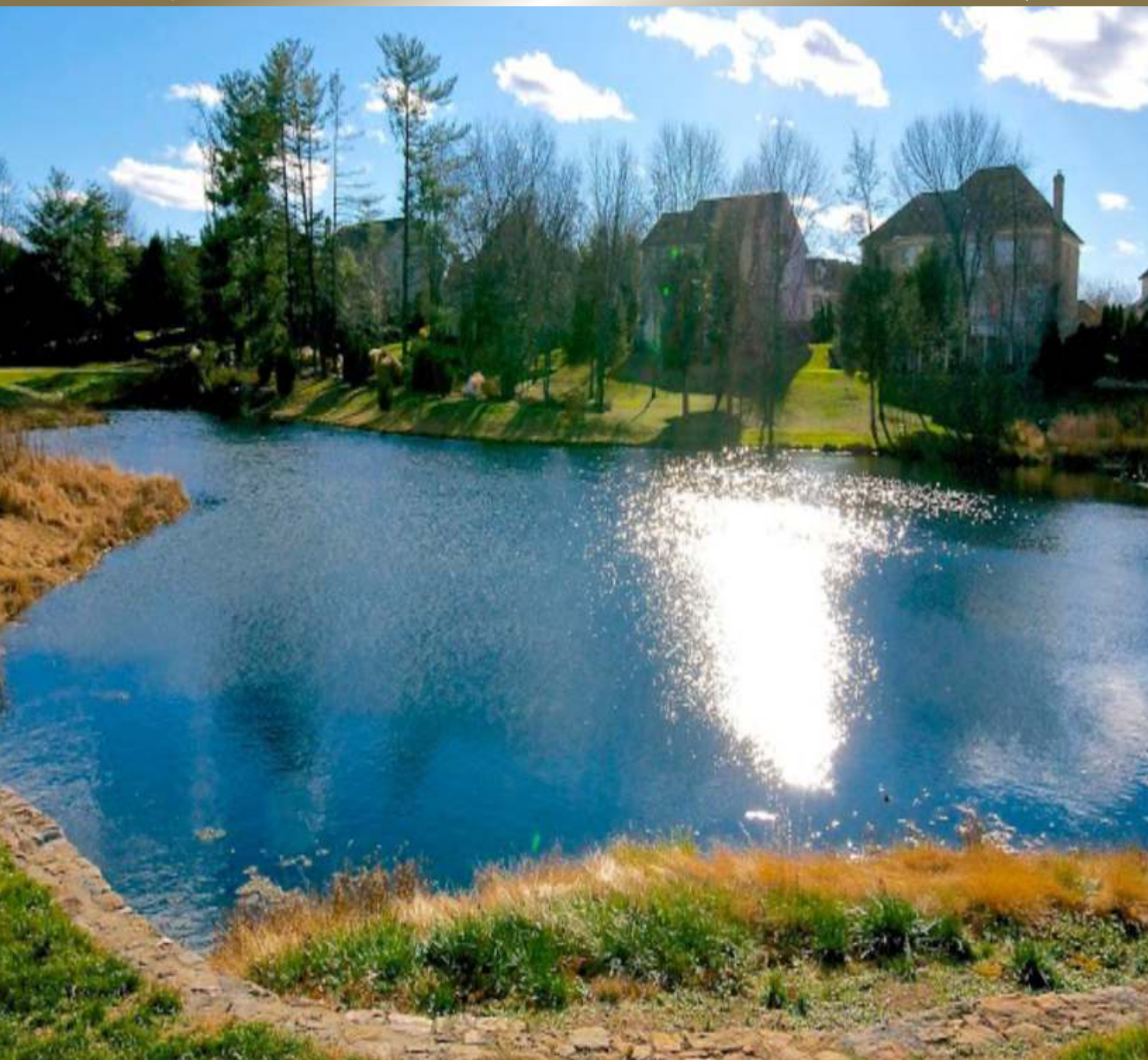


Lake Manassas Connection

Official Publication of the Lake Manassas Residential Owners Association

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Volume 10, Issue 1



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Official Publication of

The Lake Manassas Residential Owners Association
Volume 10, Issue 1

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LAKE MANASSAS ROA BOARD OF DIRECTORS

Dear Lake Manassas Neighbors,

Happy New Year! We hope you all enjoyed a wonderful holiday season.

As you may be aware, the Board of Directors is now comprised of five resident members with Don Minogue returning as President, Bob Hale as Vice President, Peter Metrinko as Secretary, Gary Frisard as Treasurer and Ed Orsini as a Director on the Board. We would like to take this opportunity to update you on several projects that were completed in 2013 and the status of other projects currently underway:

Pool Deck

Prior to the opening of the pool last summer, the pool deck was expanded by over 600 square feet. This addition was not only beneficial to all who use the pool, but especially to the swim team who were able to take advantage of the additional space at swim meets. This improvement was made possible by the funds received from Basheer and Edgemoore, who are developing the Turtle Point Townhomes on Turtle Point Drive.

Tennis Courts

This project was identified as an item for repair in our Reserve Study for 2013 and the tennis and basketball courts were repaired, resurfaced and repainted at the end of the summer. There is also a Volleyball net that can be set up upon request to the onsite manager. We have received favorable responses from many of our residents about the new courts which are used on a regular basis.

Video Surveillance System

At the recommendation of the Community Safety and Visitor Access Committee, the Board approved the replacement of our old security cameras with a state of the art video surveillance system. We have replaced cameras at the guard houses at Stonewall and Baltusrol and will soon have them installed at the Amsterdam Gate. These cameras will capture the image of all vehicles, including license plate identification, as they enter and exit the community. Cameras have also been installed at the swim and tennis center parking lot, tennis and basketball courts, tot lot, pool deck and management office.

From the Board

*Don Minogue, President
Bob Hale, Vice President
Peter Metrinko, Secretary
Gary Frisard, Treasurer
Ed Orsini, Director*

Year-Round-Restroom Facility

Work has begun at the Swim and Tennis Center on a year-round restroom facility. This restroom will be available for residents to use throughout the day and is located on the left side of the Management Office, adjacent to tennis court #1. Special arrangements can be made with the onsite manager for after hours use, if necessary. It is anticipated that the restroom facility will be functional by the end of January. Funds for this project were made possible through the contribution from Basheer and Edgemoore.

Amsterdam Gate

A contract has been signed with Emerald Iron Works for the construction of a new gate on Turtle Point Drive near Amsterdam Court. As the work begins and progresses, we will send community wide emails to keep you up to date on the progress. Dedicated funds from Basheer and Edgemoore are being used to pay for this project.

Stonewall Guard House Improvements

The Ad Hoc committee has been meeting regularly and looking at all issues concerning the Stonewall entrance including access, landscaping, architecture and general overall appearance. One of the goals is to make this point of entry more consistent in appearance with the other two entrances. We will keep you informed by email as this project progresses.

We would like to express our thanks to all of our committee Chairpersons and resident volunteers who have worked so hard this past year to make the realization of these projects possible. It is the dedication of these people who truly help to maintain the community standards that benefit us as owners and residents while enhancing our property values.

Wishing you all a Happy and Prosperous New Year!

Don, Bob, Peter, Gary and Ed

Management Report

Frequently Asked Questions

Michelle Wingo
CMC On-Site Manager



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Q: When do the Snow Plows arrive during a snow storm?

A: Snow removal occurs once the depth of snow reaches 2 inches on the roads. Salt and sand is applied on an as needed basis. Main roads are plowed first followed by secondary roads and then pipe stems. It is recommended that you shovel your driveway after a plow comes through. If you must shovel before a plow comes through, always shovel to the right, facing the street. This means less snow will be pushed back into your driveway when the plow comes through. Please do not approach any vendors, but contact Michelle Wingo directly at 703.753.7745 with any questions or concerns. The Association looks forward to less snow this year as are most Virginia residents, but we are prepared to handle any potential large storms.

Please keep in mind that weather can change throughout the day. Always use caution when walking on sidewalks. Skating or playing on any frozen pond or lake is dangerous and it is prohibited.

Q: Why do I need to display a Resident Vehicle Decal on my car windshield?

A: Displaying a decal on your vehicle is important for visitor access control and the safety of our community. Vehicles that are not displaying decals may have their transponders turned off and will have to stop at the gate house each time they enter the community. Registration forms for all licensed vehicles maintained at a Lake Manassas residence are available at each gate and can be downloaded from www.lakemanassasroa.com also. Please list each licensed vehicle maintained at a Lake Manassas residence on this form and return it to the guard on duty. Decals will be mailed to you. You may also bring the form to the management office between 10:00 a.m. and 12:30 p.m., or by appointment, Monday through Friday.

Q: What do I need to do if I want to join a LMROA Committee?

A: If you are interested in serving on any committee, please contact Michelle Wingo at [mwingo@cmc-
management.com](mailto:mwingo@cmc-management.com). Arrangements will be made for a brief meeting with the President, LMROA and you will be required to sign a Non-Disclosure Document. **Thank you in advance for volunteering your time.**

Q: Can I post a help wanted ad on our website for free?

A: If you need help with lawn/garden care, babysitting services, pet sitting or refinishing furniture, etc., you can place a Help Wanted ad on our website www.lakemanassasroa.com under the links Buy and Sell > Classified Advertisements. Then, in the box called Item Name, write Help Needed and in the Description Box explain the type of help needed. Or, if you can provide these and other services you can place a free ad following the same procedures. Be sure to first login on the website.

Q: What do I need to do if I rent out my house?

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

Q: What are the requirements for Real Estate signs?

A: "Signs for home sales or rentals are to be a white background with green or black lettering no more than 24" by 36" on a single or double metal post placed only on the lot being sold or rented. Only one sign will be permitted on the property being sold, except two signs will be permitted for properties immediately adjacent to the golf course. No additional signs or other forms of advertising are permitted except "open house" signs which are permitted the day before and the day of the open house." (Policy Resolution 02-2 and 05-1 and Declaration of Covenants Article XII, Section 1).

(Continued)

Frequently Asked Questions (continued)

Q: What should I do with the Lake Manassas gate opener when I move out?

A: All gate openers convey to the new owner at settlement of the property just like the keys and/or garage door openers.

Q: How do I expedite guests and vendors through our two manned gates?

A: Residents may notify the gate house of all visitors and vendors coming to Lake Manassas prior to their arrival by calling the Baltusrol Gatehouse at 703.745.9465 or the Stonewall Gatehouse at 703.754.9951. Give the guard the name of your visitor and your name and address. There is no visitor access through the Amsterdam gate.

Q: How do I add names to my Guest List?

A: This can be done by utilizing our Standing Visitor List system that allows you to put frequent visitors on a standing list kept in both gate houses. You can download the form from our web site at www.lakemanassasroa.com, select Our Community and Living in Our Community to find the form. You can also obtain a copy at the on-site management office.

Q: Where do I get Visitor Passes?

A: Residents can get visitor passes for their guests who will be staying longer than two days. Please contact the onsite office at 703.753.7745 and a member of the onsite staff will issue a "visitor" pass that will allow your guest to enter the community for a specified period of time. The visitor pass must be displayed on the dashboard of your guest's car at all times and does not permit parking in the street. Visitor passes are not available at the guard houses.

Q: How do I get a new mailbox or a wooden post?

A: Please call Main Street Mailboxes at 703.753.5521

Q: What should I do if I see a wild animal in my backyard?

A: Please call Animal Control at 703.777.0406

Q: Where can I find information covering Lake Manassas Design Guidelines, Use Restrictions and Property Maintenance Standards and Enforcement Procedures?

A: The LMROA Community Handbook contains all this information and is available on our web site at www.lakemanassasroa.com. When you log into the web site, click on Our Community > For New Members and you will see the Community Handbook link. You can also log in, click on Amenities and Services > Architectural Review and then Modifications/Applications/Fee Chart for more specific instructions. Please be sure to correct any violations that may exist on your property. Following are just a sample of a few important inspection items that need to be continuously maintained:

- **Mailboxes.** Approved box color for the old style mailbox is hunter green and the post color is Duron Latex Oyster White. If you need to replace your mailbox, you may wish to contact Main Street Mailboxes at 703.753.5521. Please feel

free to call the on-site management office with any questions at 703.753.7745.

- **Yards and Lawns.** Lawn maintenance items such as weed/crab grass control, dead trees and shrubs and edging and replenishing the mulch in your beds need to be continued through Fall.
- **Home exteriors.** Please look at your home and inspect for peeling and blistering paint and rotted wood, staining and green algae. Please power wash and repaint all affected surfaces.
- **Play equipment.** Outdoor play equipment must be approved by the Modifications and Construction Committee. Please obtain your approval before making any purchases.

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

Q: How often are Covenants Inspections conducted?

A: Comprehensive covenants inspections are conducted annually in the Spring. Ongoing follow-up and regular inspections are performed to ensure that all properties in the community are in compliance with our LMROA Covenants. Routine inspections are done by our Lake Manassas Covenants Administrator, Shelly Friend on a daily basis, and Monday through Friday.

Q: How do I submit an application for approval of my exterior modification?

A: You will find the information you need to submit an application for review by the Modifications and Construction Committee on our website at www.lakemanassasroa.com. Select Association Government > Governing Documents to find the Application for Exterior Modification. You may mail or drop off your application to the onsite manager.

Q: How long do I have to wait for a decision regarding my Application for Exterior Modification?

A: The Board of Directors or the Committee, if any, shall act on the submission and give notice to the applicant within forty-five (45) days from receipt of the complete application. The forty-five (45) day review period shall not commence until the Managing Agent has received a complete application, including any required exhibits and the Deposit required.

If an applicant fails to receive a reply from the Board or Committee, if any, either indicating a decision, or requesting additional information, within thirty (30) days they should contact the Board or Managing Agent to inquire as to the progress on their application. In the event the application is not approved or disapproved, and no additional information is requested by the Board or Committee, by forty five (45) days from receipt of the complete application and submissions, the request shall be deemed approved.

(Amended Lake Manassas Residential Owners Association Resolution No. 2010-02-3-A, Exterior Modifications, Section III, Results of the Review)

(Continued)

Frequently Asked Questions (continued)

Q: Why are the Prince William County (PWC) Police patrolling the neighborhood?

A: The LMROA Board has asked the PWC Police Department to make more frequent random visits within Lake Manassas and to take appropriate action to address speeding, running stop signs, use of unauthorized motorized vehicles and vandalism. To supplement regular police patrols, the Board is utilizing the County's Off Duty Police Patrol Program to patrol our streets, which is a "pay for" service. Please obey the laws of the road. Passing a stopped school bus constitutes reckless driving in Virginia and is punishable by up to 12 months in jail and/or a fine of up to \$2,500. We also ask that all residents report any suspicious activity to either the police or the management office depending on the time and nature of said activity. Let's all be on the lookout and keep Lake Manassas safe.

Q: Who provides Trash Removal Services for Lake Manassas and what are the collection days?

A: Our trash removal service is provided by American Disposal. Trash is collected weekly on Mondays and Thursdays, with recycling on Mondays. Due to the heavy volume of trash on Mondays, yard debris, such as grass clippings, will be picked up on Thursdays. The trash contractor will not pick up dirt or sod. A special pick up service is available for a fee (white goods, construction debris, etc.), but must be scheduled in advance. Please call American Disposal 703.368.0500 for details and scheduling.

Reminder: Please be sure not to set your trash out any sooner than the evening before collection and the 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 of this is that it presents an unsightly appearance in our lovely neighborhood. On windy days, trash is easily blown down the street making the street and the community a mess. Be a good neighbor and tie it down and please be sure to cover all trash.

Q: How do I get repairs made to my Trash Receptacles?

A: If your current American Disposal equipment is in need of repair due to normal wear and tear, you can call American Disposal at 703.368.0500 and speak to one of their customer service representatives.

Q: Are there other neighborhood restrictions?

A: Yes, please do not walk on private property which includes

residents' lawns and the golf course. Please keep children and animals off the golf course as this is a safety concern. Golfers retrieving golf balls are allowed to walk in the resident's yards that back up on the golf course.

- **On Street Parking:** Although on street parking is not permitted in Lake Manassas, we do understand there are occasions when temporary parking on the street may be necessary, for example, children's birthday parties and holiday dinners. Please make every effort to have your guests park in empty driveway spaces first. Please contact the Management office to ensure the onsite manager is aware prior to your event. If you or your guest park a vehicle in the street without notice having been given to the onsite manager, you may receive a violation letter. Violations can result in fines for each occurrence. For more specific information regarding on street parking, please see the Parking section of the Use Restrictions of our Lake Manassas Handbook for Residents. For questions regarding parking and possible violations, please call Michelle Wingo at 703.753.7745 or send an email to mwingo@cmc-management.com.
- **Pets:** During the early morning and late evening hours, please try to reduce the length of time of your dog's barking. Always have your dogs leashed and do not let your cats roam the community...and always be sure to clean up after your pet wherever you are in the community, including grassy areas. Please be considerate of your neighbors and do not allow your pets to trespass onto other homeowners property.
- **Noise Ordinance Times:** The Prince William County noise ordinance is Monday through Friday from 10 p.m. until 7 a.m. and on Saturday, Sunday and Holidays from 10 p.m. until 9 a.m. If you were to contact the police regarding what you consider to be an inappropriate time for unusually loud noises, they will come out and investigate. But first, speak to your neighbors to explain that the noise is disturbing to you and ask if they would consider doing the work at another time of day.
- **Common Areas:** Just a reminder to all residents / parents that maintenance costs of our common areas are funded by your community assessments. Please help us to prevent damage or destruction.

Thank you in advance for the consideration of your neighbors.

Coach Lamps

With the days getting shorter, the Coach Lamps in front of residents' homes are starting to get more use. Most Coach Lamps have sensors that will automatically turn the light on at dusk and off at dawn. The only routine maintenance required is changing the light bulbs when they burn out. In addition to a few street lights at intersections in Lake Manassas, the Coach Lamps and homeowners' exterior lights produce the only lighting. For safety reasons, please check your Coach Lamp and replace the light bulbs as needed.



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We encourage you to interview several Realtors before deciding who will list your home. After all, your home is likely to be your most valuable asset, so make sure you hire the best qualified Realtor to assist you through this most important transaction. Selling your home can be an emotional process, but choosing the right Realtor should not be. Make the very best choice by making an informed business decision.

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

When it is snowing, please keep in mind...

Snow removal occurs once the depth of snow reaches 2 inches on the roads. Salt and sand is applied on an as needed basis. Main roads are plowed first followed by secondary roads and then cul-de-sacs and pipe stems.

It is recommended that you shovel your driveway after a plow comes through. If you must shovel before a plow comes through, always shovel to the right, facing the street. That means less snow will be pushed back into your driveway when the plow comes through.

Skating or playing on any frozen pond or lake area is dangerous and it is prohibited!

Weather can change throughout the day. Always use caution when walking on sidewalks.

Please do not approach any vendors, but contact Michelle Wingo directly at 703.753.7745 with any questions or concerns. The Association looks forward to less snow this year as are most Virginia residents, but are prepared to handle any potential large storms.

Volunteers Needed



Please Help

The following Committees are seeking volunteers. If you are interested in serving on any committee, please contact Michelle Wingo at mwingo@cmc-management.com for a Non-Disclosure form.

- Budget and Finance
- Environmental
- Covenants
- Communications
- Swim and Tennis Club
- Safety and Visitors Access
- Modifications and Construction
- New Development



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John Coyle, Chair
edms047@msn.com

COMMITTEE ROSTER

- Jack Boyle
- Romesh Deora
- Mike Hegeman
- Charles Summers

Budget & Finance Report

Our committee continues to review our monthly financial statements provided by CMC and we have seen improvements in almost all financial aspects. As our community common areas age, repair and maintenance has come into sharp focus. Many items have been addressed in the past quarter, and the board will continue to address the maintenance schedule following the reserve study guidelines.

The next Budget & Finance Committee meeting will be on Thursday, January 30, 2014 at 7:00pm at the on-site management office. Residents are welcome to attend and voice your concerns or suggestions. Or you can contact me directly at edms047@msn.com.

Thank You,
John

Communications Report

COMMITTEE ROSTER

- Kathy Cumber
- Todd Harman
- Jane Houston
- Shashi Mehta

The Communications Committee is looking for volunteers. The Committee handles newsletters and other important communications to the community. If you are interested, please contact Michelle Wingo at 703.753.7745 or by email at mwingo@cmc-management.com.

Please send all residents information, articles, photos and ideas to newsletter@lake-manassasroa.com.

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Cara Campbell, Chair
wandccampbell@hotmail.com

COMMITTEE ROSTER

- Rowland Bowers
- Kathy Cumber
- Phil Gross
- Mini Mehta

Covenants Report

As the recent dips in temperature indicate the seasons have changed. Winter has moved in and most of us have moved to indoor activities as well. This time of year provides an optimal opportunity to work on plans and gather estimates for spring projects such as painting, lawn maintenance and landscaping and hardscape enhancements.

Each season brings a new challenge to our yards. Hopefully there will be minimal snow and ice damage this winter season. Should you find yourself in need of assistance there are several garden centers in the vicinity. Merrifield Garden Center has a free help desk in the greenhouse staffed with folks who can provide all sorts of helpful insights into yard maintenance and plant care. Their website www.merrifieldgardencenter.com is also packed full of great information. Meadows Farms has monthly specials and you can find a wealth of information at www.meadowsfarms.com. Another local Garden Center is Gateway Home and Garden Center at 4208 Lee Highway with great customer service.

I look forward to the transformation of the neighborhood as the seasons change yet again. Below is an overview of the guidelines for exterior seasonal and holiday decorating. More specific details can be found in the LMROA Handbook:

- Seasonal decorations should reflect the present season.
- Winter Holidays - decorations may be up from Thanksgiving through January 31st. Please ensure all dead vegetation is removed promptly.
- All other holidays - decorations may be up two (2) weeks before the holiday and taken down within two (2) weeks after the holiday.

As always if you have questions or concerns regarding the community covenants please let me know.

Cara

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Rowland Bowers, Chair
rthbowers@comcast.net

COMMITTEE ROSTER

- Bob Glista
- Richard LaFrance
- Gary Seyster

Community Safety & Visitor Access Report

New Visitor Pass

Beginning January 1, 2014, a new visitor pass for guests staying in Lake Manassas for periods longer than 2 days is now available upon resident application. This pass will afford the visitor the same prompt access as residents with decals (i.e., the guards will NOT enter the vehicle information onto the daily log sheets). Should you plan to have guests or family staying with you for more than 48 hours, please collect a long term pass application from either of the Gatehouses, from the CMC on-site office or take it from the LMROA website. <http://community.associawebsites.com/sites/LakeManassasResidentialOA/Pages/AcwDefault.aspx>.

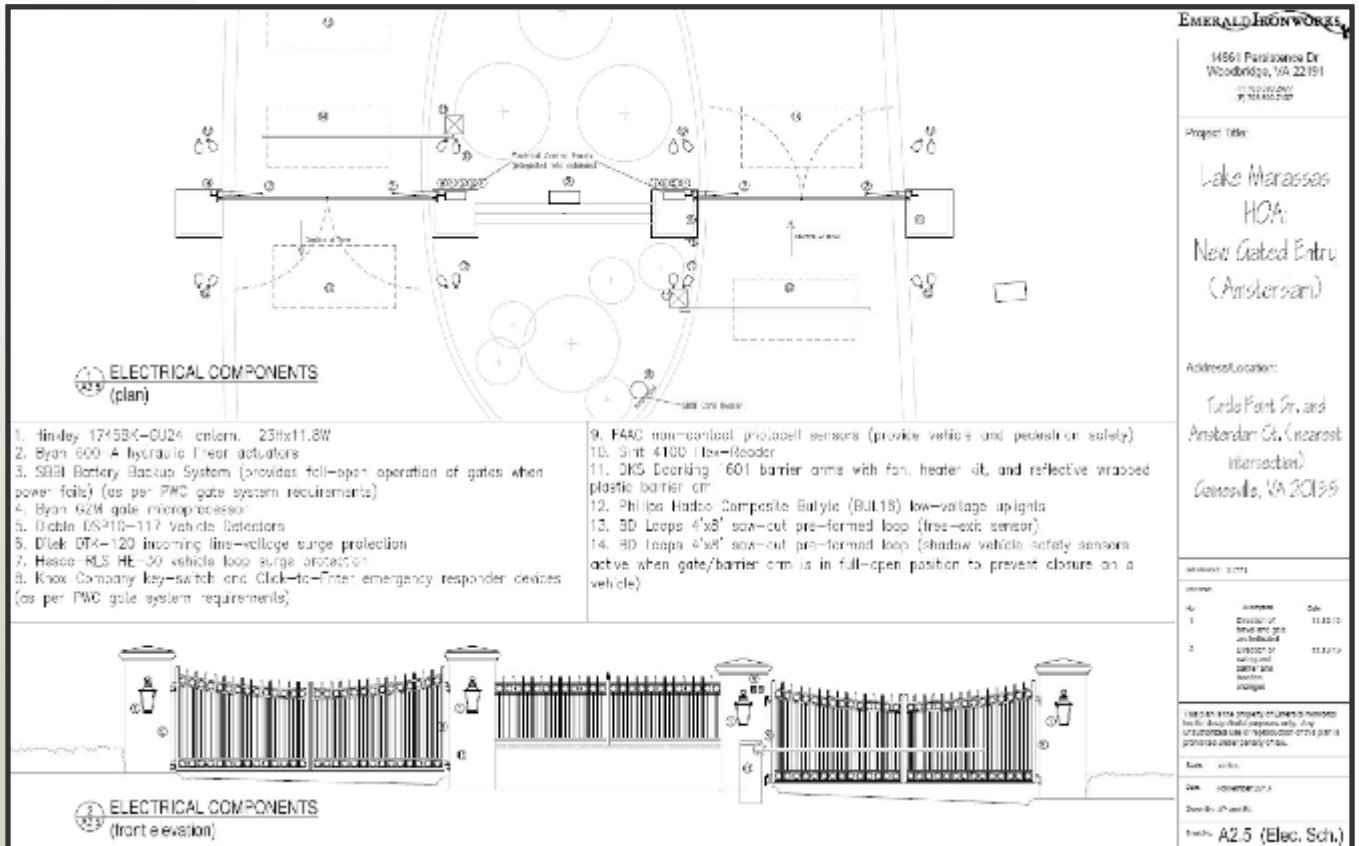
Once it is completed and signed by the resident, it may be returned via any of these four places. The On-Site Manager will review and, when approved, issue the long term pass for your use within five working days. The pass may then be collected from either of the Gatehouses or the CMC onsite office, or returned to you via mail, as you request. The new pass is pink in color, and shows the expiration date on its face. It will be collected by the Gatehouse staff on expiry. The color and design of the long term pass will change annually to reduce forgery attempts.

Construction of New Amsterdam Gate:

A design-build contract has been awarded to Emerald Iron Works of Woodbridge, VA. Work should proceed shortly. A new gate will feature four stone masonry columns, iron swing gates and fence, barrier arms for daytime operation, and lighting. The existing barrier arms will be retained during construction to ensure continued access control. A plan for the gate is shown below.

(Continued)

New Gated Entry - Amsterdam



Community Safety & Visitor Access Report *(Continued)*

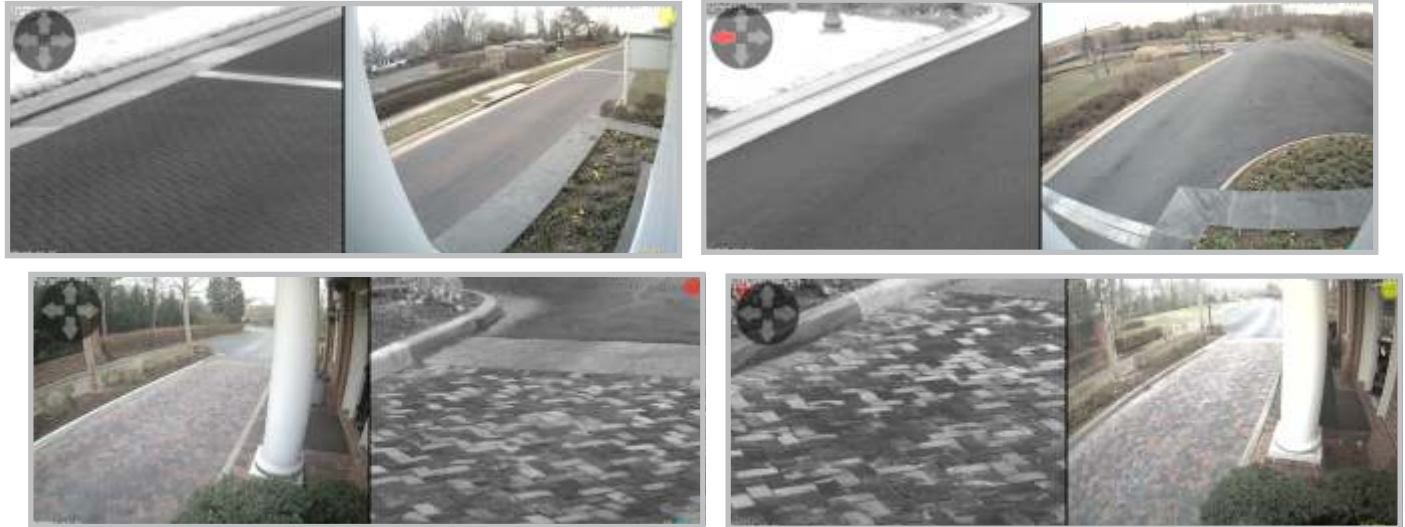
Surveillance Cameras

The project to install a system of Internet Powered (IP) 24 hour video surveillance cameras along with monitoring, and recording equipment has been completed at both manned gates (ingress and egress) and all outdoor facilities at the Swim and Tennis Center/Management Office. Upon completion of the Amsterdam Gate, video surveillance cameras will be installed at that location. The project was completed by Executive Protection Systems (EPS) of Winchester, VA. The new surveillance camera system will improve deterrence of vandalism and criminal activity, and aid in visitor access monitoring (See photos below and on the following page).

The primary use of surveillance cameras will be to record images for future identification of individuals and vehicles in the event of legal, criminal, or policy violations. Surveillance cameras will only be used in a manner that does not interfere with residents' reasonable expectation of privacy as defined by law. Surveillance camera data shall only be reviewed under the following circumstances: Vandalism is observed or reported; Any act that may be considered a crime is observed or reported; Police or other law enforcement personnel request review for official law enforcement purposes; and a violation of the LMROA governing documents is observed or reported in or on the Common Area. Camera use policy as approved by the Board will be posted on the community web site and is available from the Management Office upon request.

Rowland

CAMERA VIEW
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The Video Surveillance System

A new video surveillance system has been installed at several locations in Lake Manassas. Whether you are entering or exiting the community - either at the Baltusrol or Stonewall Gates - or you enter into the Swim and Tennis Parking lot, pool area, playground, tennis/basketball courts, or tot lot, the information is recorded and stored for a specified period of time. In the event there is an incident at any of these locations, we will be able to retrieve the footage (including license plate numbers at the gates), to determine if it will be necessary to take action or turn over to the authorities. Cameras will be installed at the unmanned Amsterdam Gate in the near future and signs will soon be put into place at locations where cameras have been installed.

This state of the art system replaces the former cameras which had become inoperable. For your reference, the photos shown here are the camera shots that can be seen by the gate guards or the onsite manager.

For more information regarding use and purpose of the cameras please see the CSVAC committee report on page 12.



Hallway Clubhouse



Pool



Clubhouse Parking Lot



Basketball Courts



Kids Playground



Baby Pool



Tennis Court



Tennis Court

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SECOND OPINION/CONSULT
FREE

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UMINEERS **invisalign** **ZOOM!**



Allan Thomas, Chair
Thomaslm38@yahoo.com

COMMITTEE ROSTER

Bryan Bodner
Harry Jenkins
Ralph Malami
Rose Mary Orsini
Kathy Rogers

Contacts for Specific EC Issues

Community Areas - Landscaping (East Side)
Ralph Malami
Kathy Rogers

Community Areas - Landscaping (West Side)
Rose Mary Orsini

Graveyard
Harry Jenkins

Streets and Sidewalks
Harry Jenkins
Allan Thomas

Swimming Pool/Tennis Court Area
Kathy Rogers

Community Trails
Harry Jenkins
Ralph Malami

*E*nvironmental Report

The next committee meeting will be held on January 4, 2014 at 10:00 AM at the site office at the pool.

None of the landscaping projects planned for the Fall were approved by the Board, therefore, we could not complete the projects.

Our Committee is working with the various committees involved in the new townhomes, the new Amsterdam gate design and the Stonewall Gatehouse study group to coordinate plans for the landscaping in these areas to be consistent with the overall landscaping designs for the community.

Mulching for Beautiful, Healthy Landscape

Guidance from the Virginia Cooperative Extension Service

Why does wrong mulching look right? Fortunately we have, at last, acquired an appreciation of the aesthetics of mulch in the landscape, somewhat like the leaf mold on the forest floor. Unfortunately, our tastes are influenced by what we see and we have seen so many wrong examples of mulch around trees and shrubs that some people think they are correct.

When you pile wood chips or pyramids of mulch high around the base of a tree you are simply following a common but sadly mistaken model. Incorrect mulching is a waste of time and money, and is quickly becoming the number one cause of death of trees and shrubs. Mulch piled high and directly against the stems and trunks, smothers the root flare zone and causes root rot and suffocation; inner bark death; rodent/insect chewing; fungal and bacterial disease, excessive heat; and waterproof layers. Symptoms of decline become apparent.

Death from over mulching is gradual, with symptoms sometimes taking three to five years to express themselves. It starts with the decline of plant vigor and rate of growth followed by: off-color leaves (pale or marbled); abnormally small leaves; poor twig growth; die-back of older branches; and rotting, peeling trunk bark under the mulch are classic signs which get worse every year. By the time they are recognized it is too late to apply corrective measures.

Good tree maintenance is common sense—it is what trees need to flourish in nature. In the wild, the forest floor is naturally covered with a layer of decomposing leaves, twigs and other plant material. In urban settings, the most common mulch is made of wood chips of varying types and sizes.

Proper mulching provides the following benefits:

- Impedes growth of weeds and grass that compete with tree roots robbing them of water and nutrients.
- Conserves soil moisture by slowing down the evaporation of water from the soil surface helping to retain more water for root use for longer periods of time.
- Protects the trunk from mower/weed whacker damage by eliminating the need to mow or trim immediately around the trunk.
- Reduces soil compaction by reducing foot and vehicle traffic allowing roots to breath.
- Moderates soil temperature keeping the roots cool in the summer and warm in the4 winter thereby reducing stress.
- Improves soil fertility as it decomposes.
- Prevents erosion.

Proper method of mulching is:

- No higher than two to four inches. If using finely textured or double shredded mulch use one or two inches because these materials allow less oxygen to the root zone.
- Not against the trunk. Keep all mulch 3 or four inches away from the trunk of the tree or shrub, allowing the root flare zone to show just above ground level.
- To the tree drip line if possible. Remember that the drip line moves out as the tree grows.

(Continued)

Environmental Report

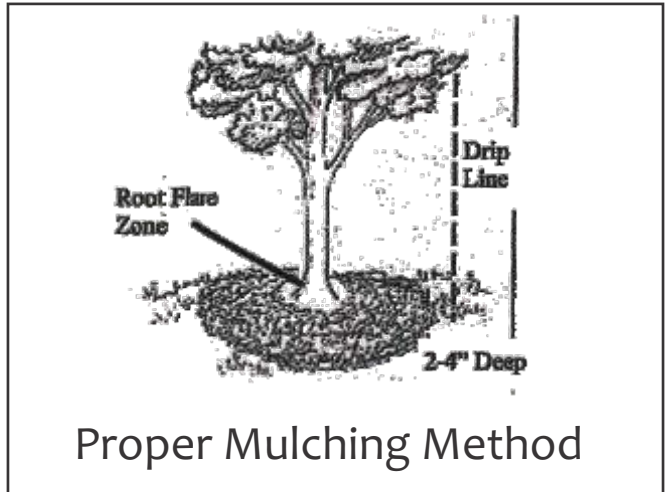
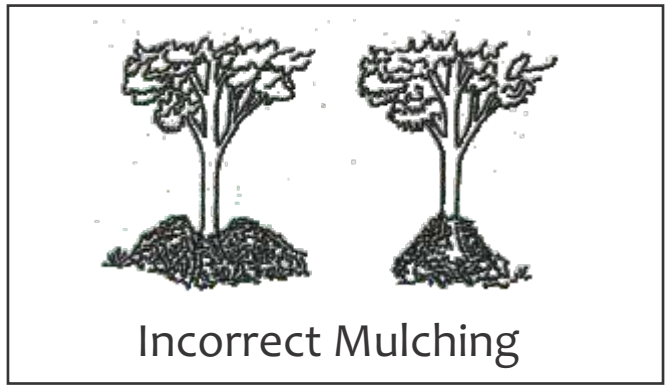
(Continued)

If a "fresh" look is desired each season, take some of the old mulch away before adding a new layer to reach the two to four inch depth. Just lightly raking the existing mulch can achieve a finished look.

Applying new material over old mulch in successive years is the same as applying a too deep layer all at once. The best way to determine if you have a mulch problem is simply to dig through the mulch layer to see how thick it really is. If it is excessive, (over four inches) spread it out to the drip line or remove much of it. Sometimes a light raking of existing mulch is sufficient to break up any crusted or compacted layers that repel water.

A visual inspection of the root flare zone or trunk collar (where the spreading base of the tree just goes into the soil) is the best way for you or an arborist to check the condition of the trunk for possible rot, pest chewing or diseases. If detected early on, removal of mulch to allow drying out may help curb more serious problems. Complete root flare zone excavation may be necessary and is best performed by a professional. See below:

Allan



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COMMITTEE ROSTER

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

Modifications & Construction Report (MCC)

The MCC has been very involved the past few months with the Turtle Point townhome project. We have met numerous times with the builder's representatives from Basheer & Edgemore to review various aspects of the project to include but not limited to architectural details, color schemes, landscaping, lighting and signage. Site work has commenced as evident by the extensive clearing which has taken place. There are county proffers in place which will require a significant amount of landscaping to be completed along Turtle Point Drive. Look for this to happen sometime in the Spring. We are also working with the Environmental Committee to ensure that the supplemental landscaping (within the project) is up to the Lake Manassas standards. We are very excited to see the end result of all this work when the model opens sometime this Spring.

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

The design guidelines revision has been completed and forwarded to the Board for their approval. When approved, a copy will be made available to all.

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

Diane



Lawrence J. Finkel, M.D.

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COMMITTEE ROSTER

Grete Bravo
Jeffrey Epstein
Dave Whithead

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Jeffrey Epstein 703.894.8058
jeffrey.epstein@terrestar.com

SWIM TEAM -

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estellebaird@hotmail.com

TENNIS - Grete Bravo

gstrombravo@gmail.com
703.395.8508

FITNESS -

Marissa Owens - 703.753.5282
ma3kidz@yahoo.com

*S*wim and Tennis Center Report

The Swim and Tennis Center has undergone a number of routine maintenance projects and additional improvements since last summer. The resurfacing project at the Swim and Tennis Center has been completed and it looks beautiful! All the courts have been repaired and painted in US Open blue colors with lines for tennis on courts 1 to 4 and basketball for courts 5 and 6. Courts 5 and 6 have adjustable basketball hoops and in addition, court 5 has the option of putting up a volleyball net. Please ask Michelle Wingo for assistance if you wish to use the volleyball nets as they are heavy and also need to be taken back down after usage. Also, court 6 has lines painted for "hopscotch" and "four square" for the little ones.

Benches and trash cans have been installed on all tennis courts and there are rollers for drying up the courts after rain. The maintenance crew will blow leaves and clean up the courts approximately every month, but we do have a small leaf blower available in the closet behind the management office in case you want to clean up the courts before play. Please ask Michelle Wingo for assistance.

Additional square footage was added to the pool deck prior to the pool opening and more recently asphalt repairs were made in the parking lot. Sealing coating and line painting will complete the parking lot project this spring.

Construction of a new year-round restroom facility has begun. The restroom will be located on the left side of the Swim and Tennis Center, adjacent to tennis court number 1. Construction should be complete sometime this winter.

Lastly, security cameras have been installed for general security and to protect the value of our beautiful facility.

The Swim and Tennis Committee is looking for additional members! If you want to be on the committee, please contact Grete Bravo at gstrombravo@gmail.com. We would love to have more activities play out on our courts, so any ideas in that regard are most welcome.

Grete

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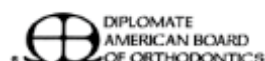
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And thanks to Shashi Mehta for capturing for all to see, in such a special way. Please note that due to the holiday publication deadline only homes decorated early could be captured.



Real Estate SALES In Lake Manassas in 2013

*DOMM means "Number of days on Market"

ADDRESS	SOLD PRICE	LIST PRICE	DOMM*	AGE
15144 Windy Hollow Circle	\$435,000	\$414,300	23	15
8002 Kamehameha Place	\$434,900	\$434,900	12	12
8012 Kamehameha Place	\$435,000	\$453,000	118	17
8096 Willingboro Court	\$500,000	\$524,900	36	14
15173 Windy Hollow Circle	\$540,000	\$539,900	7	14
7941 Amsterdam Court	\$549,900	\$549,900	6	13
14994 Alpine Bay Loop	\$580,000	\$577,600	79	13
8215 Snead Loop	\$600,000	\$599,000	5	8
8051 Horseshoe Bay Court	\$599,950	\$599,950	59	16
8021 Amsterdam Court	\$600,000	\$600,000	11	15
1982 Bonnie Briar Loop	\$601,000	\$625,000	107	21
8116 Crooked Oaks Court	\$650,000	\$647,900	98	15
15510 Tuxedo Lane	\$631,000	\$659,900	45	8
8232 Roxborough Loop	\$650,000	\$659,900	0	9
8374 Pedigree Court	\$665,000	\$665,000	82	8
15010 Ransom Oaks Court	\$665,000	\$665,000	15	9
15726 Spyglass Hill Loop	\$715,000	\$724,900	22	9
8236 Roxborough Loop	\$700,000	\$724,900	140	9
16009 Tryon Way	\$735,000	\$749,900	35	11
8120 Amsterdam Court	\$790,000	\$799,900	7	12
8460 Link Hills Loop	\$849,995	\$849,900	151	7

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COMMUNITY CLUBS

Mah Jongg

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

Time and Date: 10:30am-12:30pm on Thursdays

Location: Rotated among players homes voluntarily in Lake Manassas and other communities. Note: The hostess only needs to provide bottled water for the players.

Description: Mah Jongg, which originated in China, is played by four players using a set of 136 tiles based on Chinese characters and symbols. Each player begins by receiving thirteen tiles. In turn players draw and discard tiles until they complete a legal hand. It is a game of skill, strategy and calculation and involves a certain degree of chance. We play according to the National Mah Jongg League rules.

Hand & Foot Card Game

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

Time and Date: TBD - call Suzanne

Location: Rotated among players homes voluntarily. Note: The hostess only needs to provide bottled water for the players.

Description: Hand and Foot is similar to the Canasta card game. It is a card game of the

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

Photo Fun

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

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

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

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



When you log on to our web site at www.lakemanassasroa.com, click on Our Community > Committees & Groups. You will find information about our existing clubs and activities. Also consider starting another activity in Lake Manassas like a book club, dinner club or travel club. If you would like to add another Lake Manassas group or activity on our web site, please contact Michelle Wingo at mwingo@cmcmangement.com. You can also publish information about your group or activity to gain more members in future issues of this newsletter, please send your information to newsletter@lakemanassasroa.com.

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Community Information

Novant Health: Heathcote Health Center and Haymarket Medical Center



Locally your health care options are changing. Following is a description of the range of services available at the two medical centers.

Heathcote Health Center offers:

- 24/7 emergency services (moving to Novant Health Haymarket Medical Center in early 2014)
- Radiology services including CT, MRI, digital mammography, ultrasound, dexascan and digital X-ray
- Outpatient laboratory services
- Rehabilitation services including physical therapy, occupational therapy and speech language pathology

Heathcote Health Center is located near the intersection of I-66 and Route 15 in Haymarket and sits on the campus of the new Novant Health Haymarket Medical Center which is expected to open in early 2014).

Haymarket Medical Center will offer:

- 60 all-private patient rooms
- ER with 20 private treatment rooms
- Critical care unit
- Women's health and maternity care
- Well-baby nursery
- Four operating suites and separate procedure rooms
- Expansive imaging services
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For additional information please visit www.NovantHealth.org.

Home Maintenance - A Few Things to Consider

Following are a few maintenance issues you should consider - to take care of your home/townhome.

1. If you have a chimney be sure to check for mold growing on the side, indicating a crack where water is leaking in.

2. Check your gutters and have them cleaned regularly. Even if the trees surrounding your home aren't high - you can still get leaves in your gutter. Birds apparently carry seeds and dirt up there as well and weeds can grow in abundance.

3. Check your window weeps and clean them out periodically. There are window weeps on the exterior of every window in your house. These are located at the bottom right and left corners of the window frame. Their function is to drain excess rain water from the window sill. You have to remove the screen on the window to get to them in order to clean them out. However, if you don't do this, and they become clogged, then water will back up and pour down your interior window sill and down your wall.

4. Reseal your driveway at least other year to prevent cracks and crevices.

5. Change your furnace filters once a month (if using the cheaper filters), or once every three months if you use the more expensive filters. This is necessary to keep the interior of the furnace clean.

6. Power wash your deck at least every other year and hammer the popped up nails and boards back down into place. Paint and seal the deck.

This information was suggested by a resident.

Custom Builder/USA Tom Walton

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HEALTH

COMMUNITY CALENDARS

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
JANUARY			1 	2	3	4 10am Environmental Committee
5	6	7	8	9	10	11
12	13 5pm Modifications & Construction	14 7pm Swim & Tennis Center	15	16	17	18
19	20  7pm Covenants	21	22	23	24	25
26	27	28	29	30 7:00 pm Budget & Finance	31	

FEBRUARY						
						1
2 	3	4	5	6	7	8
9	10 5pm Modifications & Construction	11 7pm Swim & Tennis Center	12	13	14 	15
16	17  7pm Covenants	18	19	20	21	22
23	24	25	26	27 7:00 pm Budget & Finance	28	

MARCH

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	4	5	6	7	8
9 	10 5pm Modifications & Construction	11 7pm Swim & Tennis Center	12	13 Board Meeting *Tentative	14	15 10am Environmental Committee
16	17  7pm Covenants	18	19	20	21	22
23 30	24 31	25	26	27 7:00 pm Budget & Finance	28	29

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
APRIL		1 	2	3	4	5 10am Environmental Committee
6	7	8 7pm Swim & Tennis Center	9	10	10	12
13	14 5pm Modifications & Construction	15	16	17	18	19
20 	21 7pm Covenants	22 	23	24 7:00 pm Budget & Finance	25	26
27	28	29	30			

Budget and Finance - Upcoming meetings will be held at 7pm on: January 30, February 27, March 27

Communications Committee - There are currently no meetings scheduled. Please check the website and community bulletin board for updates.

Community Safety/Visitor Access Committee - Meetings are typically held every other month on the second week of the month at 6:30pm. Please look for postings on the community calendar.

Covenants Committee - Meetings are held on the third Monday of every month at 7pm. Upcoming meeting dates are: January 20, February 17, March 17

Environmental Committee - Meetings are held quarterly on the first Saturday of the month at 10am. Upcoming meeting dates are: January 4 and April 5

Modifications and Construction Committee - Meetings are held on the second Monday of every month at 5:00pm. Upcoming meeting dates are: January 13, February 10, March 10

New Development Committee - Meetings are held on an "as needed" basis.

Swim and Tennis Center Committee: - Meetings are held on the second Tuesday of every month at 7pm. Upcoming meeting dates are: January 14, February 11, March 11.

Note: All committee meetings will be held at the onsite management office conference room.

Please watch the website calendar and the bulletin boards at the entrance gates for the latest information.

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Happy New Year to all my neighbors in Lake Manassas!!



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Community Information

Important Information Regarding All Four-Legged Residents and Their Family Members ...

A Lake Manassas homeowners stated, there are dog owners who purposefully allow their dogs to take a poop in the common areas (e.g., walking trails) within the Lake Manassas Community - because they think that other homeowners who observe it can't do anything about it, because they don't own the property.

Therefore, it is recommended that residents report violations that occur on "private property" and "common property" to the Prince William County Police Department. Law abiding homeowners know that they can report violations that occur on their own property and can also report violations that occur on the common property areas that have our HOA support. Residents of the Lake Manassas Community, we have a vested interest in keeping our community safe, clean and tranquil. Therefore, we (the HOA) would like to encourage other homeowners to report these types of violations that occur on private property and on the common property areas of the Lake Manassas Community to the Prince William County Police department etc.

Also there have been reports that several of our neighbors make a habit of walking their dogs without a leash or letting their dogs run loose and unsupervised. Please be aware that not only is it an irresponsible way to care for your four-legged family member, but it is **against the law**.



FYI - for the Safety and Comfort of ALL Residents -

Prince William County- Animal Control Laws

Did you know that in Prince William County it is against the law to:

- Allow within the County prolonged or intense barking or other harsh or excessive noises to be made by animals and pets under one's ownership, at any time. (Section 14-5.1)
- Allow your animal to trespass on someone's property after being requested by the owner of the property not to trespass. (Section 4-4).
- Allow your animal to run at large within the County unless engaged in supervised, formal or science training classes, or show, or during formally sanctioned field trials or while engaged in lawful hunting during open hunting season. (Section 4-23)
- Allow your animal to knowingly or willfully urinate or defecate on private property of other persons or on publicly owned property except parts of parks as posted as dog run areas. (Section 4-11 & 4-26)
- Own a dog four months or older and not obtain a County dog license that your dog is required to wear a collar bearing said license. (Section 4-46)
- Have knowledge of an animal which has bitten someone and not immediately notify the Animal Warden. (Section 4-64)

For those who walk their dogs, take along your pooper scooper or plastic bag. It is unhealthy, unsightly and unlawful to leave pet droppings in our common areas. In Prince William County it is a Class 4 Misdemeanor with a maximum fine of \$250 per offense. Be considerate of your neighbor's health and property. **SCOOP IT UP!!!** Thank you

REPORTING - To report someone who is in violation of the Prince William County animal code or for any other violations of county code please call the Prince William County Police Department's non-emergency telephone number at 703/792-6500- in an emergency or a life-threatening situation call 911.

Winter Weather Tools

Sodium Chloride, Calcium Chloride, Abrasives – What's the Difference?

The Virginia Department of Transportation applies several materials to state roads to assist with snow removal or to improve vehicle traction.

Sodium Chloride – For snow and ice control, sodium chloride – or salt – is the most plentiful and inexpensive de-icer. It is mined as rock salt or distilled from seawater.

When salt is applied to a pavement, it creates brine, which keeps snow and ice

from bonding to the surface.

Salt is effective to temperatures of about 27 degrees Fahrenheit and above.

Calcium Chloride – An expensive de-icing chemical, calcium chloride most often is mixed with salt to provide some moisture so the chemical reaction causing melting can take place. It is used when temperatures fall into the low 20s, because at those temperatures, moisture isn't present to help salt start the melting process. In liquid form, calcium chloride provides quicker melting.

Abrasives – Small gravel or sand that can't melt snow or ice. Often, abrasives are

mixed with salt to provide additional traction and reduce the cost of applying chemicals. Abrasives can be used on roads generally not treated with chemicals.

De-icing chemicals such as salt and calcium chloride are very detrimental to gravel-surfaced and surface-treated roads (those with a salt-and-pepper appearance).

Chemicals are used very sparingly on these types of roads and only when absolutely necessary.

From VDOT -
The Virginia Department of Transportation



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¹Must have compatible mobile device to use. Message and data rates may apply. Message frequency depends on account settings. See www.nwfcu.org/mobilebanking for details. Qualification criteria apply for Mobile Deposit[®]. Mobile Deposit is a trademark of Mitek Systems, Inc.

²Membership eligibility and minimum \$5 deposit required to become a member and open a Primary Savings Account. New Primary Savings Account must be opened between 11/18/13 thru 1/31/14. Only new primary members 18 years or older are eligible and limited to one bonus per new primary member. Closed accounts reopened during this promotion are not eligible. New member will receive \$25 deposit into their NWFCU Primary Savings Account 30 days after account opening. A joint owner added to an existing account is not considered a new member and does not qualify. Completed coupon must be presented at time of application. If applying online, PROMO CODE: PC1113 must be entered via online application.

³Referring member will receive a \$25 deposit into their NWFCU Primary Savings Account 30 days after referred new member opens an eligible account.

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Community Information

Three Ways to Improve Your Home While Supporting the Local Community



The mission of Habitat for Humanity is to eliminate poverty housing and make decent shelter a matter of conscience and action. This worthwhile organization

can always use volunteers and is in great need of household items and supplies. And, they could potentially work to provide one more benefit - a tax deduction for you.

Whether you are planning to live in the community for a long time or move in the near future, these three actions can certainly increase the value in your home while also supporting local organizations like Habitat for Humanity.

1. Update Your Kitchen

The added value of kitchen remodeling varies from home to home. That said, the kitchen is still the heart of the home and most buyers will say it is the most important room. A full remodel isn't usually necessary, but some changes like replacing appliances, changing out countertops, sinks or cabinets and updating lighting can increase value.

All of these replaced items can be donated to **Habitat for Humanity** if they are working and in decent condition. Habitat does have guidelines — like appliances should be five years old or less — so check the website at Habitatpwc.org for details. Items that cannot be used directly in home building are sold at **ReStore** to the general public at a forty to ninety percent discount off retail prices. Those proceeds then go towards the building program.

2. Declutter

Cleaning out is always a great way to start the new year. If you are thinking of selling, one big thing home buyers look for is storage space. Make sure your closets, garage and kitchen cabinets are organized neatly and not overflowing. Yes, buyers do open cabinets! Gather unwanted clothes and accessories in decent condition and donate them. You can drop these items at **Goodwill** or the **Salvation Army** in Manassas. Winter coats, especially for children, are in high demand. Visit OneWarmCoat.com for local coat drives.

If you have an abundance of canned goods and food supplies not expired, box them up and bring them to the **Haymarket Food Pantry** on Washington Street in Haymarket.

Items from your garage and basement from past renovation projects may also be of great value to **Habitat for Humanity**. Doors and windows, unupholstered furniture, plumbing supplies, electrical wiring and flooring can all be used.

3. Don't Decorate, Undecorate

Whether you're selling, remodeling or just simplifying your living space, excessive decorating reflecting your personal style and an overabundance of 'things' should be removed. This will improve the overall appearance of your home and let potential buyers envision the space as their own.

You may not be ready to part with some of these personal treasures so store them neatly in boxes tucked away. If you have no problem letting go, support local businesses while earning some extra money. **The Very Thing Consignments** in Haymarket or **Stuff!** in Gainesville will accept a wide range of household items and you'll receive percentage of the sale. These items can also be donated to **Goodwill** or **Salvation Army**.

For more information visit EXITGarcia.com/Community for contact information and addresses for the organizations and businesses mentioned.



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Area Activities & Events

The Steven F. Udvar-Hazy Center Air & Space Museum in Chantilly

If you are looking for to take explore and enjoy some of the amazing things this area has to offer - here is an idea. Visit the Smithsonian National Air and Space Museum - Steven F. Udvar-Hazy Center in Chantilly. It is located near Dulles Airport and is the companion facility to the Museum on the National Mall. Visitors can walk among aircraft and small artifacts in display cases located on the floor, and view aircraft hanging from the arched ceiling on elevated skywalks.

The building opened in December, 2003, and provides enough space for the Smithsonian to display the thousands of aviation and space artifacts that cannot be exhibited on the National Mall. The two sites together showcase the largest collection of aviation and space artifacts in the world.

There are amazing exhibits and an exceptional theatre. For special events go to the web site. Admission to the museum is free (movies additional) but there is a fee for parking.

14390 Air and Space Museum Parkway
Chantilly, Virginia 20151
Phone: 703-572-4118
www.airandspace.si.edu/visit/udvar-hazy-center/



Consider Super Science Saturdays

A sampling of some exhibits coming in the new year:

**Alan Shepard - From The Wright Brothers
to the Right Stuff**

Saturday, January 11, 2014 - 10:00 am to 3:00 pm
Throughout the Udvar-Hazy Center in Chantilly, VA

Robert Goddard - Scientists & Inventors

Saturday, February 8, 2014 - 10:00 am to 3:00 pm
Throughout the Udvar-Hazy Center in Chantilly, VA

Space Shuttle Discovery - Space Shuttle

Saturday, March 8, 2014 - 10:00 am to 3:00 pm
Throughout the Udvar-Hazy Center in Chantilly, VA



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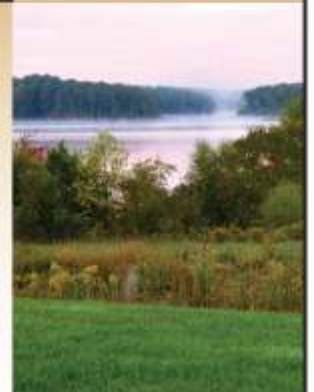
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Community Information

Oh Deer ...

Lake Manassas is heavily wooded, especially on the eastern portion of the community. Deer are often spotted in the community, particularly in early morning and evening hours. Please use caution when traveling throughout the community and keep an eye out for deer and other wildlife that share our community. Please contact animal control at 703.792.6500 to report an injured animal or contact the onsite office at 703.753.7745 to report any clean up that may be necessary.



Deer in the Garden

By Jill Johnson, Loudoun County Master Gardener

Guess who's been to dinner in the garden? If it's not deer, then it's rabbits, voles, or groundhogs. And when fencing is not an option, finding plants that four legged pests don't care to munch is a challenge.

In the Demonstration Garden at Ida Lee Park in Leesburg, Master Gardeners have found that lavender plants and most silver leafed plants like artemisia, dusty miller, lamb's ears, and santolina - which are planted in a full sun drought tolerant garden - are avoided by deer and rabbits. Ornamental grasses, bleeding heart and the obedient plant are not attractive to them either.

Other good selections are highly fragrant plants such as mint, Russian sage, tansy, borage, oregano, thyme and scented geraniums. Deer dislike fuzzy leafed plants and they don't usually eat daffodils and alliums.

Deer love roses, the thornier, the better - but they don't eat peonies or boxwood. If you like the scent, boxwood is definitely a great shrub in a deer-resistant garden. Add evergreen hellebores, Solomon's seal, jack in the pulpit and the deer may move on down the street.

So how to tell who's dining on your plants? Rabbits have sharp teeth and cut stems as cleanly as a pair of new shears. Deer, on the other hand, have no upper incisors and they tear and pull, and sometimes uproot plants. So, let's be fair in our accusations. Deer will devour many wonderful garden plants, but sometimes the culprit is a rabbit.

Knowing full well that a hungry deer will eat most anything, some gardeners try repeat applications of repellent spray, soap slivers hanging in net bags from prized Japanese maples, and thick mats of dog hair mulch. I've found these treatments will work, at least for awhile, if applied regularly.

For further research, I recommend reading: Ruth Roger Clausen's *50 Beautiful Deer Resistant Plants* and Neil Soderstrom's *Deer Resistant Landscaping* which includes strategies for outwitting 20 other pesky animals.

At this time of year, when all is frozen, it's nice to imagine your garden in the Spring and plan for something beautiful that will endure.



Hellebores



Chinese White Peony



Santolina



Lamb's Ear



Peony



Obedient Plant

Important Numbers

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	888.335.0500
Electric NOVEC (Cooperative)	800.543.8911
Gas Columbia of Virginia	800.544.5606
24-Hour Emergency	703.753.5521
Main Street Mailboxes	703.792.7800
Mental Health Emergency Services	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 Volunteer	703.754.1112
Novant Health Haymarket Medical Center	571.261.3250
Novant Health Prince William Medical Center	703.369.8000
Emergency Room Manassas	703.369.8337
Emergency Services (Haymarket)	571.261.3400
POISON National 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 p.m. & 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
Gas - Columbia	800.543.8911
Library Administration	703.792.6100
Licenses / Auto/Business	703.792.6710
Miss Utility	800.552.7001
Power - Virginia Dominion	888.667.3000
Sanitation - Sewer	703.335.7900
Schools Prince William Public	703.791.7200
Sheriff Non-Emergency & Info	703.792.6070
Social Services	703.792.7500
Tourism & Visitors Bureau	703.396.7130
Transportation Department	703.792.6825
Metro Customer Info	202.637.7000
OmniRide commuter bus/ride	703.730.6664
Virginia Railway Express (VRE)	703.684.1001
Virginia Dept of Transportation	703.366.1900
Verizon	800.483.3000
Zoning Administration	703.792.6830

Lake Manassas Connection

Publication Dates & Info

Advertising, Photo & Article Deadlines are as follows:

Winter Issue - Deadline: December 1

Spring Issue - Deadline: March 1

Summer Issue - Deadline: June 1

Fall Issue - Deadline: September 1

**For information call Imagery at 703.723.3400
or email: imageryads@aol.com**

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

And if you know of anyone who could benefit from **advertising** in this publication - please give them our email address Imageryads@aol.com. It is advertising that brings this publication to you at no charge. So please consider the advertisers for your business. They support Lake Manassas and we hope you will support them.

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