in both time and water. For anyone interested in laying their own soaker hose, feel free to check out the video I used for inspiration at <https://www.youtube.com/watch?v=j68XJVa2ljA>



Garden Bed After the Soaker Hose is Laid



Garden Bed with Plants Planted



Thin Layer of Mulch to Cover the Hose

50 ft Soaker Hose: \$24.95
(AMAZON)



Orbit B-hyve Smart
Hose Faucet Timer:
\$53.30 (AMAZON)



4 Bags of Mulch:
\$13.32 (LOWE'S)



50-pack Metal
Garden Stakes:
\$11.98 (AMAZON)



15 ft Hose: \$15.99 (LOWE'S)



2-Way Hose
Splitter: \$19.99
(AMAZON)



TOTAL COST: \$139.53

Your improvement can be featured in the next **Lake Manassas Connection** as the next home improvement corner!

Help inspire others to make improvements and share information. If you are interested in submitting - send us your photos/info or just email us with your interest and we can walk you through the process. Write to: imageryprint@aol.com and put "Lake Manassas Renovation" in the subject line. If you need assistance with your submission, just let us know ... we're happy to help.

Reminder: Pet Guidelines



Pet owners are responsible for the **immediate removal** and **proper disposal** of animal waste on private yards and on common areas, including your own yard as well. Pets are not permitted upon any common area unless leashed or carried.

Please also be aware that the following shall be grounds for complaint and finding of a community nuisance:

- Pets running at large.
- Pets damaging, soiling, defecating on or defiling any private property or the common areas.
- Pets causing unsanitary, dangerous, or offensive conditions.
- Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the community.
- Pets that are or take aggressive postures against other pets.

Thank you for your attention and being a good pet owner and neighbor.



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Harry is a resident of Lake Manassas

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DANGER



SLOW THE SPREAD OF THE SPOTTED LANTERNFLY

Spotted wings are often a silvery blue-gray with an iridescent gunmetal, and bright red-orange petticoat beneath. In every stage from nymph to adulthood, this is a stunning bug. They are below-average fliers, but decent gliders and hoppers. To feed, they unfurl their mouth parts and penetrate the phloem, or vascular tissue, of the tree or vine and do their damage.

Generally, we would never advocate squashing bugs. Spiders, ants, bees, and crickets all have their role in making Earth the beautiful world we enjoy. If one of these finds its way into your home, just take it outside.

With mosquitos and ticks, however, that's another story! Not to mention a relatively new bug first detected in Pennsylvania in 2014, and believed to have traveled to the United States from China. **And it's a bad one.** The **invasive Spotted Lanternfly** is now in 14 states and has made its way into the county.

Its presence is a huge worry because the Spotted Lanternfly can significantly damage more than 100 plants that are economically, environmentally, and aesthetically important in the county. Some of these plants include grapevines, hops, fruits, vegetables, and several species of trees.

With summer upon us and the warmer weather, we see that these pests are hatching from eggs and entering their nymph stage. Immature nymph Spotted Lanternflies are wingless and black with white spots.

WHAT YOU CAN DO...

You can help slow the spread of the spotted lanternfly. Take these steps to find and destroy them:

- Educate yourself about the Spotted Lanternfly so you know how to identify it. The appearance of the insect changes dramatically throughout its life cycle.
- Look for live insects in the various stages of their life cycle and for their egg masses by checking around your property, such as on tree trunks and plant life,

SPOTTED LANTERNFLY IN VA
HELP SLOW THE SPREAD!

Squash it! Take a Picture! Report it at loudoun.gov/spottedlanternfly

EGGS	BLACK AND WHITE NYMPH	RED, BLACK AND WHITE NYMPH	ADULT
(December-May)	(May-August)	(July-August)	(July-December)
Size: About 1.5" long	Size: 4mm up to 3/8" long	Size: 7/8" long or 12mm	Size: About 1" long

under and around vehicles, on lawn furniture, fences, and other smooth surfaces. The Spotted Lanternfly is a very effective hitchhiker on vehicles, so it's important to check for them before returning to home from potentially infested areas.

- If found, kill live Spotted Lanternflies and/or destroy/scrape off their egg masses from surfaces.

They hide under the hood of the car, near windshield wipers, in the wheel wells of tires, nestled under bumpers, and they have been known to cling onto cars traveling at speeds up to 50 miles per hour.

Spotted Lanternfly excrement, otherwise known as honeydew, contains high concentrations of sugar. **So beware:** spotted lanternfly feeding attracts flies, ants and stinging insects that eat the sugars found in the honeydew. This inevitably attracts other insects, such as yellowjackets, hornets and wasps. Yellowjackets are a gardener's best friend because they pick out the caterpillars. But if their hive is dangling from your deck, then that's another problem.

Taking these steps will help to control the Spotted Lanternfly and minimize its impact on the environment.



Yellowjackets are a gardener's best friend because they pick out the caterpillars.

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FISHING and BOATING on Lake Manassas

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



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

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

For more information on the Lake including restrictions for use, please visit: <https://library.municode.com/va> and type "Lake Manassas" in the search bar.

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We Need YOUR Attention ...

Imagine the impact on a community when a resident harms another, or even a pet, because they were speeding, not adhering to a stop sign, distracted by a call, a text or even anger. We know you have heard it all before, but it is vital that you adhere to the following rules. Parents - we implore you to share this with your teens.

Obey the Speed Limit: National Highway Traffic Safety Administration (NHTSA) advises that speeding is a factor in more than one-third of all car accidents and injuries in the United States. Trying to save 2-3 minutes by traveling at a dangerous speed isn't worth becoming a part of that statistic.

Take Extra Care When Going in Reverse: Always check your mirrors, be aware of your surroundings, and take your time when going in reverse. Back up cameras and safety alert systems can malfunction. Don't let an accident be the way you find out that your car's technology isn't working. Consider that blind spot!



Don't Tailgate Slower Vehicles: You never know when they will have to suddenly stop or move and you need to allow yourself to have plenty of time to react. Also, if a driver is focusing on the car behind them, it takes their focus off what's ahead of them.

Always Give Pedestrians the Right of Way: Anticipate the unexpected when driving around pedestrians or animals (especially young ones), and drive slowly with the ability to stop at any moment.

Do Not Text and Drive: Not only is it illegal, but it is extremely dangerous.



Stop Sign

Safety Reminder

There are concerns regarding residents not coming to a complete stop when approaching a stop sign. Please remember the stop signs are there to protect walkers and other residents driving through. PLEASE come to a full stop and check for walkers, pets and other vehicles.

A New Tic Toc Challenge

Attention Lake Manassas Parents

There is a new *Tik Tok* challenge that initially started as a prank on college campuses - where teens beat on random doors and then run away. However, in the community, children are going onto private property and beating and kicking on basement, garage and front doors as well as knocking over planters and other decorative objects on your neighbors properties and then fleeing the scene.

What the children probably do not consider is that many of their faces are caught on camera, and their photos are being shared with the police and with management.

Please talk to your children about respecting others private property and explain the repercussions to their life if someone actually identifies them and wants to press charges or even more alarming, someone went to the door armed to defend their property.

Luckily, it seems that more than anything, your neighbors are just requesting that this nuisance stop immediately. If you are friends with parents of middle or high school children, please share this informa-

tion with them, so that all parents in the community are well aware of what is going on between 8pm - 11pm at night and even later on weekends.

Thank you for your attention to this matter and for sharing this with others who can speak to their children to keep harmony and safety within our community.

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community calendars

SUN	MON	TUE	WED	THU	FRI	SAT
JULY						1
2	3 Site Office Closed	4  Site Office Closed	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	24	25	26	27	28	29
30	31					

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

SUN	MON	TUE	WED	THU	FRI	SAT
SEPTEMBER					1	2
3	4  Pool Closes for the Season at 8 PM Site Office Closed	5	6	7	8	9
10	11 MCC Meeting 5 PM	12	13 Site Office Closed	14	15	16
17	18 Covenants Meeting 6 PM	19	20 CVAC Meeting 5:30 PM	21	22 	23
24	25	26	27	28 LMROA Regular & Annual Meeting 7:00 PM (tentative)	29	30

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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: Watermelon Orzo Salad

It doesn't get more summer than this Watermelon Orzo Salad. With Mediterranean flavors and all the freshness of a summer garden's bounty, this unique take on a pasta salad will have you scratching the mayo-based pasta salads in favor of this one.

INGREDIENTS

- 1 cup orzo pasta
- 3 cups arugula
- ¾ Cup watermelon white balsamic vinaigrette
- 4 ounces feta cheese
- ¼ cup fresh mint (picked)
- 1 cup pistachios (shelled)
- 3 cups diced watermelon
- Fresh cracked pepper
- Salt

INSTRUCTIONS

1. Cut the watermelon into cubes roughly ¾ inch by ¾ inch large and set 3 cups of the watermelon aside for the salad. Season the diced watermelon with a few pinches of salt. Set the watermelon in the fridge and use some of the remaining scraps to make the vinaigrette.

2. Next, make the watermelon-white balsamic vinaigrette using the scraps from cutting the watermelon.

3. Cook the orzo pasta in accordance with the time on the package by boiling it in slightly-salted water till al dente. *(Orzo brands have differing cooking times)*

4. When the orzo is finished cooking, strain it and place it into a bowl. Toss the orzo with ½ cup of the watermelon-balsamic vinaigrette and refrigerate until cool *(about 1 hour)*.

5. Preheat the oven to 350 F.

6. Lay the shelled pistachios on a baking sheet and toast at 350 F for about 4-6 minutes or until toasted slightly. Remove from the oven and allow to cool to room temperature.

7. Pluck the mint leaves from the stems and place them in a large bowl with your arugula.

8. If it is not pre-crumbled, dice your feta into cubes that are about ½ inch x ½ inch large.

9. Add half the feta to the arugula and mint mixture.

10. Once cooled, remove the orzo and diced watermelon from the fridge. Strain off the liquid that has seeped out of the cut watermelon and season the watermelon with about ¼ teaspoon of black pepper.

11. Gently add the watermelon to the orzo and stir, being careful not to break up the watermelon too much.

12. Right before serving, add the feta, mint, and arugula mixture to the watermelon and orzo mixture and gently toss to combine.

13. Taste a bit of the mixture and adjust the flavor by adding more salt or vinaigrette if needed.

14. Garnish with the toasted pistachios, the remaining feta, and a drizzle of the remaining watermelon-balsamic vinaigrette and enjoy!



Watermelon White Balsamic Vinaigrette

INGREDIENTS

- ¼ cup of fresh watermelon *(Skinned and Chopped)*
- The zest and juice of 2 limes
- 1 tablespoon of dijon mustard
- 1 tablespoon of honey
- 4 ounces white balsamic vinegar
- 1/3 cup of mint *(picked and gently chopped)*
- 8 ounces of vegetable oil
- ½ teaspoon of salt

INSTRUCTIONS

1. Add about 1/4 cup of watermelon to your blender and blend until smooth.

2. Turn off the blender and add the Dijon mustard, honey, salt, and pepper. Blend again for another 15 seconds until everything is incorporated.

3. Pick the leaves of mint off the stems and gently chop. Set the mint aside.

4. While running the blender at its slowest speed, slowly stream the oil into the vinaigrette until all the oil is incorporated.

5. Once incorporated, turn the blender up to high for about 5 seconds and then turn it off.

6. Gently stir in the chopped mint and allow the vinaigrette to sit in the fridge for 1 hour for all the flavors to come together. Season to taste before using.

Prep Time:
20 Minutes

Cook Time:
8 Minutes

Cooling Time:
60 Minutes

Total Time:
88 Minutes

Servings:
6

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 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 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.

LAKE MANASSAS COMMUNITY

On-site management office	703.753.7745
CMC Corporate / Emergencies	703.631.7200
Gatehouses	703.754.9465
Baltrusol gatehouse	703.754.9951
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

2023-2024 School Year

August 21	First day of school
September 1-4	Labor Day Holiday -No School for students
September 15	Holiday -No School for students
September 25	Holiday -No School for students
October 9	No School for students
November 6-7	Teacher Workday -No School for students
November 10	Veterans Day -No School for students
November 22-24	Thanksgiving Break -No School for students
December 21- January 1	Winter Break -No School for students
January 2	School Reopens
January 15	Martin Luther King Jr. Holiday-No School for students
January 26	Elementary School 1/2 Day - Parent/Teacher Conferences
January 29	No School for students
February 19	Washington's Birthday/Presidents' Day -No School for students
March 25-29	Spring Break -No School for students
April 9	Teacher Professional Development/Workday -No School for students
April 10	Holiday -No School for students
May 27	Memorial Day Holiday -No school for students
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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- ~ Install alarms on every level of the home.
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- ~ Practice your evacuation.



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- Send the photographer's name and a caption.
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