

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 2

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

Send your emails to: concerns@LMROA.com

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703.753.7745 - Fax 703.753.1886

Karen Jackson, Asst Manager/Covenants Administrator

Site Office by Appointment Only

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From THE BOARD



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DIRECTOR

We are pleased to inform you that as of the most recent financial report, the state of our association's finances and reserves remains robust. Combined cash and investments currently stand at \$2,617,709.26, with our Repair and Replacement Reserves being fully funded. This solid financial footing allows us to continue maintaining and improving our community for the benefit of all residents.

Looking ahead to the fiscal year 2025 budget, the Board will commence its review process in April. While assessment increases may be necessary, we are committed to keeping them at or below the current Consumer Price Index (CPI) or rate of inflation, mindful of the impact on our residents.

One significant expense this year will be road improvements. A comprehensive road inspection is scheduled for this spring, and recommendations from this inspection will inform our bidding and scheduling process for the road work.

Additionally, we are excited to announce approved projects, such as the resurfacing and reconfiguration of the pickleball courts, with completion expected by late spring. Furthermore, streetlights have been painted, bollard lights at the Swim and Tennis Center have been replaced with low-voltage landscape lighting, and various repairs have been undertaken throughout the community, including trail improvements.

Despite a slightly higher-than-expected snow removal cost this winter, we remain proactive in managing our budget. Adjustments will be made in the FY 2025 budget to better accommodate such expenses in the future.

We are pleased to announce the approval of the Baltusrol Gate project. This project includes adding a barrier arm to the exit lane and adjusting gate attendant services, resulting in significant cost savings without compromising resident access. Additionally, a new video camera and intercom system will be implemented at the Baltusrol Gate so that visitors can be vetted by the Stonewall Gate attendant on the overnight shift. The system was expected to be operational by the end of March.

FIOS Update: We are pleased to inform you that we have made significant progress in our negotiations with Verizon regarding the installation of FIOS in our community. We anticipate that installation on the Western side of the community will begin in late summer/early fall.

This is an exciting development for our community, as FIOS will provide high-speed internet and other telecommunications services to our residents. However, we must address an important issue regarding easement agreements.

As of now, there are still 18 owners who have not signed the necessary easement agreements. This is crucial for the successful implementation of FIOS in our community. Without these agreements, not only those owners but also others living around them may not be able to obtain FIOS.

Verizon is funding the major infrastructure costs for this "INITIAL" installation. Nonetheless, the 18 owners who haven't yet signed an easement agreement (as well as future owners of those properties) and who may later desire to link to high-speed fiber utility will bear the considerable installation expenses.

The Association is committed to ensuring that all residents have the opportunity to benefit from this initiative. Therefore, we will be making one final attempt to reach out to those who have not yet signed the agreements. We urge these individuals to consider the benefits of FIOS and promptly sign the necessary documents.

By working together, we can ensure that every resident has access to the latest telecommunications technology. Thank you for your cooperation and support in this endeavor.

We extend our sincerest gratitude to all committee volunteers for their dedication and contributions to making Lake Manassas a premier community. Your efforts are truly appreciated and vital to our continued success.

Please reach out to us at concerns@LMROA.com. As always we welcome your feedback and encourage your active participation in community matters.

Shashi, Tom, Ron, Jeff & Dennis

Management REPORT



Michelle Wingo
Community Manager



Karen Jackson
Assistant Manager/
Covenants Administrator

"WHEN ONE FLOWER BLOOMS,
SPRING AWAKENS EVERYWHERE."

~ John O'Donohue



Spring is in the air and after a fairly mild winter, the daffodils have begun to pop up from the ground! Although there were no major snow storms this past winter and we experienced some of the white stuff in tolerable amounts, the warmth of spring is always welcomed!

Our dedicated landscape contractor, KCS/Yellowstone, has already begun their spring clean-up efforts, with mulching and floral rotations soon to follow. We encourage all residents to take a proactive approach in noting and resolving any maintenance needs around your property, whether it's lawn care, mailbox repairs, or house painting. These are common items noted during covenant inspections.

The Modifications Committee has been hard at work updating the Lake Manassas Design Guidelines Handbook. We anticipate these updates to be reviewed and approved by the Board this summer. Rest assured that residents will be promptly notified via email blast once the Handbook is available on the community website.

As we enter the busiest season for home sales, we remind those planning to sell their homes to refer to the article on page 9 regarding exterior modifications and obtaining resale documents.

For our new residents, if you haven't yet received a Welcome Package, please reach out to us at concerns@LMROA.com, and we'll gladly provide you with one.

A friendly reminder that Community Updates, including messages from the Board and management, are regularly distributed via email blast. If you haven't already done so, please register on the Lake Manassas community website (www.LMROA.com) to ensure you receive these important communications.

As always, if you have any questions or concerns for the Board or need to contact site management, please don't hesitate to email us at concerns@LMROA.com.

Happy Spring!

Michelle & Karen





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



JUST SOLD Crooked Oaks Ct



"Jim & Dawn were truly exceptional. They are the real estate experts for Western Prince William County. They helped us prepare & stage the house for sale, find contractors for repairs & sold it in only 5 days. We were so impressed we told our neighbors & one has already listed with them. Great job Jim & Dawn, many thanks! - Fadi Bahou 



FOR SALE Spyglass Hill Lp




"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 



FOR SALE Link Hills Lp



"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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community VISITOR & Access committee



Rex Luzader, Chair

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

UPDATES

Installation of an exit lane barrier arm at the Baltusrol Gate and the equipment to remotely control visitor access from the Stonewall Gate during late night hours is scheduled to occur in March. Please make sure your guests entering between 10 PM and 6 AM are registered in Gate Key. The turn away policy remains in effect. Guests not registered will be turned away. They may call you to enter them in Gate Key for proper admittance.

The Baltusrol gate remains under the auspices of LMA, however, LMROA will monitor the activity and performance of attendants. We need your input to identify and solve problems.

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

GATE ATTENDANT SERVICES

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

Respectfully submitted.

Rex Luzader, Chair

COMMUNICATIONS committee

COMMITTEE MEMBERS:

Kevin Cao

Jane Houston

Scott Pierce

Errol Siders

Board Liaison: Shashi Mehta

As the new year unfolds, we at *The Lake Manassas Connection* are excited to continue providing you with updates, stories, and insights

that matter most to our vibrant community. However, we understand that our newsletter is only as valuable as the content it delivers to you, our residents. **That's why we're reaching out to you today, seeking your feedback and input to ensure that our publication remains engaging, informative, and reflective of the diverse interests within our neighborhood.**

Your opinions matter greatly to us, and we're eager to hear your thoughts on what you enjoy most about *The Lake Manassas Connection* and where you believe there's room for improvement. Whether it's the topics we cover, the format, or any other aspect, we want to know what resonates with you and what could make our newsletter even better.

Additionally, we invite you to share your ideas and suggestions for future issues. Is there a particular event, initiative, or local business you'd like to see featured? Do you have stories or accomplishments from within our community that you believe deserve recognition? Your input will help shape the direction of our publication and ensure that it remains a valuable resource for all residents of Lake Manassas.

Here are a few questions to consider as you provide your feedback:

~ What types of content do you find most interesting or valuable in *The Lake Manassas Connection*?

~ Are there any specific topics or themes you would like to see covered in future issues?

~ Do you have any suggestions for how we can better highlight the achievements and contributions of our residents?

~ Are you interested in joining the Communications Committee? If so, please take a few moments to share your thoughts with us. You can reach out by emailing us at concerns@LMROA.com. Your feedback will be instrumental in shaping the future of *The Lake Manassas Connection*, and we're incredibly grateful for your participation.

Thank you for being an integral part of our community, and we look forward to hearing from you!

covenants

committee



Ron Allen, Chair



COMMITTEE MEMBERS:
 Ron Allen, Chair
 Kathy Cumber
 Joe Greenlee
 Lesley Holbrook
 Sarah Wheeler
 Board Liaison:
 Dennis Kryway

With the arrival of spring, Association managers and homeowners are faced with the daunting task of ensuring that their communities are kept in a condition consistent with their Declaration, Rules, and Regulations that enhance the community and property values for all. This is the time of the year residents can get out of the house and start confronting home repairs and improvements that were set aside due to the inclement weather and start addressing the task of bringing our lawns and mulch beds back to life.

This is also the time of the year that addressing these issues gets Lake Manassas residents ready for the annual comprehensive inspections of homeowner's entire property that takes place in the spring (generally April through August). The inspections encompass more than just lawns and mulch beds, they cover the full perimeter of each property; if any covenants violations are noted they are brought to the attention of the homeowner for correction.

By maintaining the high standards of the Lake Manassas Community, homeowners can be proud of, and enjoy the satisfaction of its constant beauty, and the benefits derived from enhanced property values. High standards also support Lake Manassas' reputation as a premier community.

Ron, Lesley, Sarah, Kathy, and Joe

COMMITTEES NOT REPORTING THIS ISSUE

BUDGET & FINANCE

COMMITTEE MEMBERS:


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

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MODIFICATIONS & CONSTRUCTION committee



Diane Boyle, Chair

SPRING UPDATES

As spring ushers in warmer weather and blossoming landscapes, it also marks the beginning of the busy season for the Modifications Committee (MCC). We're excited to embark on another round of reviewing homeowner applications for exterior modifications and enhancing our community's common areas.

Here's what you need to know:

1. Monthly Common Area Inspections:

We've resumed our monthly common area inspections, conducted between March and November. These inspections are crucial for maintaining the beauty and functionality of our shared spaces. The Committee provides a written report to the Board outlining recommended landscape replacements and improvements based on our findings.

2. Resident Feedback:

While our team and the site manager regularly inspect the community, we value input from residents. If you spot areas in need of immediate attention, such as debris accumulation or trees in decline, please don't hesitate to contact Michelle by email at concerns@LMROA.com. Your feedback helps us address issues promptly and keep our community pristine.

3. Reporting Street Light Outages:

If you notice any street light outages, please report them to site staff via email at concerns@LMROA.com. Include the pole number (if available), address, and nearest cross street. Our staff will determine ownership and coordinate with the responsible party for repairs.

4. Exterior Modifications:

Planning any alterations or improvements to your home's exterior? Remember to seek approval from the MCC beforehand. This is especially crucial if you're in the process of selling your residence, as association resale documents require confirmation of approved modifications. Failure to obtain approval may result in citations and potential delays in home sales.

COMMITTEE MEMBERS:

Diane Boyle, Chair

Matt Dietrich

Lisa Jacques

Sue Minogue

Anthony Pankuch

Board Liaison: Tom Cumber

5. Application Deadlines and Meetings:

Modification applications must be submitted no later than noon ten days prior to a scheduled meeting – no exceptions. This timeline allows the Committee ample time for review and necessary property inspections. Applications and meeting details are available on the community website, www.LMROA.com.

6. Meeting Schedule:

Our committee typically meets on the second Monday of each month at the Site Office, located at the Swim and Tennis Center. Please note that the meeting time has been changed to 5:30 p.m. Occasionally, meeting dates may be rescheduled, so we advise checking the online calendar or contacting Michelle in advance if you plan to attend.

Thank you for your cooperation in maintaining our community's aesthetics and functionality. Together, we can ensure Lake Manassas remains a beautiful place to call home.

Diane, Lisa, Matt, Sue & Tony



SELLING YOUR HOME?

We would like to remind all residents about the importance of obtaining approval from the Modifications Committee before making any exterior modifications to your property. This is particularly important when Resale Documents are ordered, as unapproved modifications, not only violate the community guidelines but can also lead to delays and complications during the sale process. Prospective buyers often review Resale Documents thoroughly, and any discrepancies or unauthorized alterations can raise concerns and prolong the selling process.

To avoid such issues, residents are urged to adhere to the HOA guidelines and seek approval from the Modifications Committee before initiating any exterior modifications. The Committee is here to assist you throughout the approval process and ensure that your proposed changes comply with the community's standards and regulations.

In the state of Virginia, obtaining Resale Documents is a mandatory step in the home-selling process. These documents provide vital information about the property and the community association to potential buyers, helping them make informed decisions. However, please be aware that the process of acquiring these Resale Documents can take time. Typically, the delivery of these documents may take up to 14 days from the date of the order placement. This timeframe is essential to ensure that all necessary information is compiled accurately and thoroughly.

We understand that timing can be crucial, especially when you're preparing to sell your home. Therefore, we strongly advise our residents to plan ahead and consider this timeline when strategizing their selling process. It's essential to factor in this potential delay to avoid any last-minute complications or delays in your home sale.

For those who may require Resale Documents within a shorter timeframe, there is an expedited order option. By selecting this service, you can significantly reduce the waiting period for the delivery of your Resale Documents, ensuring a smoother and more efficient selling process.

To order resale documents, please go to www.cmc-management.com and select "Order Resale Documents." From there, you will be directed to sign in or register for an account on the "Community Archives" page. You will need your account number, which can be found on your monthly assessment coupons, or you can contact the site office at concerns@LMROA.com, and it will be sent to you.

By working together to uphold our community guidelines, we can maintain the integrity and aesthetics of our neighborhood while fostering a positive environment for all residents. Should you have any questions or require further assistance regarding the ordering of Resale Documents, please don't hesitate to reach out to the management company's Resale Department by calling 703-631-7200.

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swim & Tennis committee

As we gear up for another fantastic summer season, we are thrilled to announce some exciting updates and reminders regarding our swim and tennis facilities. After a successful season last year, we're pleased to welcome back Titan Pools to manage our swim facilities once again. If you or someone you know is interested in becoming a lifeguard, please don't hesitate to reach out to Kelly at Titan Pools via email at kphillips@titanpools.org.

Over the winter months, renovations have been underway at our Swim and Tennis Center, aimed at enhancing your experience. One of the notable improvements includes updates to the lifeguard office, ensuring a safe and efficient environment for our staff.

Furthermore, we're excited to share that the bollard lights at the Swim and Tennis Center have been replaced with low-voltage lighting. This not only enhances visibility but also adds a touch of aesthetic charm to our facilities, especially around the tennis and basketball courts.

But that's not all! We have more enhancements in store. In the coming weeks, we will commence repairs on the pickleball court. This will involve resurfacing and rearranging the nets to accommodate an additional pickleball court, providing more opportunities for everyone to enjoy this increasingly popular sport.

A gentle reminder to all parents: while our tot lot offers fun play equipment for children 12 years of age and younger, adult supervision is required at all times. Let's ensure a safe and enjoyable environment for our little ones.

Lastly, we want to extend an invitation to all residents to participate in our Swim and Tennis Committee meetings. These meetings are scheduled quarterly, as needed, and are held at the Site Office located at the Swim and Tennis Center. Your input and involvement are invaluable as we continue to enhance and maintain our facilities for the community's enjoyment.

COMMITTEE MEMBERS:

Grete Bravo
Kristin Knodt
Jennifer Mills
Shery Samaan
Marilyn Harrington
Board Liaison: Tom Cumber

We're looking forward to another amazing season at our Swim and Tennis Center, filled with fun, fitness, and community spirit. See you at the poolside or on the courts!

Grete, Jennifer, Kristin, Marilyn & Shery

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Tom Walton

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Harry is a resident of Lake Manassas

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Stonewall Golf Club AT LAKE MANASSAS



Gary Huebner, PGA
General Manager



As this edition of the newsletter lands, we should be close to "full bloom" in Northern Virginia with temperatures on the rise. We're looking forward to a busy season of golf, dining and event hosting, and we hope all of our neighbors in Lake Manassas will come by often to enjoy the unmatched views from our beautiful, covered terrace area!

Chef Sandy Freeman is excited to introduce new items to our menus to go along with some of your regular favorites, and our service team is ready to welcome you to the Brass Cannon! We are always exploring ways to better inform you of our specials and in-house events, so stay tuned to social media and/or email to learn more. During the winter months, we enabled online reservations for the Brass Cannon! Visit our website at stonewallgolfclub.com and go to the Brass Cannon Restaurant tab to make a reservation, or even see our menu to place an order for pick up!

The Stonewall golf course weathered the winter well, and it is in excellent condition as we head into the 2024 golf season. We are continuing to offer value through our popular Cannon Club rewards program, which is only \$115 for the year and includes one free round of golf! The golf shop is stocked up with new apparel and accessories that are appropriate for both golf and off-course use, so please come in to browse and buy! Naturally, we also have the latest golf equipment from Titleist, Callaway & Cobra available to help you improve your game.

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

We encourage you to reach out to us for your meeting, party & celebration needs, as our venue provides the perfect setting for your entertaining needs. Sarah Puckett, our Director of Sales, will be out temporarily for maternity leave, but her email and phone messages will be monitored and responded to by Bethany Stannard during her time away. Contact us and let us help make your party a big success!

We look forward to a great season and to seeing you soon at Stonewall Golf Club and the Brass Cannon Restaurant!

Gary Huebner, PGA

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Earth Day: Monday, April 22nd

Earth Day, a special day we celebrate every April 22nd, holds a wonderful story that started right here in the United States back in 1970. It's all about how people came together to protect our environment and make our world a better place.

In the late 1960s, people started noticing some big problems in our environment. Things like pollution and the loss of plants and animals were making our planet sick. But one day, Senator Gaylord Nelson had an idea. He thought, "Why not have a day where everyone can come together and show how much they care about our Earth?"

And that's how Earth Day was born! On April 22, 1970, millions of people across America joined hands to stand up for our planet. They cleaned up parks, planted trees, and talked about ways to keep our air and water clean.



Since then, Earth Day has become a special time for families, friends, and neighbors to come together and make a difference. It's not just about one day, though. Earth Day reminds us all year long to take care of our home.

But Earth Day is about more than just fun activities. It's also a time to learn about how we can help our planet every day. We can save energy by turning off lights when we leave a room and using less water when we brush our teeth. And we can talk to our friends and family about why it's important to protect our environment.

Earth Day shows us that when we all work together, we can make a big difference. So, let's celebrate our beautiful planet and keep working to make it even better for everyone, now and in the future!

Ways To Celebrate Earth Day

- **Clean-Up Day:** Organize a community clean-up event to pick up litter in your neighborhood, along hiking trails, or at local beaches. Make it a fun activity by turning it into a scavenger hunt for trash!

- **Start a Garden:** Dedicate some space in your backyard or create a small indoor garden to grow your own fruits, vegetables, or flowers. Please be mindful of HOA guidelines and the application process. Gardening is not only therapeutic but also helps support biodiversity.

- **Reduce, Reuse, Recycle:** Practice the three Rs by reducing your waste, reusing items whenever possible, and recycling materials such as paper, plastic, glass, and metal. Get creative with upcycling projects!

- **Go on a Nature Walk:** Take a family hike or stroll through a nearby park to appreciate the beauty of nature. Bring along a field guide to identify plants and animals you encounter along the way.

- **Conserve Energy:** Make a conscious effort to conserve energy by turning off lights and electronics when not in use, using energy-efficient appliances, and embracing natural light whenever possible.

- **Water Conservation:** Conserve water by fixing leaks, taking shorter showers, and using a watering can instead of a hose in the garden. Consider installing a rain barrel to collect rainwater for long-term gardening.

- **Learn About Wildlife:** Spend some time learning about the local wildlife in your area. Visit a nature center, watch documentaries, or read books about animals and their habitats.

- **Support Eco-Friendly Businesses:** Choose to support businesses that prioritize sustainability and environmental responsibility. Look for products with eco-friendly certifications and packaging.

- **Spread Awareness:** Share information about Earth Day and environmental conservation with friends, family, and neighbors. Encourage others to join you in taking small steps to protect our planet.

Remember, every action, no matter how small, makes a difference in protecting our Earth for future generations.

Happy Earth Day!





Men's Senior Golf League



The Men's Senior Golf League is poised to begin its 10th Season on April 3, 2024. The League is open to anyone who is age 55 years and older with an established USGA Handicap Index. All skill levels are invited to join. The League offers golfers regular play (each Wednesday @ 8:30 am), the prospect to improve golf skills, the occasion to meet and play with other golfers, a chance to participate in individual and team competitive events, and most importantly – the opportunity to have fun! Golfers are not required to play every Wednesday but only when their personal schedule permits them to play.

The League is divided into two seasons – Summer and Fall. The Summer Season is 11 weeks and begins April 3, 2024 and concludes on June 12. The Fall Season begins on July 31 and concludes on October 10. Golfers can sign up for both the Summer and Fall seasons, or they can sign up for just the Summer and or Fall seasons. The registration fee for each season is \$50.00 or \$100.00 for both Seasons. The registration fee for the Summer Season must be received on or before Wednesday, April 3, 2024. For golfers interested in playing in just the Fall Season payment must be received prior to July 19. The gap between seasons is reserved for one of the League's Major Events – Match Play!

A majority of the League's play dates/days are Open Play. However, individual/team events are usually scheduled each month. At the end of each Season, League Awards are presented in six categories to recognize the skill and performance of the golfers in each Flight. In addition, the League will conduct a Medal Play Event and, as previously mentioned, a Match Play Event. At the end of the Fall Season in October, The Greenlee Cup, the League's version of the USGA's Ryder Cup, is played with two teams facing off for The Cup. Also, at the end of the Fall Season, the League hosts its traditional Annual Awards Luncheon (BBQ Rib Luncheon).

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

If you are interested in joining the League, please complete the form on the following page and drop it off along with a check with the appropriate amount made out to Joe Greenlee in the Stonewall Golf Pro Shop before Monday, April 3, 2024. You can also mail your form and check to Joe Greenlee, 8294 Roxborough Loop, and Gainesville, VA 20155. Additional information regarding the conduct of the League will be distributed to you once you join the League. In the interim, if you have any questions, please contact Joe Greenlee via email at armygreen766@comcast.net or mobile phone at 703.597.9524. Please leave a message if your phone call is not answered.



Men's Senior Golf League Registration Form 2024



Name: **(PLEASE PRINT)**

Address:

Phone:

Email:

GHIN#

USGA Handicap Index:

Golf Facility Where Your Handicap Is Registered:

Preferred Tee (Check One): ☐ White ☐ Combo

Spring Season \$

Fall Season \$

Full Season \$

Please enclose a check and return by **April 3, 2024** to:

Joe Greenlee c/o The Stonewall Golf Pro Shop **or**

Joe Greenlee - 8294 Roxborough Loop - Gainesville, VA 20155



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The Importance of Responsible Pet Ownership in Our Community

As we continue to cherish the beauty of our neighborhood, it's crucial to uphold certain standards that contribute to a clean, safe, and harmonious environment for everyone. One such aspect that demands our attention is responsible pet ownership.

We understand the joy and companionship our furry friends bring into our lives, but it's imperative that we adhere to certain guidelines to ensure the well-being of our community. Here are a few reasons why cleaning up after your pets and keeping them on a leash are essential practices:

Community Health and Hygiene:

Left unattended, pet waste poses health risks not only to other pets but also to humans. Bacteria, parasites, and other harmful pathogens present in feces can contaminate our environment, leading to the spread of diseases. By promptly cleaning up after our pets, we maintain a hygienic environment for everyone.

Preserving the Environment:

Pet waste, if not disposed of properly, can contaminate soil and water sources. This can harm local ecosystems and wildlife. Responsible disposal of pet waste ensures that our natural surroundings remain clean and unpolluted.

Respect for Neighbors:

Leaving pet waste on sidewalks, lawns, storm drains or common areas is not only unsightly but also disrespectful to our neighbors. It's important to show consideration for others who share our community spaces by promptly cleaning up after our pets.

Compliance with Leash Laws:

In accordance with the Prince William County leash law ordinance, it is mandatory to keep pets on a leash when they are outside of their owner's property. This regulation is in place to ensure the safety of both pets and community members. Unrestrained pets may pose a threat to themselves, other pets, or pedestrians and can also cause damage to property.

By complying with leash laws and promptly cleaning up after our pets, we demonstrate our commitment to being responsible members of our community. Let's work together to maintain a clean, safe, and welcoming environment for all residents and their furry companions.

Thank you for your cooperation and dedication to preserving the beauty of our neighborhood.



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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
C/S	15671 Spyglass Hill Loop	\$925,000	0		3,572
ACT	8040 Arcadian Shore Court	\$1,065,000	15		3,238
A/C	15713 Spyglass Hill Loop	\$999,900	36	04/30/24	4,042
A/C	8006 Kamehameha Place	\$725,000	3	03/18/24	2,292
CLS	8052 Crooked Oaks Court	\$945,000	3	02/16/24	3,938
CLS	14954 Alpine Bay Loop	\$915,000	23	01/30/24	2,466
CLS	8010 Amsterdam Court	\$1,000,000	3	01/23/24	4,003
CLS	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	8124 Willingboro Court	\$4,300	39	09/15/23	3,358
CLS	8530 Link Hills Loop	\$3,800	27	11/15/23	4,730
CLS	8061 Crooked Oaks Court	\$4,000	61	12/01/23	4,323
CLS	8449 Link Hills Loop	\$4,200	14	01/01/24	4,374



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Embracing the Rewards of Gardening: A Holistic Approach to Well-Being

The tradition of cultivating one's own sustenance through gardening dates back centuries, serving as a vital means for ancient communities to secure reliable and nutritious food sources. While the necessity of vegetable gardens has evolved over time, recent trends indicate a resurgence in gardening's popularity, even in the age of easily accessible and affordable groceries.



The gardening community is a supportive network where knowledge, time, and even plants are freely shared. Community garden plots unite individuals from diverse backgrounds in pursuit of a common goal, fostering connections that contribute to lower stress levels, enhanced resilience, and crucial support during challenging times.

The Physical Benefits:

Engaging in gardening offers a multifaceted approach to physical well-being. A day spent tending to a garden provides a form of exercise that mirrors full-body workouts. Activities such as weeding, carrying supplies, and using various tools contribute to increased strength, flexibility, and balance. For those facing mobility challenges, creative modifications, such as using raised beds or smaller pots, can make gardening accessible and enjoyable.

Nutritional Impact:

Cultivating and consuming homegrown fruits and vegetables can significantly enhance one's diet. Gardeners are more likely to incorporate a variety of vegetables into their meals, reaping the unique health benefits each type offers. From the anti-inflammatory properties of capsaicin in peppers to the antioxidant-rich tomatoes and the immune-boosting spinach, homegrown produce contributes to a well-rounded and nutritious diet that avoids any of the preservatives or pesticides that may be present in some store-bought produce.

Stress Reduction & Mental Clarity:

Gardening, recognized as a form of exercise, has proven stress-reducing effects. The act of planting, tending, harvesting, and sharing one's own produce can lighten moods, alleviate stress and anxiety, and provide mental clarity. Establishing gardening routines provides structure to daily life, promoting improved mental health and offering a therapeutic escape after a long day.

Getting Outdoors:

The act of gardening is synonymous with spending time outdoors, offering both physical and mental health benefits. Fresh air, deep breaths, and exposure to sunlight have been linked to improved lung function, digestion, immune response, and increased vitamin D levels. The calming rhythm of gardening routines, such as watering and weeding, fosters a sense of tranquility and reduces stress, creating a harmonious connection between individuals and the natural world.

Social & Personal Connections:

Beyond its individual benefits, gardening has a remarkable capacity to bring people together and strengthen social bonds.

The true essence of gardening lies in the friendships forged within the community. Collaborating on garden plans/plots, sharing produce, and celebrating harvests create a sense of joy and solidarity. These shared activities not only amplify the pleasure derived from gardening but also deepen the connections between friends and neighbors.

Tips for Getting Started:

For those considering starting a garden, here are three essential tips:

1. Start small to avoid overwhelming yourself. Start with something manageable, such as a small pot or garden bed, and then expand from there once you become comfortable with the amount of time/effort that will be required.
2. Research and choose plants suitable for your garden and climate. Different plants thrive in different environments, and not all plants grow well together. Make sure you are choosing the right plants before starting.
3. Reach out to local experts and build a network with fellow gardening enthusiasts to share experiences and insights.
4. Most importantly do not begin any gardening project without the approval of the modifications committee.



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FISHING and BOATING on Lake Manassas

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

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

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

For more information on the Lake including restrictions for use, please visit:

<https://library.municode.com/va>
and type "Lake Manassas" in the search bar.



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community calendars

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
MAY 2024			1	2	3 MCC apps due by noon	4
5	6	7	8	9	10	11
12 	13 MCC Meeting 5:30 PM	14	15	16	17	18
19	20 Covenants Meeting 6 PM	21	22	23	24	25 <i>Pool Opens for the Season</i>
26	27 <i>Memorial Day</i> ON-SITE OFFICE CLOSED	28	29	30 LMROA Board Meeting Closed Session 5 PM Open Session 6 PM	31 MCC apps for June due by noon	

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
JUNE 2024						¹ Lake Manassas Connection Deadline for Summer Issue
2	3	4	5	6	7	8
9	10 MCC Meeting 5:30 PM	11	12	13	14	15
16 HAPPY Father's Day	17 Covenants Meeting 6 PM	18	19 Juneteenth	20	21	22
23 30	24	25	26	27	28 MCC apps for July due by noon	29

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LAKE MANASSAS COMMUNITY

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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.

OUR AMAZING LAKE MANASSAS COMMUNITY!

THROUGH THE LENS OF OUR BOARD PRESIDENT: SHASHI MEHTA



IF YOU HAVE A PHOTO TO SHARE FOR THE SUMMER ISSUE PLEASE SEND TO: IMAGERYPRINT@AOL.COM
AND BE SURE TO INCLUDE THE NAME OF THE PHOTOGRAPHER. THANK YOU!

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

The DEADLINE for the SUMMER 2024 ISSUE of the
Lake Manassas Connection
is JUNE 1 for articles and advertising.

Please submit all ideas/articles and photos to: Michelle Wingo: concerns@LMROA.com

For advertising please contact MaryPat or Melissa

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OR download a contract from www.ImageryPrintVa.com

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