



LAKE MANASSAS. connection

Official publication of the Lake Manassas Residential Owners Association

JULY - SEPTEMBER 2011

VOLUME 7 ISSUE 3

PRESIDENT'S LETTER

It's hard to believe that almost two years have gone by since I took office as President of LMROA. As I have mentioned in previous communications, our main mission and responsibility as a board of a residential association is to protect the community assets. This means maintaining our infrastructure, protecting our property values and promoting a positive quality of life.

As we have been watching and hearing in Washington, the President and our Congress are "trying to solve some long term problems and get our financial house in order."

I am pleased to report that due to the good work of those who preceded me as well as the good work of our current board, committees and our management company CMC, our financial situation in Lake Manassas is on solid footing. We have been impacted by a troubled economy, a weak real estate market and a number of current and former residents being unable to keep up with their association dues payments. And yet, there are many good things to report.

HIGHLIGHTS during the past two years:

Finances

- ▶ Fully funded Capital Reserves. Recently finished certified capital reserve study.
- ▶ Balanced budget with minimal dues increases over past two years.
- ▶ Reduction in dues delinquencies/ aggressive action on collecting monies owed.

Community Leadership and Involvement

- ▶ Two new committees created
 - Modifications (to help people get approvals for property changes)
 - Communications (to better inform the community and improve the dialog between the board and residents).
- ▶ Repositioned New Construction Committee
- ▶ Five new committee chairs – Cara Campbell, Maureen Brady,

Don Minogue, Peter Metrinko, Allan Thomas (and continued strong leadership from Rowland Bowers)

- ▶ New committee members engaged and contributing to our initiatives
- ▶ Strong operational / working relationship developed with our new management company – CMC. (And congratulations to Rebecca Watkins – she has been promoted!)
- ▶ Transition Task Force assembled to provide support to the president in attracting new Board Members and considering strategies and action plans for transition to all resident board.

Communicating with Residents

- ▶ Email distribution list evolving with strategies to provide timely information to residents
- ▶ Website undergoing enhancements for usefulness, relevance and navigation ease

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IMPORTANT DATES

AUGUST

- 4 Communications Committee Meeting 6pm @ on-site management office
- 8 Modifications Committee Meeting 6:30pm @ on-site management office
- 18 Board Meeting 6:30 pm @ Stonewall Boardroom

SEPTEMBER

- 1 Communications Committee Meeting 6 pm @ on-site management office
- 5 Management office Closed Happy Labor Day!
- 12 Modifications Committee Meeting 6:30pm @ on-site management office
- 29 Annual Meeting 7pm Meet & Greet begins @ 5:30pm

OCTOBER

- 6 Communications Committee Meeting 6pm @ on-site management office
- 10 Modifications Committee Meeting 6:30pm @ on-site management office
- 12 Newsletter Entry/Advertising Deadline
- 20 Annual Meeting Make-up date if needed

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PRESIDENT'S LETTER *(Continued from page 2)*

- ▶ Newsletter enhanced with more content, advertising and color (and pays for itself)
- ▶ Community Survey launched to understand residents views and priorities (Finances #1)
- ▶ Meetings were held with residents to cover development proposals and implications for LMROA
 - RTJ golf course proposal for a townhome development along Turtle Point Drive near the RTJ gate
 - Lakeside Development proposal for a commercial development on Rt. 29 adjacent to the Cancer Center (with consideration of new traffic light on 29)
 - Developer presentation by Warren Watkins for proposal to rezone property along Turtle Point Drive across from Amsterdam Court to build upscale townhomes

Community Operations and Projects

- ▶ Numerous board deliberations, resolutions and votes have led to decisions intended to assure operational effectiveness across our community
- ▶ Contracts and agreements with vendors have been reviewed, changed and renewed as needed (we have negotiated new contracts for pool management, snow / ice removal, landscape maintenance, banking services and insurance). Trash removal contract currently being rebid.
- ▶ New "Handbook for Lake Manassas Homeowners" was issued to make

it easier for residents to maintain their properties and undertake home improvement projects consistent with community covenants. The handbook includes design guidelines, use restrictions, property maintenance standards and enforcement procedures.

- ▶ Various maintenance / repair / enhancement projects completed or underway, e.g., curb and street crack repairs, fence repairs, swimming pool plaster and tile, bathroom and pool house repairs / repainting, pool furniture, landscaping replacements and dead tree and plant removal.
- ▶ New transponders to open gates and new decals issued. Amsterdam gate operation is a major problem being addressed for short term and long term solutions.
- ▶ Gate and guard operational procedures rewritten and enhanced with regular reviews of guard performance (still issues, but poor performing guards have been replaced and security company has been put on notice)
- ▶ CMC community manager spending more time on community inspections and follow up actions to eliminate and resolve problems
- ▶ Agreements have been developed to protect the community while supporting third-party programs, e.g., swim meets and fitness boot camp.
- ▶ Tennis nets repaired / replaced and new (interim) pool entry system implemented.

We definitely have more to do and are planning to continue making progress covering all aspects of the community in the coming year. If you would like more details or additional information about anything you see above or elsewhere in this newsletter, please contact me personally, or one of our committee chairpersons, or our new community coordinator Lisa Tarlecky – all numbers and email addresses are in this newsletter.

Finally, I have one more item to cover. I have decided to run for re-election to the board of directors for the next two year term. Don Minogue, who has served as chair of the Modifications Committee and is currently chair of the Swim and Tennis Committee, has decided to run with me on what we call the "Transition Ticket." Based on our experiences over the past several years, we believe we are uniquely qualified to help our community transition from our current board structure to an all resident board. This will provide a number of challenges, but we feel we are up to the task and hope we can count on your support.

VERY IMPORTANTLY, please attend the LMROA Annual Meeting at Stonewall Clubhouse on September 29, 2011 to participate in the management of our community and to vote for new board members. We very much need your involvement and support. More details are in this newsletter.

We look forward to hearing from you and to working with you to continually improve the quality of life in Lake Manassas.

Errol Unikel
President, LMROA

Management Report

Dear Residents,

Spring has been a very busy season for Lake Manassas. The most visible changes can be seen at the Swim & Tennis Center. Recently the light poles, water fountains, stair railings, and areas around pool house were painted. New pool rules signs are posted, 2 new tennis nets are installed, sidewalk repairs have been completed and the pool was re-plastered as well as

re-tiled. Additional sidewalk repairs were completed throughout the community with more to come next spring. Several streets were crack filled and the Board is looking into creating better curb appeal with this repair by seal coating. A new Landscape Maintenance Contract has been executed with KCS and Management is currently seeking bids for Refuse and Recycling Service. Management has also been working with the committees

to complete tasks and requests for the community. You can read more about the committees' work in this section. The Annual Meeting is September 29th and we encourage you to participate in the elections and meet and Greet which precedes the meeting. Please contact your new Community on-site Manager, Lisa Tarlecky with any concerns or questions. ltarlecky@cmc-management.com or 703-753-7745.



<<< CONTACTS >>>

Board of Directors

- Errol Unikel, President
errol@unikel.us 703.754.2724
- Ted Brewer, Secretary
tbrewer@southstar-sterling.com 540.428.3050
- Henry Lopez, Treasurer
HLopez@hrsa.gov 571.261.5123
- Ed Long, Director
edstonewall@aol.com 540.428.3050
- Warren Watkins, Director
wbwatkins3@southstar-sterling.com 540.428.3050

Management Company

- Community Management Corporation
4840 Westfields Blvd., Suite 300
Chantilly, VA 20151
- Lisa Tarlecky, On-site Community Manager
ltarlecky@cmc-management.com . . 703.753.7745
Customer Service Center 703.631.7200
- Website: www.cmc-management.com
After-Hours Emergency: 703.631.7200

Communications Committee

- Maureen Brady, Chair
maureenbrady@comcast.net . . . cell) 703.898.8797
. h) 571.261.5077

Covenants Committee

- Cara Campbell, Chair
wandccampbell@hotmail.com 703.743.9520

Community Safety/Visitor Access committee

- Rowland Bowers, Chair
rthbowers@comcast.net 703.753.1765

Environmental Committee

- Allan Thomas, Chair
yourrealtyman@netscape.net 571.248.8550

Modification Committee

- Peter Metrisko, Chair
cossack@comcast.net 703.743.9986

Newsletter Contact

- Rebecca Watkins
rwtatkins@cmc-management.com . . 703.753.7745

Swim & Tennis Center Committee

- Don Minogue, Chair
dminogue2@comcast.net 571.261.3248
- Swim Team - Estelle Baird
estellebaird@hotmail.com 703.753.5590

Social Activities Group

Open - contact Rebecca Watkins if interested

The Connection is an official quarterly publication of the Lake Manassas Residential Owners Association. Publication in the newsletter of resolutions, rules, regulations and meetings duly adopted or called by the Board of residents of meetings or the adoption and implementation of these enactments of rules for the purposes of enforcement.

Committees In Action

LMROA Committee Quarterly Nexus Report

Communications Committee



We are working on e-surveys and focus groups to improve the communications between the Board, the Lake Manassas Association and the home owners regarding the new residential community and other topics of interest.

We are uploading and modifying our web site to give home owners easier access and more information about our community. We have received funds to improve our sign décor at the Stonewall gate, which will be done in the near future.

We held a "Meet and Greet" for our new neighbors on April 6th and another is planned for new residents on September 29th at 6 pm at the Brass Cannon Restaurant by invitation.

Maureen Brady, Chair

Covenants Committee

Thanks to all those residents who did such a great job sprucing up their yards this spring by weeding, trimming, adding bedding plants and applying a fresh layer of mulch. Much appreciation goes out to all those who took the time to take on power washing and painting projects to smarten up appearances.

In the last quarter the Covenants Committee worked on new guidelines to address concerns that had been raised by residents and the board. Below is a summary of the new guidelines. For more details please review pages 25-27 of the amended handbook that was distributed to residents in June.

Holiday/Seasonal Decorations – decorations such as wreaths, flags etc should reflect the present season. Winter holiday decorations may be up from Thanksgiving until January 31st. For all other holidays decorations maybe be up 2 weeks before the holiday and removed within 2 weeks after the holiday.

Recreational Play Equipment – all permanent equipment such as swing sets, playhouses, trampolines etc much be approved by the Modifications Committee prior to installation. Portable play equipment such as moon bounces, sports nets, kiddie pools should be removed from view by 9:00 p.m.

Temporary Storage Containers – Residents must notify the onsite community manager in writing 7 days prior

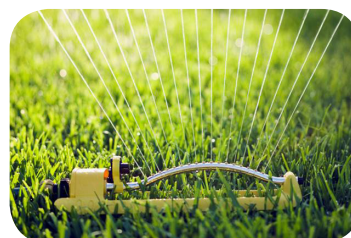
to the delivery of a temporary storage container such as a POD. Storage units must be placed entirely on the resident's driveway or parking space and removed within 72 hours.

Vegetable Gardens – All vegetable gardens must be approved by the Modifications Committee prior to installation. Gardens must be maintained in accordance with the guidelines otherwise the approval for the garden will be revoked. In no case should vegetables be grown in landscaped planting beds.

While the heat of the summer puts a halt to many outdoor projects please take a few minutes each week to walk your property and spray or pull weeds from beds. If groupings of plants or sections of lawns are suffering from heat stress some deep spot watering should do wonders. Summer is a great time to gather quotes for fall projects such as painting windows and trim and aeration and over seeding of lawns. It is also a perfect time to meet with landscape designers to come up with planting plans that can be implemented once the weather cools.

Please be a good neighbor to all those in Lake Manassas by following the covenants!

Cara Campbell, Chair



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Committees In Action (Continued from page 3)

Environmental Committee



The Committee has been busy conducting the tour of the community and preparing a findings and recommendations report to the board to set priorities for expenditures for this year involving the landscaping and other environmental concerns.

The board approved funds from the 2011 budget for the start of the irrigation project on the Spyglass Hill Loop circle by the end of June.

Proposals were solicited and received from two contractors for improving the landscaping for Turtle Point and the Valderama Circle. These proposals are being reviewed and recommendations will be made to CAC and the board for

implementation in the Fall 2011. Both vendors indicated that the weather now is too hot to get the best results if the landscaping is done at this time.

As many of you know, extensive repairs were made in the concrete curbs and driveway aprons during the month of June.

Allan Thomas, Chair

Modifications Committee

The Modifications Committee meets the second Monday of every month and we make every effort to act on any fully completed application submitted before that time. We appreciate it, however, when we have at least a week's notice before the meeting.

To ensure expedited action, make sure your application is complete when you submit it. Try to imagine what perti-

nent information would help you act on an application if you were on the committee. Typically, we have to defer action when the applicant does not submit, for example, a plat showing where new landscaping or construction (say, of a deck) is taking place.

We need to see accurate drawings where setbacks from a neighbor's property line needs to be observed. It is important to show color pictures in many cases, for example, if a wall is being built or a door is being replaced. Product bro-

chures are very helpful. Major projects are best submitted with detailed plans. On-site management can help with suggestions.

Finally, be aware that the Modifications guidelines have been modified recently, clarifying when modifications may or may not be done without committee approval.

Peter Metrinko, Chair

Swim & Tennis Center Committee

The pool is opened and appears to be running seamlessly the first month. All painting has been completed, new concrete has been laid to replace the damaged walk and signs have been put up to upgrade the overall appearance. There will also be two new projects we will be

working on during the summer. First, a gate/pass system which will eliminate the need for a yearly pool passes. It will also free up a guard from sitting at the entrance to check people and guests. This will result in yearly savings to the community as pool passes and yearly mailings will be eliminated. Also, a full size basketball court is being considered to be installed on the rear two tennis courts



and possibly a volleyball court. It's hoped the proposed basketball court will be installed and operational in August.

Did You Know?

Rebecca Watkins our community liaison to CMC has been promoted to Portfolio Manager. We thank Rebecca for a job well done and wish her every success with her future endeavors. Our thanks also go to Dianne Skinner who served us for the past few years in the role Rebecca is taking over. Lisa Tarlecky, who will be onsite July 22, 2011 is replacing Rebecca.

Work is currently being done on the new townhouse development at the Amsterdam Gate. The developer is getting a site map together and information will be available on our web site www.lakemanas-

[sasroa.com](http://www.sasroa.com) with a link soon. An e-focus group is coming soon. Get connected.

Elections for our new board appointees will be held at our annual meeting on

September 29th. See details in this newsletter. If you are interested in running please email Rebecca Watkins or Lisa Terlicki for more information.

There have been some areas cleared of trees on the golf course to open up lake and pond views.

Web development and modifications are on going by the communications committee. See the "How To" article within this newsletter.

To see the plans for the Route 29 South and I-66 West Interchange you can go to the Virginia Department of Transportation building on Linton Hall Road. An aerial view is also available at <http://www.virginiadot.org/projects/northernvirginia/gainesville/improvements.asp> and click on 'What's Being Done' or 'Video Rendering'.

Residents have been inquiring about the opening of Lake Manassas. For current information, go to <http://www.dgif.virginia.gov/fishing/waterbodies/display.asp?id=82>



Important Community Information >>>

Upcoming Board Election and Community Meet and Greet!

The LMROA Annual Meeting is scheduled for September 29, 2011. There are two (2) Board Member Seats up for election. More information to come on the candidates. Help shape your community's future by voting!

Also, come join us before the Annual Meeting for a Community Meet and Greet beginning at 5:30pm. Board member, Management, and residents will be present. Come join your neighbors for a glass of wine and get to know your Board and Management. This is a perfect opportunity to ask the questions you have wanted to know.

Watch out for Children!



As the weather remains warm and the schools are on summer break, children are outside playing. **Parents-** Please keep an eye on your little ones. We have had reports of small children playing in and running out in the streets. **Residents-** Please mind the speed limits and keep watch for children at play as well as walkers and bikers. Safety is of the utmost importance.

Recent Vandalism

Recently, there has been vandalism at the Swim & Tennis Center and at the Amsterdam (unmanned gate). Vandalism costs everyone in the community. If you have any information, please contact Management ASAP at 703-753- 7745.

What's Going On In Lake Manassas?

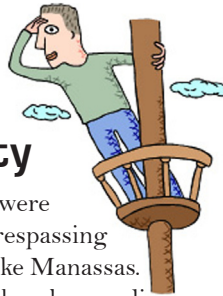
Are you a part of a group, or club in the community? Please tell us about it. Send an article, or announcement submission to **Rebecca Watkins** at rwatkins@cmc-management.com.

Courteous Neighbors

With Spring and Summer comes an increase in the number of trespassing reports. Please be courteous to your neighbors and the golf course. Do not walk on private property which includes resident lawns and the golf course. Golfers retrieving golf balls are

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

Look Out for your Community



Last Summer there were several reports of trespassing and vandalism in Lake Manassas. Although LMROA does have police patrols throughout the community on a limited basis, we ask that all residents report any suspicious activity to either the police, or the management office depending on the time and nature of said activity. Let's all be on the lookout for the community and keep Lake Manassas clean and safe.

Petiquette

Dogs and Cats can do substantial damage to lawns and plants. Uncollected dog waste poses a health risk to our entire community.

Be a good pet neighbor! Please respect your neighbor's property by keeping your animals off all lawns (other than your own) and dogs must be leashed at all times.

Please clean up after your animals at all times! It is against Prince William County law for dog owners to walk away without picking up their pets' waste.

Questions about local laws governing animals should be directed to the Animal Control Bureau at 703-792-6465

Committee Members Needed

LMROA has outstanding volunteers and is always looking for more interested members of the community to serve on an LMROA committee.

Please contact Rebecca Watkins at rwatkins@cmc-management.com or call 703-753-7745.



Get Connected!

Register to receive important Association information at www.lakemanassasroa.com



Homeowners: You can now post your own classified ads including an image on the Lake Manassas ROA website. Go to <http://community.associawebsites.com/sites/LakeManassasResidentialOA/Pages/AcwDefault.aspx>. You will need to log in by completing the log in boxes found in upper right hand corner. Next, on the left side menu, click on **Buy and Sell**, then **Classified Advertising** and finally **Post Classified**. Follow the directions to upload and post your items to sell.

(Continues on page 6)



Important Community Information (Continued from page 5)

Reminder To Announce Guests

Lake Manassas Visitors

Residents must notify the gatehouse of all visitors and vendors coming to Lake Manassas prior to arrival. Thank you for your cooperation.

Baltrusol gatehouse 703-754-9465
Stonewall gatehouse 703-754-9951

Mailbox Repair And Replacement

Spring is Coming! If you find that your mailbox need repairs from winter, please see the below information. Lake Manassas residents order mailboxes from Main Street Mailboxes **703-753-5521**. Please inform them that you are a LM resident. There are two types of mailboxes approved in Lake Manassas. A newer model made of brushed aluminum is now available. The older model with a wooden post may require more frequent repairs. When repairing this model please use the approved colors. Approved box colors are PMS Green 330, or hunter green and the post color is Duron Latex Oyster White. Please feel free to call Rebecca at the on-site management office with any questions. **703-753-7745**

On Street Parking

Although on street parking is not permitted in Lake Manassas, we do understand there are occasions when temporary parking on the street may be necessary. For example, children's birthday parties and holiday dinners. Please contact the Management office to ensure Rebecca is aware prior to the event. Thank you in advance for the consideration of you neighbors.



Obey Traffic Laws

Driving safety has become a concern in Lake Manassas. The management office has received several complaints of speeding, not stopping at stop signs, and residents passing school busses. It has been brought to our attention that there have been residents passing school busses while they are loading students. Please obey the laws of the road to avoid any further action and more importantly, to keep your neighbors safe.

According to the Virginia DMV Website, "Most school bus-related fatalities occur while children are getting on or off the bus, so drivers need to always be attentive, and obey the posted speed limits and school bus signals."

Motorists are reminded that passing a school bus is prohibited when it is stopped to load or unload passengers, unless a physical barrier or unpaved median separates the traffic going in either direction. Passing a stopped school bus constitutes reckless driving in Virginia and is punishable by up to 12 months in jail and/or a fine of up to \$2,500.

Bible Study

The Lake Manassas Ladies' Neighborhood Bible Study is currently meeting. Call **Sue Collie** at 703-754-4470 or **Linda Hendrickson** at 571-261-2728 for meeting times and location. Child car is provided.

Help keep our neighborhood safe. Obey all traffic signs and laws.

Fitness Bootcamp

Think you're in shape? Put yourself to the test! Incredible workout in just one hour. Learn unique techniques to getting yourself to that end goal. Come and see why. Join your neighbors in Boot Camp Training. All Fitness Levels Welcome.

Contact Marisa **703-966-2301**

Parliamentary Procedures What is this?

Parliamentary procedure is a set of rules for conducting business at meetings and public gatherings. There are two (2) very important elements to a Community Board Meeting. One is the opportunity to hear from residents. Many ideas and projects come from residents at Board meetings. Participating in Board meetings is a way to support and contribute to your community. The other important element to a Board meeting is conducting business. This is time the Board has set aside to make decisions. The Community cannot run if the Board does not vote on issues to keep it going. Sometimes these two elements collide which makes it difficult to be heard by the Board or conduct business. Therefore Parliamentary Procedures were developed. Please be courteous to others at meetings and allow the meeting to follow course. Contact management if you have any questions or concerns.

The Brass Cannon Restaurant Survey

Western Golf Properties periodically reviews its properties through feedback. We are currently assessing the Brass Cannon Restaurant with the hopes of making it more attractive especially to residents of Lake Manassas. We want to better and fully understand how the residents of Lake Manassas, themselves, perceive the Brass Cannon and catering options of Stonewall Golf Club in its current form as well as assist us in shaping the facility for your future enjoyment.

By completing this survey, you will be entered into a drawing to receive a complimentary Dinner for 4 at the Brass Cannon.

In order to participate, please enter the following into your web browser.

<https://www.surveymonkey.com/s/85WY75V>

All of the data will remain confidential and not be shared or utilized for any purpose. Please note that this survey expires at noon on Wednesday, August 31, 2011.

Thank you for your participation!

Frank Denniston

Corporate Director of Food & Beverage, Western Golf Properties



THE MARKETPLACE

Audi V.I.P Pricing

Pre-negotiated pricing for all residents and their friends and family. It will be a quick and easy experience matched by none. This from your Sales Manager **Dave McBrearty** and Audi Brand Specialist **Michael Morris**.

540-878-6743

mmorris@penskeautomotive.com

Tutoring

I can give help with writing college essays, term papers, PSATs or the SATs, English and history assignments. I have a masters degree from the University of Notre Dame and I am a teacher/consultant with the Writing Project at George Mason University.

Contact **Mary Bowers** at 703-753-1765

Professional Pet Sitting

Lake Manassas' very own professional dog walker/pet sitter. Your pets cannot always go with you, but...they can receive loving care in their own home. I am trustworthy, reliable, experienced and insured & bonded. For details please visit www.walknrvagpetsitting.com or call Lori at **703.955.1118**. I would love the opportunity to deliver quality professional service to you, my fellow Lake Manassas residents, and your pets.

Window Cleaning

Windows Dirty? Right here in Lake Manassas is a licensed, insured, bonded, reputable and integrity-driven window cleaning company ready to meet your every need! Fair prices, free estimates and 34 years of professional experience. Call **703-753-4042** or joeref99@msn.com

Need Computer Help?

PC running slow? Don't know what's wrong with the PC? Call me to fix it, set up home network, wired, or wireless, and for any other PC support.

Lake Manassas Resident. Phillip

703-473-6256, thepctech@hotmail.com

Horseback Riding

teaches responsibility, independence, critical thinking, confidence, patience, team spirit, fitness and fun... all in a safe, wholesome and nurturing environment! South Run Riding School, is located in Nokesville, Virginia, 15 minutes from Gainesville. Lessons for beginners, intermediate and advanced riders. Age 5 and up. Ladies riding groups also offered. VHSA/BHSA recognized Show Series, American Interschol Riding Team, Girl Scout Badge programs!!

Contact Joy Goodenough at

703-594-2238 or visit our website

at www.southernriding.com.

For sale: Custom window treatments for Chelsea model for kitchen, MB, and powder rooms.

Contact Mary at **703 754-2260**.

Lake Manassas' very own **Mary Kay Beauty Consultant** will help

you discover your own sense of personal beauty! Schedule your complimentary facial and/or spa retreat! Gift service available, too!

Contact Vanessa at **(703) 753-6386**;

vnewby1@marykay.com;

Website: www.marykay.com/vnewby1

Mah Jongg Anyone?

Anyone interested in a daytime game of Mah Jongg according to American League Rules? Contact Suzanne at **703-727-5775** or svbrooks@comcast.net

Want to run your ad in the next issue? Email Rebecca Watkins rwatkins@cmc-management.com

**Next deadline is
Wednesday, October 12, 2011**

Need a tutor ?

I am a 16 year old junior at Governors School willing to tutor in language arts, French, science (especially Pre AP chemistry), and any math thru college level honors calculus. I have tutored elementary grade students as well as high school students. I am a member of National Honor Society, French Honor Society, Science Honor Society and Math Honor Society. To discuss your students needs please contact Ashley MacConnell at 571.261.1158

Need In-Home Health Care?

Private duty nursing, Home care aide service with Complimentary consultant pharmacist service. Please call us to find out what **Youngs Healthcare, Inc.** can do for you.

Young Lee (*consultant pharmacist*)

703-649-4271 or visit our website

www.youngshc.com

Want to run your ad in the next issue?

Email Lisa Tarlecky

ltarlecky@cmc-management.com

Next deadline

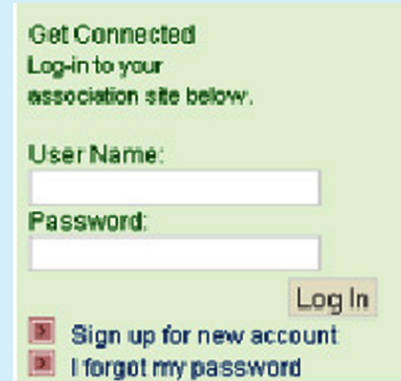
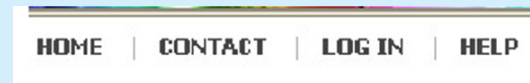
October 12, 2011



Web Site Savvy 101

- Did you know you can view much more information on the LMROA website by using Log In? You may click on LOG IN on the very top of right side of the Home page.

Or find the green box on the right side, middle Home page.

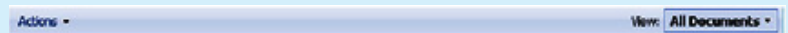


If you do not have an account, all you need is your account number to register. All Files & Documents and many other functions such as uploading items to sell under the Buy & Sell link are hidden unless you first Log In.

- After logging in, look at the left menu, and click on All Files & Documents.



On the next page you can sort to find files & documents you want to view. Find the blue colored bar. Find the word View:



Click on the drop down menu arrow and select type of file or document to view. All files and documents are archived here. Many times information briefly mentioned in Announcements on the Home Page will be linked to files and documents found here.

Kristin Knodt





Jim & Dawn Gaskill

“Your Neighbors in Lake Manassas”

\$250+ Million Dollar Sales

Lifetime Top Producers

www.jim-n-dawn.net

(571) 261-2911



“Proud to be the #1 Realtors in Lake Manassas”

- ♦ *More Homes SOLD & RENTED in Lake Manassas than any other Real Estate Agent in the Last 5 Years*
- ♦ *Lake Manassas Residents for over 12 years*
- ♦ *Over 30 years combined Real Estate Experience*
- ♦ *Certified Relocation & Investment Specialists*
- ♦ *Certified Seller & Buyer Representatives*



JUST SOLD!



JUST SOLD!



JUST SOLD!



JUST SOLD!



UNDER CONTRACT!



JUST RENTED!



If you are thinking of selling or renting your home, please call us for an interview to discuss our proven marketing plan. By utilizing our unique internet focused strategy, extensive neighborhood knowledge & unmatched professional service, we guarantee your complete satisfaction!

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



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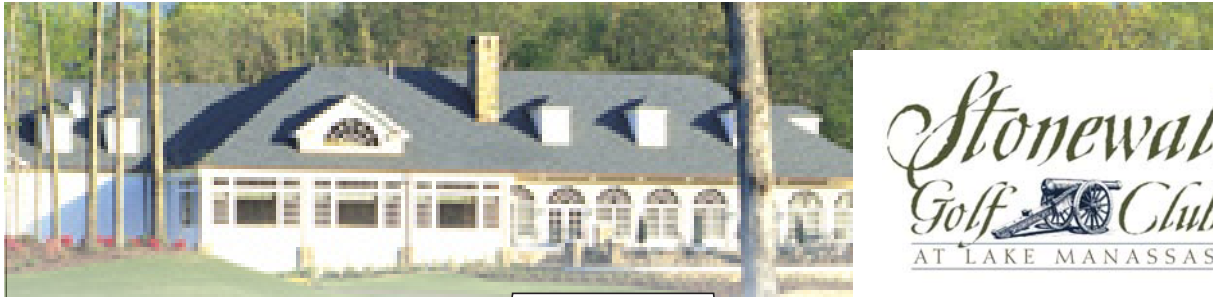
Stonewall
Golf Club
AT LAKE MANASSAS

Have you considered an Annual Golf Membership at Stonewall, which gives you unlimited golf, including cart, and range use for one full year? Our Annual Membership programs are described in full on our website, or please ask in our golf shop for full details! The Patriot Club offers another way to enjoy our golf course at discounted rates, and is perfect for those who don't play frequently enough to consider an Annual Membership.

Our Brass Cannon restaurant continues to be a great place for residents to relax and enjoy a terrific meal, or just a cocktail and an appetizer in our bar area! Please watch your email for our weekly dining specials and for information on monthly promotions.

Even though it is still summertime, we hope you'll think of us when planning your holiday party for the upcoming season. Prime dates are still available to host your personal or company event in great style, and all right here in your neighborhood! Contact Jeanna Hilton, Director of Sales, for help with booking your event!

Stop by the Club, visit our website, or call us for more information on all that Stonewall Golf Club has to offer. Don't miss out on the opportunity to enjoy the world-class facilities and personal service that are virtually on your doorstep.



Stonewall
 Golf Club
 AT LAKE MANASSAS



The Brass Cannon Restaurant

AT STONEWALL GOLF CLUB

Food Service Hours of Operation:

11:00am – 5:00pm Sunday through Wednesday

11:00am – 9:00pm Thursday through Saturday

Reservations are recommended.

Please call 703-753-6140 for availability.

- ❖ Consider *The Brass Cannon* for all of your takeout needs. Call ahead or stop by to place your order!

Thursday night is Prime Rib Night at the Brass Cannon!

Enjoy live music while you dine every Thursday evening!

Events, Parties and Meetings

Are you looking for the perfect place to make a great impression in hosting an event, party or business meeting?

Call Jeanna Hilton, Director of Sales, at 703-753-6156 for information.

Stonewall is a great setting for all of your entertaining needs!



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Please visit the Stonewall Golf Shop regularly for your apparel and equipment needs. All items are competitively priced and the service is second to none! We carry golf equipment for men, women and junior players and we offer them at the same pricing as the local “discount” retailers! In addition, see the latest in apparel fashions from Adidas, Ashworth, Cutter & Buck, Fairway & Greene, Nike, FootJoy and more. New fall apparel items will be arriving soon!



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Check out our new Stonewall Golf Club Blog www.stonewallgolfclub.com/blog. It will feature tips and info on everything from Golf to Food and Beverage and even Maintenance Tips!

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