

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 3

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

Send your emails to: concerns@LMROA.com

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Site Office by Appointment Only

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From THE Board

FISCAL Year 2025 BUDGET



SHASHI MEHTA
PRESIDENT



TOM CUMBER
VICE PRESIDENT



JEFF HOLBROOK
Treasurer



RONALD FROST
Secretary



DENNIS KRYWAY
DIRECTOR

After thorough review and discussion by the Budget and Finance Committee and the Board of Directors, the 2025 fiscal year operating budget (7/1/2024 - 6/30/2025) has been finalized, approved, and mailed to homeowners as of May 31, 2024. The Association successfully limited the increase to align with the current Consumer Price Index (CPI) without reducing community services, resulting in an \$8.00 increase to the base assessment. Additionally, increases to the maintenance fees for homeowners on pipe stems and townhomes were necessary to ensure sufficient funding for the Repair and Replacement Reserve and to cover landscape contract increases. A copy of the budget and cover letter can be found under the Association Government/Financial Documents tab on our community website, www.LMROA.com.

The Association has benefitted from cost savings due to reduced overnight gate attendant hours at Lake Manassas Association (LMA). However, other cost increases over the past year — including fees imposed by Prince William County on trash haulers, annual contract increases, and general inflationary factors — have contributed to the overall budget increases.

Fiscal Year 2024 Projects

During the last fiscal year, the Association completed several projects, including:

- Resurfacing and installing pickleball courts and replacing exterior lighting along the pathway at the Swim and Tennis Center
- Repairing and repainting the pergola shading the eating area and renovating the lifeguard office at the pool
- Replaced tables and umbrellas at the pool
- Masonry wall and railing repairs
- Mailbox replacements at Kamehameha Place
- Asphalt trail repairs
- Landscape replacements and improvements to Turtle Creek Circle common areas.

Fiscal Year 2025 Projects

Several projects are earmarked for fiscal year 2025, including:

- Additional Speed Limit signs
- Repairs to the surfaces and fencing surrounding the tennis and basketball courts
- Maintenance and repairs to roads, pipe stems, and the Swim and Tennis Center parking lot
- Fire lane painting on Turtle Creek Circle and re-striping speed bumps and stop bars throughout the community.

Additionally, quotes are being sought for possible renovations this fiscal year to the pool restrooms.

FIOS

We are pleased to inform you that Verizon has commenced the installation of FIOS in our community. As crews from their subcontractor, Lambert Cable and Splicing, work throughout the area, you will receive a hang tag on your door notifying you of their presence on your property. If you have any questions or concerns about the work being done, please refer to the contact information on the hang tag. Alternatively, you can contact the site office at concerns@LMROA.com, and our staff will forward a copy of the tag to you.

Annual Meeting

The LMROA Annual Meeting and Board and Election will be held later this fall. Please watch for mail and emails with information on the date and time as well as for the "Call for Candidates" that will be mailed out in July.

We look forward to seeing you at the Annual Meeting this fall!

Sincerely,

Shashi, Tom, Ron, Jeff, and Dennis

Management REPORT



Michelle Wingo
Community Manager



Karen Jackson
Assistant Manager/
Covenants Administrator

Welcome Our Summer Intern

We are excited to welcome our summer intern, Christopher "CJ" Weinschenk, who joined us earlier this summer as our Covenants Enforcer. CJ is assisting our site staff with this year's annual comprehensive inspections. These inspections are conducted daily, including some early evenings and weekends, and will conclude at the end of the summer. If any corrections are needed on your property, you will receive a notification from the Association via US Mail, detailing the corrections needed and the timeline for completing them.

Landscape Inspections and Modifications

Monthly landscape inspections continue, with the Modifications Committee making recommendations to the Board for common area repairs or improvements. For detailed processes on submitting applications to the MCC and ordering Resale Documents from Community Management Corporation, please refer to pages 10 and 20 of this newsletter. Adhering to these processes ensures timely review and approval of your requests, and prompt delivery of necessary Resale Documents.

Reserve Projects for Fiscal Year 2025

Several Reserve Projects are under consideration for Fiscal Year 2025 (July 1, 2024 – June 30, 2025), including road and pipe stem repairs, and tennis and basketball court repairs. Once bids are reviewed and contracts are signed, we will schedule the work and notify residents of the dates, times, and any special instructions regarding parking or road closures. Please keep an eye on your mail and emails from the Association, and watch for signs to be posted in affected areas.

New Pickleball Courts

We are excited to announce the opening of our new pickleball courts! For more details, see the article from the Swim and Tennis Committee on page 9.

Stay Connected

If you have any questions, concerns, or suggestions for upcoming newsletters, please email us at concerns@LMROA.com.

Have a great summer,
Michelle, Karen, and CJ



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MAILBOX REPAIRS/REPLACEMENTS

The older style mailbox with the wooden post and hunter green box previously sold by Main Street Mailboxes has been discontinued. After careful consideration, the Board has decided to grandfather in those older style mailbox units, however, when these units are in disrepair and need replacement, owners will need to purchase the newer style unit. The newer style features an aluminum post and cast-iron mailbox and will be the standard replacement option going forward.

As part of the Associations ongoing efforts to ensure the aesthetic integrity of the community, property inspections are routinely conducted throughout the year, with more thorough inspections in the spring. Recent inspections have revealed that many mailbox units need maintenance, including post straightening, cleaning, and painting.

We kindly request that all homeowners bring their mailbox units into compliance as soon as possible. To avoid inconvenience or penalties, please inspect your mailbox unit promptly and address any necessary repairs or upkeep.

Maintenance Instructions:

Older Style Mailboxes (Metal Box on Wooden Post):

The original color for the wooden mailbox post is Latex Oyster White, but it may be repainted in any shade of bright white.

The metal box can be painted with Rust-Oleum Hunter Green (Satin Protective Enamel) spray paint, available at most hardware stores. Paint can also be ordered online from LVP Paints with the color code Axalta PFG500S9 – Evergreen. Additionally, The Lake Manassas Site Office has a limited supply of the LVP paint for \$20 per can (12 oz. spray). Payment can be made by check or money order to LMROA.

Newer Style Mailboxes (Cast Iron Box on Aluminum Post):

The post may be repainted in any shade of bright white.

The cast iron mailbox has a custom color. Paint can be ordered online from Accurate Aerosols using the color code AC002-5429, Imperial Green. The Lake Manassas Site Office has a limited supply of this custom paint for \$20 per



can (12 oz. spray). Payment can be made by check or money order to LMROA. If you prefer to purchase the paint elsewhere, contact the site office at concerns@LMROA.com to request a sample for color matching.

We apologize for any inconvenience this change may cause. This decision was made after thoughtful consideration of the best interests of the community. Main Street Mailboxes is available to assist with any questions or concerns regarding mailbox replacement. You can reach them by emailing sales@mainstreet-mailboxes.com or calling 571-379-8454.

If you have any questions or concerns regarding these updates, please contact the HOA office at concerns@LMROA.com.



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COMMUNICATIONS

As the summer passes, 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!



COMMITTEE MEMBERS:
Kevin Cao,
Jane Houston,
Scott Pierce,
Errol Siders
Board Liaison:
Shashi Mehta

BUDGET & Finance



Harry Horning, Chair

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

As the summer approaches the finance committee has been working hard with our Treasurer Jeff Holbrook and our Community Manager, Michelle Wingo, in putting together a 2024-2025 budget. We are pleased to announce that our recommendation to the Board was to hold the increase in assessments to the CPI of 3.5%.

The budget is a challenge with inflation increasing everything we do. We could use more volunteers to serve on this committee. Please come out and add your expertise so that we can continue to serve our community in a positive manner.

Sincerely,
Harry

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Ron Allen, Chair

Rules, Restrictions & Property Maintenance

When you purchased your home in Lake Manassas, you received documents detailing the "Covenants, Conditions, and Restrictions". These Rules and Restrictions prohibit street parking without prior authorization from management, even if your driveway and garage are full. We understand that this can be inconvenient, especially for households with multiple vehicles or when hosting guests. However, these parking rules are essential for maintaining the safety of our residents as well as the aesthetic appeal of our community. If you require temporary street parking for your guests, please do not hesitate to contact management at concerns@LMROA.com for authorization and stipulations.

While certain aspects of property maintenance may be challenging during specific times of the year due to weather conditions, we ask that you do your best to maintain your property in accordance with LMROA guidelines. If you are an absentee owner with a tenant residing at your property, it is your responsible to ensure your tenant is complying with the Use Restrictions and your property is being maintained properly in your absence.

The process of conducting annual inspections of homes in the community is under way. Please do not be concerned if you see one of our site staff in the community making notes and photographing homes. If violations are noted, you will be notified in writing of what needs to be addressed; please work as quickly as possible to resolve the issue so further action need not be taken. If you find that you may need more time to complete repairs, please contact the on-site management office by emailing concerns@LMROA.com.

For covenants questions or complaints, please email concerns@LMROA.com so that site staff can investigate and follow up according to the Association's Due Process Policies and Procedures. Due to privacy issues, site staff cannot disclose the status or actions taken regarding violations on another owner's property.



COMMITTEE MEMBERS:

Ron Allen, Chair
Kathy Cumber,
Joe Greenlee,
Lesley Holbrook,
Sarah Wheeler

Board Liaison: Dennis Kryway

The Covenants Committee meets on the third Monday of each month at 6 p.m. at the site office. All owners are welcome to attend.



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swim & tennis

The pool opened on Memorial Day weekend, and we welcomed lots of eager swimmers! Now that school is out for the summer, daily pool hours are Noon until 8 p.m. Please check the online calendar for the swim team schedule since at times – the pool may be delayed in opening or have an early closing for swim meets or other swim team events. When public schools resume in August, the pool will be open Monday through Friday from 4 p.m. until 8 p.m. and Noon until 8 p.m. on weekends. Holiday (Independence Day or Labor Day) pool hours are Noon until 7 p.m.

Renovations were recently made at the Swim and Tennis Center with improvements and updates to the lifeguard office, bollard lights removed at the Swim and Tennis Center and replaced with low-voltage landscape lighting, and (former) Tennis Court #4 has been converted in to three permanent pickleball courts, providing more opportunities for everyone to enjoy this increasingly popular sport. Repairs for the remaining tennis and basketball courts are also planned in Fiscal Year 2025.

Mosquito treatments have resumed at the tot lot and low voltage lighting was also added in that area. A

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

gentle reminder to all parents: while the 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.

The Committee would like 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. Please feel free to contact our site manager at concerns@LMROA.com if you have any questions, concerns or ideas about the Swim and Tennis facilities.

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 & Sheri

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MODIFICATIONS & CONSTRUCTION



Diane Boyle, Chair

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.

Monthly common area inspections continue. These inspections -- conducted between March and November -- are crucial for maintaining the beauty and functionality of our shared spaces. After the inspection a written report is forwarded to the Board with MCC recommendations for tree/shrub/plant replacements and improvements on the common areas.

While our team and the site manager regularly inspect the community, we value your input. If you spot areas in need of immediate attention, such as debris accumulation or trees in decline, please don't hesitate to contact Michelle at the site office. Your feedback helps us address issues promptly.

Additionally, 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.

The 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

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Matt Dietrich, Lisa Jacques
Sue Minogue, Anthony Pankuch
Board Liaison: Tom Cumber

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. **Reminder: 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 to conduct any necessary property inspections. Applications and meeting details are available on the community website, www.LMROA.com.

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.

Have a great summer!

Diane, Lisa, Matt, Sue & Tony

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Dear Lake Manassas Residents,

As we gear up for the summer and fall seasons, many of our residents are planning for outdoor projects and home improvements. In light of this, we thought it would be a good time to share some of the history of Lake Manassas.

Originating in the early 1990s, this community was conceived as a distinctive gated enclave, boasting unique, custom-built homes. Visitors to the original model home were greeted with a large-scale replica of the community, alongside informative displays detailing each pre-qualified custom builder. The vision was simple yet profound: empower homeowners to select their ideal plot of land and collaborate with a custom builder to bring their dream home to life. This era marked an exhilarating period for Lake Manassas, pioneering an unprecedented concept in the region, thus solidifying its status as a true gem within the community landscape.

Now, approximately 34 years later, Lake Manassas still stands as one of Prince William County's premier and meticulously maintained communities. Recognizing this rich history, the Modifications and Construction Committee urges all homeowners to honor and celebrate Lake Manassas's heritage by proposing projects that reflect thoughtful design, utilize quality materials, and adhere to comprehensive application submissions. As per Lake Manassas protocol, all timely submissions will undergo a pre-review process, attempting to identify any deficiencies or missing information in advance of the MCC meeting. It's crucial to understand that this meticulous approach is integral to Lake Manassas's ongoing commitment to maintaining its esteemed status as a community we can all take pride in.

We sincerely appreciate your cooperation to provide thorough, thoughtful and complete applications. We also thank you for contributing to outdoor projects and improvements that embody the spirit of Lake Manassas, ensuring its legacy continues to flourish.

Sincerely,

The Lake Manassas Modifications and Construction Committee (MCC)



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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 "Connection" lands, we should be in full "summer mode" in Northern Virginia with temperatures on the rise. In case you haven't visited the Brass Cannon lately, remember that our outdoor terrace area is covered by the new roof, and it's a very comfortable place to relax and enjoy food & drinks with friends! Come over to enjoy the great views and atmosphere, as well as some of Chef Sandy's fabulous food creations! Where else in NoVA can you dine outdoors, under cover, and with a view that's far more inviting than a road or parking lot?

The Stonewall golf course is in excellent condition and our agronomy team is working on projects to improve some aged areas, such as cart paths and bunkers, to make the golfer experience even better. Please remember that the course is private property, and residents should not be walking the cart paths or allowing children to play games, etc. on the course area.

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



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.

As always, we encourage you to reach out to us for your meeting, party & celebration needs for the 2024 holiday season and beyond. Sarah Puckett, our Director of Sales, has great dates still available, but the calendar fills up quickly!

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

Gary Huebner, PGA

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LAKE MANASSAS community information

How do I receive blast emails from the Community so that I don't miss out on important information?

To receive important information from the Community, register your email address on the Community's website. Go to www.LMROA.com and click on Register in the black menu bar. You will need to provide your information and choose a username and password. This will allow you access to all parts of the website, as well as sign you up to receive blast emails from the Community (average of 1 email per week).

Does Lake Manassas have a Facebook page?

Lake Manassas does NOT have an official Facebook page. While there is a resident-run Facebook page, it is not administered, moderated or viewed by the Association. If you have concerns that need to be addressed by the Association, please email concerns@LMROA.com.

I have a new vehicle and need a transponder to get through the resident gate. What do I do?

You need to complete a Vehicle Registration form, found on the Community's website (www.LMROA.com) under Forms. The Association will provide a free Resident Decal, and you can choose to purchase one of three types of transponders that will allow access through the resident and unmanned gates. Once completed, you can email the form to the Site Office at concerns@LMROA.com, or place it in the white drop box at the Site Office with your check or money order. Do NOT drop forms or payments at the gate house. Once the Site Office processes your form, your decal and transponder will be dropped off at the gate house for you to pick up at your convenience. We will provide an envelope to mail back payment, if needed, and email you when your decal(s)/transponder(s) are ready to pick up.

chemical use in the community



While chemicals and pesticides serve their purpose in maintaining lawns and gardens, they can inadvertently harm beloved pets and wildlife that call the Lake Manassas community home.

Please exercise caution and mindfulness when utilizing chemicals, pesticides, and poisons. **Here are a few simple guidelines to help minimize any adverse effects:**

Choose Pet-Friendly Products:

Opt for pet-safe and environmentally friendly alternatives when selecting chemicals and pesticides. Many stores offer a range of options that are effective yet gentle on our furry friends.

Follow Application Instructions:

Always read and adhere to the instructions provided on the product labels. Use the recommended amounts and avoid over-application, which can increase the risk of exposure to pets and wildlife.

Secure Storage:

Store all chemicals and pesticides in secure containers and keep them out of reach of pets and children. Ensure lids are tightly sealed to prevent accidental spills or leaks.

Be Mindful of Application Areas:

Avoid spraying chemicals near areas frequented by pets, such as their feeding and resting areas, common areas and trails, as well as water sources where wildlife may gather.

Consider Alternative Methods:

Explore natural and non-toxic pest control methods, such as companion planting, physical barriers, or biological controls, to manage pests without relying solely on chemicals.

By taking these simple precautions, we can collectively create a livable environment for our pets and wildlife while maintaining the beauty of the community.

Real Estate in Lake Manassas

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

*Stats Courtesy of:
Jim & Dawn Gaskill*

STATUS	ADDRESS	SALES PRICE	DOM	CLOSE DATE	ABOVE GRADE SQ FT
C/5	15667 Spyglass Hill Loop	\$1,200,000	0		6,215
ACT	8441 Link Hills Loop	\$1,129,000	15		4,726
ACT	15713 Spyglass Hill Loop	\$1,159,500	3		4,042
ACT	15529 Tuxedo Lane	\$1,250,000	33		3,337
ACT	8366 Pedigree Court	\$1,495,000	4		5,014
A/C	7950 Bonnie Briar Loop	\$ 975,000	4	06/26/24	2,848
A/C	8024 Turtle Creek Circle	\$ 875,000	5	06/21/24	3,334
A/C	15701 Spyglass Hill Loop	\$1,185,000	13	06/21/24	4,420
A/C	8096 Willingboro Court	\$ 820,000	20	06/18/24	2,522
PND	8337 Roxborough Loop	\$1,090,000	8	06/21/24	4,592
PND	8150 Cancun Court	\$ 825,000	15	06/14/24	2,752
PND	7901 Turtle Creek Circle	\$ 865,000	27	06/14/24	3,353
CLS	8036 Kamehameha Place	\$ 865,000	10	05/31/24	3,128
CLS	8040 Arcadian Shore Court	\$1,000,000	70	05/22/24	3,238
CLS	8044 Arcadian Shore Court	\$ 995,000	3	05/21/24	3,586
CLS	15199 Windy Hollow Circle	\$ 879,000	4	05/15/24	3,240
CLS	7940 Turtle Creek Circle	\$ 875,000	3	05/10/24	3,388
CLS	8158 Snead Loop	\$ 960,000	3	04/30/24	3,080
CLS	8424 Link Hills Loop	\$1,350,000	12	04/30/24	4,398
CLS	14947 Alpine Bay Loop	\$1,251,000	5	04/15/24	4,001
CLS	8006 Kamehameha Place	\$ 810,000	3	03/18/24	2,292
CLS	15671 Spyglass Hill Loop	\$ 964,000	2	03/15/24	3,572



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The Eclipse 2024 taken at Lake Erie by our own Shashi Mehta.



North America will not experience totality again until 2033 and only in Alaska.

There is one scheduled for 2026 to be visible in Greenland, Iceland, Portugal & Spain, if you're willing to travel to Europe. The next time a solar eclipse will pass through Virginia won't be until 2078 when the path of totality goes right through Kitty Hawk and will pass through the southern parts of Hampton Roads.

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SCAN HERE



SCAN HERE

We had a great turnout for the annual neighborhood egg hunt!
The Easter bunny was there to cheer on the kids as they found over 650 eggs!!
Thank you to everyone that volunteered and came out for the event!!



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.

community calendars

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4  On-Site Office Closed	5	6
7	8	9	10	11	12	13 Swim Meet 6 am
14	15 Covenants Meeting 6 pm	16 MCC Meeting 5:30 pm	17 Visitor Access Meeting 5:30 pm	18	19	20 Swim Meet 6 am
21	22	23	24	25	26	27
28	29	30	31	JULY 2024		

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	AUGUST 2024			1	2 MCC apps due by noon	3
4	5	6	7	8	9	10
11	12 MCC Meeting 5:30 pm	13	14	15	16	17
18	19 Covenants Meeting 6 pm	20	21 Visitor Access Meeting 5:30 pm	22	23	24
25	26	27	28	29	30 MCC apps due by noon	31

community calendars

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Pool Closes for the Season On-Site Office Closed 	3	4	5	6	7 Lake Manassas Connection Deadline for Summer Issue
8	9 MCC Meeting 5:30 pm	10	11	12	13	14
15	16 Covenants Meeting 6 pm	17	18 Visitor Access Meeting 5:30 pm	19	20	21
22  HAPPY FIRST DAY OF FALL!	23	24	25	26	27	28
29	30	SEPTEMBER 2024				



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Lake Manassas Community Information

USE RESTRICTIONS FOR LEASING/AIRBNB/VRBO

In today's fast-paced world, the allure of short-term rentals and transient business opportunities can be tempting. However, it's crucial to remember that in our Community, certain regulations are in place to uphold the integrity of our neighborhood and to ensure the comfort and security of all residents.

As a friendly reminder, short-term rentals and other transient business activities are not permitted to be conducted from your residence. If you're leasing your property, we kindly request that you provide a copy of the lease to the Site Office. This helps us keep track of who resides within our Community and ensures that proper channels of communication are established. Additionally, please ensure that your contact information is updated so that we can reach you if needed.

It's important to note that leases within our community must be for a duration of at least 12 months unless prior approval has been obtained from the Board. By adhering to these guidelines, we can continue to foster a thriving and cohesive community where everyone feels safe and respected. If you have any questions or concerns regarding these regulations, please don't hesitate to reach out to Association management. Together, we can uphold the values that make our neighborhood a wonderful place to call home. (Policy Resolution 2011-01)

CONGRATULATIONS TO OUR LAKE MANASSAS

2024

GRADUATES!

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.

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: Many mailboxes in the community have faded and will need repainting this summer. Please see page 5 for information on mailbox painting and replacement.

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 and are not to be stored in your driveway. 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 COMMUNITY

On-site management office	703.753.7745
CMC Corporate / Emergencies	703.631.7200
Gatehouses Baltrusol gatehouse	703.754.9465
Stonewall gatehouse	703.754.9951
Stonewall Golf Club Pro Shop	703.753.5101
Brass Cannon Restaurant	703.753.6140
Cable (Comcast) 24-Hour Repair	703.670.3500
Electric Dominion VA Power	866.366.4357
Main Street Mailboxes	571.379.8454
Trash (American Disposal)	703.368.0500
Washington Gas	703.750.1000
Water/Sewer (PW County)	703.335.7900

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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Fireworks

The Robert Trent Jones Golf Club will be hosting a fireworks display for their members on Saturday, June 29th, starting around dusk. While RTJ is a private club, residents can view fireworks from various locations within the boundaries of our Lake Manassas Association.

Also this is a reminder that residents should not shoot off illegal fireworks.



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LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

The DEADLINE for the FALL 2024 ISSUE of the
Lake Manassas Connection
is SEPTEMBER 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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When you shop local you support your community tax base, which is good for all.