

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

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LAKE MANASSAS CONNECTION

Official Publication of

The Lake Manassas Residential Owners Association

Volume 20, Issue 1

14900 Turtle Point Drive - Gainesville, VA 20155

www.LMROA.com

Send your emails to: concerns@LMROA.com

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Karen Jackson, Asst Manager/Covenants Administrator

Site Office by Appointment Only

INSIDE THIS ISSUE

3 - The Board Report

4 - Management Report

COMMITTEES

6 - Budget & Finance

- Community & Visitor Access

7 - Amended Gatehouse Access Procedures
(Please save this information)

10 - Covenants

- Committees & Members Not Reporting This Quarter

11 - Modifications & Construction

FEATURES

12 - Stonewall Golf Club

13 - Stormwater Pollution and Keep Our Waters Clean!

14 - Real Estate in Lake Manassas

- Travel Tips & Inspiration to Consider in 2024

16 - Snow Shoveling Safety

- Lake Manassas Snow Removal Policy

- Prince William County Noise Ordinance

17 - More Winter Information

18 - Lake Manassas Lights Up For The Holidays

20 - Community Calendars: January and February, 2024

21 - Community Calendar March, 2024

22 - Community Phone Contacts

25 - Lake Manassas Community Information
- Gated Entrance & Barrier Arms

24 - Lake Manassas Connection
Information

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From THE BOARD

New Year Greetings from The Lake Manassas Board



SHASHI MEHTA
PRESIDENT



TOM CUMBER
VICE PRESIDENT



JEFF HOLBROOK
Treasurer



RONALD FROST
secretary



DENNIS KRYWAY
DIRECTOR

Happy New Year! We trust that the holiday season brought joy and warmth to you and your loved ones. As we step into 2024, we are excited to share some important updates and information about our community.

New Board Members:

Firstly, we would like to introduce the newest members of our Board, elected at the Annual Meeting on September 27, 2023:

Ron Frost as Secretary

Jeff Holbrook as Treasurer

Dennis Kryway as Director

We express our heartfelt gratitude to the outgoing Board members, Gary Border, Bob Hale, and Don Minogue, for their dedicated service, acknowledged with Volunteer Awards during the same meeting.

Annual Meeting Highlights:

The Annual Meeting also featured Supervisor Jeanine Lawson, providing valuable updates on county affairs. We extend our sincere thanks to Supervisor Lawson for her longstanding service to the Prince William County Brensville District and her unwavering support for the Lake Manassas community.

Financial Update:

We are well into the second quarter of the Association's fiscal year. Our neighborhood continues to be in great shape financially with our reserve account fully funded with a balance as of October 2023, of \$2,147,102.77. Unknowns can always arise but overall, we are well prepared to meet our future obligations. Virginia law requires that we update our reserve study every four years, but we have elected to complete annual updates to best prepare ourselves for upcoming repairs.

Large expenditures planned in the next 12 months are for trail, tennis court, and road repairs. Lifeguard office renovations are underway, and the Swim and Tennis Committee is planning future restroom renovations. Lighting repairs along the Swim and Tennis Center pathway and at the tot lot will soon be underway with completion expected this winter.

Our operating account expenditures are proceeding closely to our planned budget for

this fiscal year. We do know that our trash service costs will be rising in January due in part to new "tipping fees" that have been imposed recently by the County. Overall trash service will rise to approximately 10% of the ROA assessments that each of us pay monthly. Another item we are watching out for is winter weather. Our expenditures for snow removal vary greatly from year to year. Based on the past few mild winters, we have budgeted for a lower amount of snow removal costs (\$27k). We will soon know if that will be enough to cover our costs or whether we will need to make some adjustments in the spring. There are a few items that we can curtail should the need arise. At this time, we expect next year's assessments increase to be in line with annual inflation (3-3.5%) based primarily on the factors above. As we progress through our fiscal year, we will communicate any changes to you with the goal of being as transparent as possible.

Assessment Delinquencies:

Our delinquency rate hovers around 4%, with 86 accounts owing over \$71,000 in past due assessments. The Board, along with legal counsel, remains committed to resolving these matters diligently.

FIOS Update:

We are making strides towards bringing FIOS to our community. Most signed easements have been accepted by the County, bringing us one step closer to Verizon's installation. We aim for FIOS availability to all owners in Lake Manassas and will work through any issues that may arise.

Visitor Access Control:

The LMA is moving forward with a plan to reduce overnight gate attendant coverage at the Baltusrol Gate soon after the first of the year. This will lead to significant cost savings for the LMA and its members. A kiosk will be installed at the entry gate for visitors to communicate with the gate attendant at the Stonewall Gate from 10 p.m. until 6 a.m. daily. A barrier arm will be installed at the exit lane. Please watch for further details in upcoming blast emails from the Association.

Wishing you all a wonderful 2024!

Management REPORT



Michelle Wingo
Community Manager



Karen Jackson
Assistant Manager/
Covenants Administrator

*“Continuous improvement is better
than delayed perfection”*

~ Mark Twain

As we bid farewell to another year and welcome the promises of 2024, we find satisfaction in reflecting on the achievements and enhancements that have made the Lake Manassas community even more vibrant and enjoyable. The past year has seen dedicated efforts toward maintaining and improving shared spaces, ensuring that Lake Manassas remains a place to take pride in calling home.

A commitment to preserving the beauty of the community led us to focus on routine maintenance. Throughout 2023, various crews worked diligently to uphold the quality of the common area landscape, irrigation systems, tot lot, basketball, and tennis courts. These efforts aim to provide an environment that fosters both recreation and relaxation.

With the assistance of an arborist, dead and dying trees were identified and removed along the trail on the eastern side of the community. This proactive approach not only enhances the aesthetics of the neighborhood but also mitigates potential hazards. We encourage residents to reach out to management if you have concerns about trees on common areas so that trees that need attention can be dealt with as quickly as possible.

Recognizing the significance of well-maintained infrastructure, 2023 also saw substantial efforts in the maintenance of signposts and street lights throughout Lake Manassas. We do ask that if you notice a streetlight is malfunctioning or not working that you please let us know so that arrangements can be made either through a private contractor or Dominion Power to schedule repairs.

The walking trails are a cherished part of Lake Manassas, providing tranquil pathways for residents to enjoy the beauty of their surroundings. In the fall of 2023, we inspected and signed a contract with Brothers Paving for trail repairs to ensure that these spaces remain accessible and enjoyable for everyone. Whether you're an avid walker, jogger, or nature enthusiast, these enhancements aim to elevate your experience in our community. It is our understanding that the trail that runs along Turtle Point Drive, which belongs to the Master Association (LMA), will be evaluated for repairs this spring.

As we embark on a new year, we encourage all residents to actively participate in the community's upkeep. If you have any questions or concerns regarding maintenance issues or any other community-related matters, please do not hesitate to reach out to the management team at concerns@LMROA.com. Your feedback is invaluable, and together, we can continue to make the premier community of Lake Manassas one to be proud to be a part of.

Here's to a fantastic 2024 filled with community spirit, shared achievements, and the continued growth and improvement of Lake Manassas!

Michelle & Karen



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



Roxborough Lp - JUST SOLD



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Pedigree Ct - JUST SOLD



"Jim & Dawn are wonderful! I interviewed several realtors & quickly knew I wanted to work with them. I had only sold 1 home in 25 years & needed advice on every aspect of the process & they provided that. They are fair, hard working, good communicators & detail oriented. I would hire them to help sell or buy anywhere in NoVa - Kathy Rogers 



Amsterdam Ct - FOR SALE



"I just sold my house with Jim & Dawn's help. Jim guided me through the listing & selling process & is very responsive, which is very important to me. Dawn helped me stage the house with furniture I already had & did a wonderful job with the listing & photos. I highly recommend them for buying & selling properties. - Seung Lee 

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BUDGET & Finance committee



Harry Horning, Chair

COMMITTEE MEMBERS

Board Liaison: Jeff Holbrook
Harry Horning, Chair
Romesh Deora
Robert Owens

As we enjoy the holiday season the finance committee is gearing up To assist with the new years budget. As always it is a moving target. With inflation, our expenses as yours. continue to rise. We have committed to only increasing dues by the cost of living. That being said we face challenges in accomplishing our goal. We are always looking for new volunteers so please reach out if interested.

Happy New Year!!!!

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Rebecca D. Verner, Director
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manassaschorale.org
info@manassaschorale.org

community VISITOR & ACCESS committee



Rex Luzader, Chair

COMMITTEE MEMBERS:

Board Liaison:
Ronald Frost
Rex Luzader, Chair
George Argodale
Rich Marianos
Keith Reeves

Updates

George Argodale has joined the committee.

Ron Frost is now the Board liaison to the committee.

At the November committee meeting, the team requested direction from the Board regarding monitoring speed within the community. The committee charter requires modification if this activity is deemed appropriate by the Board. In addition, placement of speed limit signs or some type of temporary post to mount the speed radar sign in the appropriate locations within the community to effectively collect data is needed.

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

Gate Attendant Services

Attendant performance since Securitas assumed the gate attendant contract services has improved noticeably.

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

Respectfully submitted

Please retain for your records

LAKE MANASSAS OWNERS ASSOCIATION
ADMINISTRATIVE RESOLUTION NO. 120423-01
AMENDED GATEHOUSE ACCESS PROCEDURES

Replacing Resolution No. 100720-02

**Relating to vehicular access through community entrances at manned gatehouses
and remotely unmanned gates**

The LMROA Board recently Amended the gatehouse access procedures resolution. Please retain this copy for your records.

WHEREAS, Article III, Section C.17 of Lake Manassas Residential Owners Association's ("LMROA") Bylaws states that "[t]he Board of Directors shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do all acts and things as are not by the Declaration, Articles, or these By-Laws directed to be done and exercised exclusively by the Members.";"and

WHEREAS, Article II (a) of the Declaration authorizes the Board of Directors to adopt, promulgate, enforce, and amend reasonable rules and regulations pertaining to the use of the Common Area; and

WHEREAS, Article II(c) of the Declaration provides the Board of Directors with the authority to suspend the rights of a resident to use of the Common Area and/or use of Common facilities, including the right to remote access to the community, in accordance with Section 55.1-1819 of the Virginia Property Owners' Association Act, and the Association's established due process procedures; and

WHEREAS, the Board deems it necessary to establish further guidelines and procedures for vehicular access to the community through the manned gate-houses and remotely manned gates.

NOW, THEREFORE, BE IT RESOLVED THAT the following procedures be adopted, which will amend and supersede Administrative Resolution No._100720-02.

I. GATEHOUSE ACCESS PROCEDURES

Walking, bicycling and other non-motor vehicle entries into the community are not monitored or controlled by Gate Attendants. Vehicular access to the community will be monitored and controlled at manned gatehouses and remotely manned gates at community entrances in accordance with the published and most current LMROA Post Orders. Bicycles, scooters, and others 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.

Please see below for a list of all Manned and Remotely Manned Gates. All remotely manned gates will have electronic entrance systems. Both manned gatehouses and remotely manned gates will have vehicular entry gates and/or barrier arms that can be activated by a remote transmitter in the vehicle, or by the gatehouse personnel at the manned gatehouses.

- Baltusrol Gate Manned 24 hours per day
- Stonewall Gate Manned 24 hours per day
- Amsterdam Gate Unmanned

All residents will have an online visitor access account with the Association's Gate Access Software Provider. This account will allow residents to enter all permanent and temporary visitors onto their visitor access list for entry into the community. Please contact the LMROA office for assistance with your account set up or log in.

The use of RFID tags/transmitters is subject to this administrative resolution as well as LMROA's Rules and Regulations. The use of transmitters is available to members in good standing. In the event a member becomes delinquent or is in violation of these Gatehouse Access Procedures, and in accordance with the Association's due process procedures, transmitters may be deactivated (see Section II, below).

A. Residents

All residents will be provided free of charge LMROA decals for prompt admission of their personal vehicles through manned gates. RFID tags/ remote transmitters will be made available for sale to all residents in good standing upon receipt of a LMROA Vehicle Registration form to open the entry gates and barrier arms. The transmitter will communicate with an antenna mounted

Please retain for your records

(Continued)

AMENDED GATEHOUSE ACCESS PROCEDURES (CONTINUED)

on the gatehouse and automatically open the barrier arm and entry gates. Persons with a transmitter should use the resident entrance lane, which is the travel lane to the outside right side of the of the gatehouse. In the case of a remotely manned gate, there is only one (1) entrance lane and ONLY residents can use this lane when entering the community. When approaching the gatehouse, reduce vehicle speed to **five (5) miles per hour** to ensure that the gate has adequate time to open before the vehicle reaches the gate. **Only one vehicle may enter at a time**; no tailgating. Be aware that the gate closes immediately after each vehicle.

Transmitters will only be issued to residents in good standing providing information for vehicles legally registered to them and who reside in the community. In the case of a resale of a home, transmitters will be deactivated if not returned to the site office. Lost or stolen transmitters should be immediately reported to the LMROA office so that the transmitters can be deactivated.

You may purchase transmitters by check or money order made payable to LMROA by appointment during normal business hours at: **LMROA Site Office 14900 Turtle Point Drive Gainesville, VA 20155.**

The fee for transmitters shall be established by the Board of Directors, from time to time. Please feel free to contact the LMROA office at concerns@LMROA.com with any questions.

RFID Tags loaned, shared or used by residents to allow access to visitors either at manned or unmanned gates is strictly prohibited. Misuse of RFID Tags in this fashion will result in the deactivation of all RFID Tags associated with the homeowners account.

B. Visitors

Visitors are required to check in at manned gates upon each entry to the community.

Residents have the option to obtain, free of cost, Long Term Visitor Pass from the site office; this pass will promptly admit the visitor during the pass' validity period through manned gates. All visitors must be listed in a resident's online visitor access account with the Association's Gate Access Software Provider, where the resident will have the option of listing the visitors as permanent or temporary visitors. **It is every resident's responsibility to list his/her visitors on his/her online visitor access account.** If visitors are not listed on the resident's online visitor access account, and the resident cannot be reached by phone, the **visitor will be denied access to the community.**

C. All Service Providers

Vehicles from major delivery services, such as United Parcel Service (UPS), Federal Express (FEDEX), DHL, or Amazon Delivery Service will be admitted to the community by the

gate attendant staff. Homeowners who expect deliveries from firms whose names are not well known, or expecting visits from service providers including but not limited to the below list should enter their names into their online visitor access account with the Association's Gate Access Software Provider.

1. Realtors/Real Estate Agents
2. Delivery Service (i.e., courier, furniture delivery, restaurant/food delivery)
3. Repair Services
4. Contractors
5. Landscapers
6. Uber/Lyft

II. DEACTIVATION OF RFID TAG/TRANSMITTER

In the event a member becomes delinquent in the payment of their assessments and/or is found to be in violation of these Gatehouse Access Procedures, the Association may deactivate all RFID Tag/Transmitters associated with that member's account, in accordance with the Association's due process procedures, for up to **sixty (60) days** per violation, or for the duration of any delinquency.

If an RFID Tag/Transmitter has been deactivated due to a delinquency and/or violation, once the issue has been resolved and the suspension/deactivation period has been lifted, gate passes may be reactivated for a fee of \$20.00 per household. Payment must be made in the form of check or money order payable to LMROA in advance of reactivation.

III. LIMITATION OF LIABILITY/DAMAGES

1. Nothing in this Resolution shall be construed to hold the Association, the Board of Directors, or any designated agent thereof responsible for the act or actions of those accessing the community through the gatehouses.

2. If any member, or their family member, tenant, guest, or invitee causes damage to any of the gatehouses and/or gate arms, that member will be responsible for the damages and any costs of repair.

3. Any vendors, contractors, or delivery persons ("contractors"), who cause damage to a gate or gate arm, are responsible for any damages and the costs of repair. In the event such vendors, contractors or delivery persons do not take responsibility for the damages, the costs of repair may be charged to the owner of the lot they were visiting. In addition, the Repair damages shall be treated as any other assessment and may be collected by the Association by any of the means available to the Association.

Effective Date: This resolution shall be effective January 1, 2024. *Please retain for your records*



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Ron Allen,
Chair



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Kathy Cumber,
Joe Greenlee
Lesley Holbrook,
Sarah Wheeler

As the temperature dips it indicates that the season has changed. Winter is moving in, and most of us have moved to indoor activities. This time of the year provides an optimal opportunity to work on plans and gather estimates for spring projects such as painting, lawn maintenance, and landscaping and hardscape (any of the non-living elements in your landscape design, like concrete, rocks, bricks, pavers, stone, and wood) 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 staffed with folks who can provide all sorts of helpful insights into yard maintenance and plant care.

We look forward to the transformation of the neighborhood as the seasons change yet again. Presented here is an overview of the guidelines for exterior 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 any questions or concerns regarding the community covenants, please send an email to concerns@LMROA.com.

COMMITTEES NOT REPORTING THIS ISSUE

communications

COMMITTEE MEMBERS:

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

swim & tennis

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MODIFICATIONS & CONSTRUCTION committee



Diane Boyle, Chair

If you're contemplating any alterations or improvements to the exterior of your home, it's crucial to obtain approval from the Modifications & Construction Committee (MCC) first. Securing approval before making any changes is not only in line with community guidelines but also serves your best interest, especially when it comes time to sell your house. Association resale documents must be provided to potential buyers, and a resale inspection will be conducted, indicating that all exterior modifications are approved and adhere to the Design Guidelines. Unauthorized changes could potentially delay the sale of your home.

During Covenants inspections site staff cross-check approved applications with the current state of your property. If you don't have written approval from the MCC for a change or if you've deviated from the approved plan without a secondary written approval, you may receive a violation notice from the Covenants Committee.

Please note that modification applications must be submitted at least **TEN DAYS** before a scheduled meeting to allow the committee sufficient time for examination, property inspections, and any required additional documentation.

Residents are regularly submitting incomplete applications. Note that incomplete submissions will not undergo a full review until they are properly submitted. If your application is deemed incomplete after the initial review, you'll have thirty days to provide the committee with the requested additional information. Failure to do so within the specified time will result in a denial. You can find the application for printing on our community website, www.LMROA.com. For any application process queries, please email concerns@LMROA.com, and our management staff will assist you.

COMMITTEE MEMBERS:
Board Liaison: Tom Cumber
Diane Boyle, Chair
Matt Dietrich
Lisa Jacques
Anthony Pankuch
Pam Sackett

In addition to reviewing homeowner applications, the committee continues to conduct monthly common area inspections between March and November. A report is then provided to the Board with committee recommendations. This past fall the Committee recommended root treatments, pruning, and removing dead wood from dozens of Zelkova Trees on Kamehameha Place to enhance the health and lifespan of those trees. The work was completed in early December, and a second root treatment is scheduled for this spring. Trees were also pruned, and branches elevated on the common areas along Turtle Point Drive and around the Spyglass Hill Loop roundabout.

While our Site Staff and Committee routinely inspect the community, **your input is valuable**. If you notice areas that require attention, such as declining trees or street light outages, please report them to management -- including the pole number for street lights and/or the nearest address. Some lights are maintained by the Association, while others are managed by Lake Manassas (master) Association or Dominion Power. Once reported, our staff will work to schedule repairs promptly.

The MCC generally meets on the second Monday of the month at 5:00 PM at the Swim and Tennis Center office. Meeting dates may occasionally be rescheduled due to member availability, so if you plan to attend, check the online calendar at www.LMROA.com and with Michelle in advance to confirm the meeting date.

Thank you for your cooperation.



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Gary Huebner, PGA
General Manager

As we wrap up what we hope was a great 2023 for all of our Lake Manassas neighbors, we are looking forward to a great 2024 at Stonewall Golf Club and the Brass Cannon restaurant! Let's hope the weather predictors are wrong when they project for some heavy snow events this winter.

2023 was another big year for golf participation across the country. Despite a hot, dry summer, our golf course was in fantastic condition throughout. We were thrilled to get the roof project over our terrace area completed in late spring, and we appreciate all the great comments and the additional service opportunities we enjoyed because of the covered space! In the spring of 2024, we have plans to add media (TV and recorded music) on the terrace to make it an even better place to relax and enjoy great food, drinks and fun with friends.

Inside the Brass Cannon, we have a newly replaced fireplace set to help make the space cozy and welcoming through the winter. See our website for winter hours. We will be open for lunch every day, and for lunch & dinner Tuesday through Saturday. Also – we are implementing an online reservation system that is intended to make it easier to learn about specials and any restaurant operating hours adjustments due to private events. Our culinary team, led by Executive Chef Sandy Freeman, continues to imagine new items for our seasonal menus and daily specials. We truly appreciate the community support of the Brass Cannon restaurant!

The Stonewall golf course will stay open all year (weather permitting) and you can enjoy Winter Rates on greens fees during January

and February. Our popular Cannon Club rewards program continues for 2024 with no program changes from 2023, and the price is only \$115 for the 2024 calendar year! If you like a good bargain, visit our golf shop for off-season clearance specials on apparel, accessories and equipment!

As always, we encourage you to reach out to us for your meeting, party & celebration needs in 2024 and beyond. Sarah Puckett, our Director of Sales, has been very busy booking events for 2024 and even 2025, but there are still great dates available at this time. Be sure to plan ahead because our calendar is filling up quickly!

Patrick McCarthy and the PMC Golf Academy is ready for year #4 at Stonewall, and we're happy to be the home of the successful programming offered by PMC Golf! Be sure to visit pmcgolf.com and get signed up for some of the many game-improvement offerings Patrick and his team have available to all!

Here's to a terrific 2024! We look forward to seeing you soon!

Gary Huebner, PGA



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DID YOU KNOW?

Storm drains connect directly to our local streams, creeks, and rivers. Unlike the water from our taps, water flowing into the storm drains is not treated. This means trash, pet waste, motor oil, detergents, and other pollutants from yards, driveways, and parking lots can pollute our local water bodies and degrade water quality, restrict recreational activities such as swimming and fishing, and threaten wildlife and human health.

HOW YOU CAN HELP ...

- Do not pour household cleaners, oil, antifreeze, paint, etc. on driveways, streets, or into storm drains and ditches.
- Do not apply pesticides, herbicides, and fertilizers near storm drains and ditches. Use sparingly and follow all label instructions.
- Do not blow leaves, grass clippings & mulch into storm drains. Keep compost away from storm drains.
- Do not store or expose materials to rain that could "wash-off" into storm drains or streets. Clean up any leaks or spills immediately with a broom or use an absorbent material.

Never Dispose of Anything in the Storm Drain.

Storm drains empty directly into rivers, lakes and streams.

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Lake Manassas homeowners... Cold Weather Can Have A Significant Negative Effect On Garage Doors! Take Advantage Of Our **COLD WEATHER** Garage Door **TUNE-UP OFFER** To Ensure Reliable, Quiet Operation and Safety.

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EDUCATION AND UNDERSTANDING OF YOUR CURRENT FINANCIAL SITUATION IS VITAL TO SUCCESSFULLY MAKE PRUDENT DECISIONS CONCERNING YOUR FUTURE FINANCIAL CONDITION.

Harry is a resident of Lake Manassas

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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	ABOVE GRADE SQ FT
ACT	14954 Alpine Bay Loop	\$ 950,000	46		2,466
A/C	15713 Spyglass Hill Loop	\$ 999,900	36	04/30/24	4,042
A/C	8318 Hancock Court	\$ 1,000,000	18	12/28/23	3,956
CLS	8220 Roxborough Loop	\$ 1,100,000	34	11/30/23	3,936
CLS	8351 Sapphire Lakes Court	\$ 1,130,000	9	11/10/23	5,595
CLS	8373 Pedigree Court	\$ 1,050,000	6	10/06/23	4,985
CLS	7945 Turtle Creek Circle	\$ 840,000	8	08/23/23	2,991
CLS	15726 Spyglass Hill Loop	\$ 1,165,000	8	08/18/23	4,056
CLS	8362 Pedigree Court	\$ 1,055,000	64	08/15/23	4,326
CLS	8013 Turtle Creek Circle	\$ 710,000	4	08/04/23	2,296
CLS	8111 Amsterdam Court	\$ 890,000	5	07/13/23	3,240
CLS	8174 Snead Loop	\$ 875,000	6	06/16/23	3,020
CLS	14915 Alpine Bay Loop	\$ 1,212,000	12	06/14/23	4,778
ACT	15870 Spyglass Hill Loop	\$ 4,997	34		2,792
A/C	8449 Link Hills Loop	\$ 4,200	14	01/01/24	4,374
CLS	8061 Crooked Oaks Court	\$ 4,000	61	12/01/23	4,323
CLS	8530 Link Hills Loop	\$ 3,800	27	11/15/23	4,730
CLS	8124 Willingboro Court	\$ 4,300	39	09/15/23	3,358



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Travel Tips & Inspiration To Consider in 2024

By: Grace Cular Yee, Luxury Travel Advisor

Costa Rica and the highlights along with ideas for activities.

Costa Rica has so much! It's a tropical wilderness with lush jungles to hike around and look for amazing birds, sloths, monkeys, and other incredible wildlife. Walk through Monteverde's cloud forest on suspended bridges. Go ziplining or horseback riding at one of the national parks. Take a break from your adventures by relaxing beneath swaying palms on a pristine beach or participate in morning yoga or meditation. Soak in the soothing thermal hot springs heated by the Arenal Volcano. Visit a local farm, sip on Costa Rican coffee, or pick produce and make dinner with a local family. The people of Costa Rica are so welcoming. It's a fantastic country. Experience Pura Vida aka "pure life" in Costa Rica!

Cruise from the New York/New Jersey Port so no need to fly

Instead of flying to Florida to begin a warm weather cruise, I selected a Royal Caribbean Cruise that departed from Bayonne, New Jersey. I took an Uber to Union Station, DC. From there, I boarded an Amtrak Acela to Penn Station, NJ (make sure it's NJ, not NY). The Penn Station NJ stop is an art deco station. I felt safe and comfortable taking the train. Then I took an Uber for my 40-45-minute drive to the port.

Once I arrived, I was able to board the Oasis of the Seas for a 7-night Caribbean Cruise. It's one of the larger cruise ships, accommodating 6,000 guests. Royal Caribbean caters to families, but it is also a fabulous option for a girls' trip, couples, or solo travelers. The ship offers so many dining options and activities for everyone to enjoy. Make sure you download the ship's app to plan and maximize your time and opportunities. I learned about lobster night in the main dining room from the menu on the app! If there are shows or activities that you want to join, make sure you book on the app or book at guest services as soon as you board the ship. The Aqua 80 show was my favorite show, and I loved the adults-only Solarium area and bistro (the bistro offered the healthiest options). For ship-board activities, I had a blast going on the water slides, playing volleyball in the pool, miniature golf, pickleball, bingo, joining in trivia nights, dancing at the silent disco, reading my Kindle on a lounge, and indulging in a massage at the spa. And "Perfect Day" at Coco Cay was fabulous!! Multiple beaches, pools, and loungers were available to accommodate everyone comfortably. Beach BBQ is included.



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Snow Shoveling Safety

As winter arrives and the potential for snow looms, it's essential to remember safety while shoveling our driveways and walkways. Snow shoveling can be a great workout but can also be dangerous if not done properly. Here are some tips to ensure you're safely shoveling snow this winter:

1. **Dress Appropriately:** Protect against the cold by wearing a waterproof, insulated coat, gloves, a hat, and sturdy, non-slip boots. Don't forget to cover your mouth and nose with a scarf or mask to prevent breathing in frigid air.
2. **Warm-Up:** Just like any other physical activity, warming up is essential. Spend a few minutes doing light exercises or stretching to prepare your muscles and reduce the risk of strains.
3. **Choose the Right Shovel:** Use a lightweight, ergonomic shovel with a curved handle and a non-stick blade. This will reduce strain on your back and make the job more manageable.
4. **Clear Snow Early:** It's often easier to clear smaller amounts of snow more frequently rather than waiting for a deep accumulation. This reduces the effort required and minimizes the risk of overexertion.
5. **Shovel Safely:** When shoveling, push the snow as much as possible rather than lifting it. If you need to lift, bend your knees, keep your back straight, and lift with your legs. Do not twist your body while lifting.
6. **Take Breaks:** Listen to your body and take regular breaks to rest and rehydrate. Shoveling is demanding, and pushing yourself too hard can lead to exhaustion and potential health issues.
7. **Stay Hydrated:** Even in cold weather, it's essential to drink water to stay properly hydrated. Dehydration can make you more susceptible to fatigue and injury.
8. **Be Mindful of Heart Health:** Shoveling snow for as little as two minutes has a similar effect on your heart as some treadmill stress tests, according to studies. The American Heart Association encourages everyone to be familiar with the signs of heart trouble, such as chest pain/pressure, lightheadedness, heart palpitations, or irregular heart rhythms. If you experience any of these symptoms, stop shoveling immediately and call 9-1-1 if the symptoms continue after several minutes. If you have a history of heart problems, consult your doctor before shoveling snow.
9. **Seek Help:** If the snow is heavy or you have any concerns about your health, consider asking for assistance from family, friends, or professional snow removal services.

Lake Manassas Snow Removal Policy

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

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

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



Dueling Keys
— FOR A CAUSE —
Benefitting Boxes of Basics

March 8, 2024
Stonewall Golf Club

Join us for 'Dueling Keys for a Cause - An Unforgettable Night of Giving and Music to benefit Boxes of Basics March 8, 2024, at the beautiful Stonewall Golf Club.

Experience the thrill of dueling pianos, indulge in delectable hors d'oeuvres, enjoy two complimentary drinks, a 3-course sit down dinner, silent auction and more! It's an evening of entertainment and elegance you won't want to miss! Tickets are only \$125 each!

Your ticket not only guarantees a fantastic time but also supports a wonderful cause. Boxes of Basics is a nonprofit organization on a mission to empower local children in need with seasonal wardrobes of new and quality gently used clothing packed with dignity, compassion, and love. Tickets and sponsorships are on sale now boxesofbasics.org/events

Sarah Tyndall, Executive Director, Boxes of Basics
571.338.3369 ~ info@boxesofbasics.org
www.boxesofbasics.org
www.facebook.com/clothesforkidsinneed

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

SHOVEL YOUR WALK! - Be a good neighbor and clear the walk in front of and alongside your home following the end of the snowstorm.

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

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

PLEASE INFORM YOUR CHILDREN - It is especially important for parents to speak with their children about the dangers of walking and playing on frozen ponds and The Lake.



WHAT TO DO IN AN EMERGENCY

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

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



Sec. 14-4

Prince William County Noise Ordinance

Any person, with lawfully obtained permits, who between the hours of 6:00am and 10:00pm weekdays and between the hours of 9:00am and 10:00pm on Saturdays, Sundays and legal holidays observed by county government operates or causes to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, alleys or appurtenances thereto in the outdoors in any residential district within 100 yards of a lawfully occupied dwelling shall not be subject to the levels enumerated above.



NOVA WATER, LLC, WHOLE HOUSE WATER SYSTEMS- Hard water is hard on you and your home- Dry skin and hair, scale/soap scum, spotting on dishes/ glass-ware/showers, calcium build up on water fixtures. You may have hard water and we can help! Give us a call/text **571-646-5550** for **FREE** water test. **www.novawater.biz**

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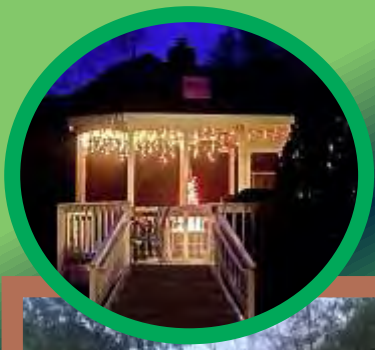
**St. Michael's Academy**
Vint Hill & Haymarket



Enrollment Opens January 31st for the 2024-2025 School Year

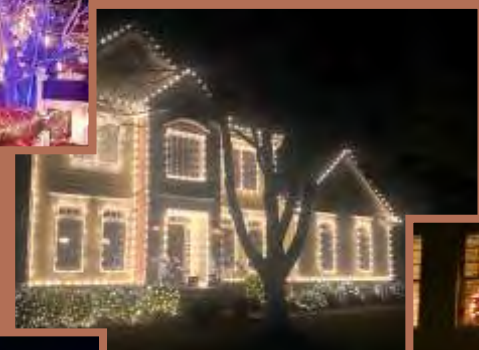
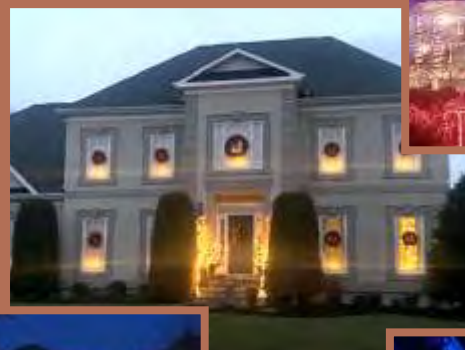
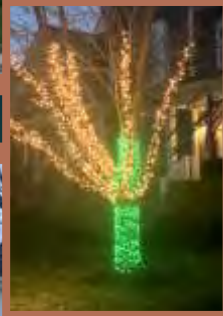
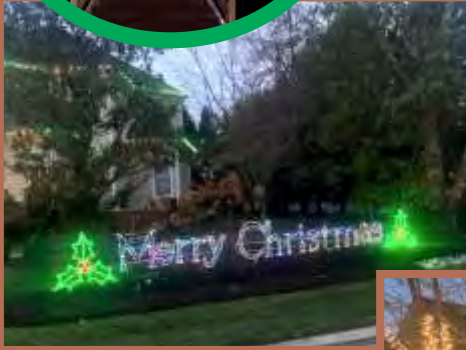
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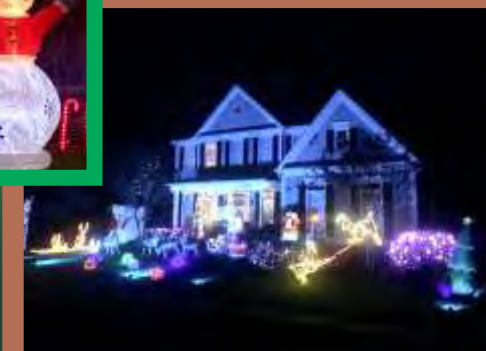
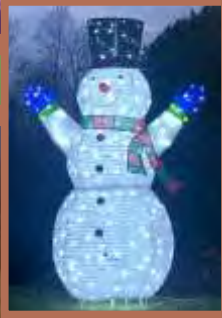
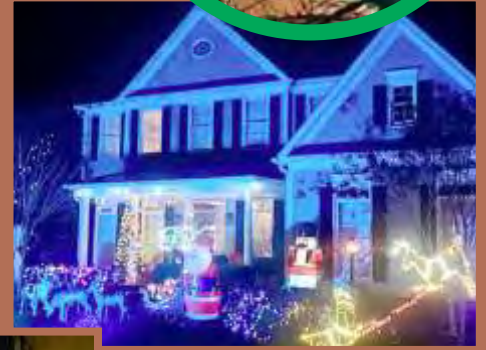
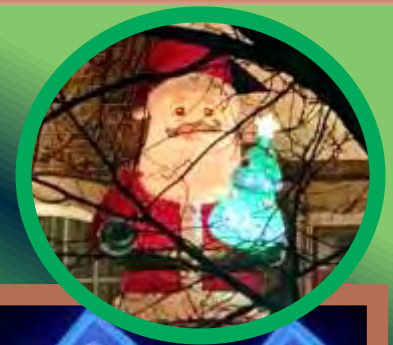
Lake Manassas LIGHTS

THANKS TO MICHELLE WINGO FOR



S UP FOR THE HOLIDAYS

CAPTURING THESE MEMORIES.



community calendars

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 <i>Happy New Year!</i>	2	3	4	5	6
7	8 MCC Meeting 5 PM	9	10	11	12	13
14	15 Covenants Meeting 6 PM * ON-SITE OFFICE CLOSED	16	17 CVAC Meeting 5:30 PM	18 Board Meeting	19	20
21	22	23	24	25	26	27
28	29	30	31	JANUARY 2024		

* Martin Luther King Jr. Birthday

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
FEBRUARY 2024				1 MCC apps due by noon	2	3
4	5	6	7	8	9	10
11	12 MCC Meeting 5 PM	13	14 	15	16	17
18	19 Covenants Meeting 6 PM * ON-SITE OFFICE CLOSED	20	21	22	23	24
25	26	27	28	29		

* Presidents Day

Meeting dates are tentative. Please check the online calendar at www.LMROA.com or contact site staff to verify meeting dates.

community calendars

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	MARCH 2024				1 MCC apps due by * noon	2
3	4	5	6	7	8	9
10 <i>Spring Back Clocks</i>	11 MCC Meeting 5 PM	12	13 CVAC Meeting 5:30 PM	14	15	16
17 <i>St. Patrick's Day</i>	18 Covenants Meeting 6 PM	19	20	21	22	23
24 30	25	26	27	28	29	30

* Lake Manassas Connection
Deadline for Spring Issue

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- Lighting
- Pool Design/Construction

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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)	703.750.1000
Washington Gas	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

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Lake Manassas community information

COVENANTS:

INSPECTIONS: While we understand that there are some aspects of property maintenance that cannot be attended to at various times of the year (especially painting and landscaping), and in certain weather conditions, please do your best to keep your property maintained according to LMROA guidelines. If you are issued a violation notice and need an extension of time to complete repairs, please put your request in writing and email to concerns@LMROA.com.

The LMROA Community Handbook contains useful information covering Design Guidelines, Use Restrictions, Property Maintenance Standards and Enforcement Procedures. Please be sure to correct any violations that may exist on your property. The following is just a sample of a few important inspection items that need to be continuously maintained:

MAILBOXES: The approved color for the old style mailbox is Hunter Green (the Rust-Oleum brand of this shade can be purchased at most hardware stores). The color for the wooden post is white and can be color matched to your existing post.

If you need to replace your mailbox please contact Main Street Mailboxes at 571-379-8454 or sales@mainstreet-mailboxes.com.

YARDS AND LAWNS. Lawn maintenance items such as weed/crab grass control, dead trees and shrubs and edging as well as replenishing the mulch in your beds need to be continued throughout the year. Please do not leave grass clippings on the sidewalk and/or street or dump on common areas.

HOME EXTERIORS. Look at your home and inspect for peeling and blistering paint, rotted wood, and staining and green algae. Please clean, repair or paint all affected surfaces.

PLAY EQUIPMENT. Outdoor play equipment must be approved by the Modifications and Construction Committee. Please obtain your approval before making any purchases.

STREET PARKING:

When you are receiving guests, parking in the street may be necessary. It seems, however, that the issue of vehicles parked in the street on a regular basis continues to be a problem.

When you moved into the community, you were provided with documents containing the Covenants, Conditions and Restrictions for the LMROA. **The guidelines state that there is no street parking permitted without prior authorization of management.** If you have room in your driveway then you should not have cars parked in the street. Understandably, for those who have multiple vehicles, rearranging cars to accommodate those who live in your home can be a nuisance, however, the parking rule was put in place to keep as many vehicles as possible off the roads for the safety and aesthetics of the community. If you or your guests require temporary street parking, please contact the on-site office in advance. If you continually disregard the parking regulations, you may be called to a hearing before the Covenants Committee and also fined \$50 for each infraction.

TRASH:

Our trash removal service is provided by American Disposal. Trash is collected weekly on Mondays and Thursdays. Yard waste and recycling are now collected on Monday. A special

pick up service for bulk items is available for a fee (white goods, construction debris, etc.), but must be scheduled in advance. Please call American Disposal 703.368.0500 for details and scheduling. Reminder - please be sure not to set your trash out any sooner than the evening before collection (approximately 6 pm); trash cans and containers must be stored out of sight prior to sunrise the day after collection. This includes trash left by a landscaping company. When trash is put out a day or two before 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 Securitas Inc. 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 "licensed" 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 CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

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Lake Manassas Connection

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