

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

FALL 2024

VOLUME 20, ISSUE 4



LAKE MANASSAS CONNECTION

Official Publication of
The Lake Manassas Residential Owners Association
Volume 20, Issue 4

14900 Turtle Point Drive - Gainesville, VA 20155

www.LMROA.com

Send your emails to: concerns@LMROA.com

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BUDGET & FINANCE

Harry Horning, Chair concerns@LMROA.com

COMMUNICATIONS concerns@LMROA.com

COMMUNITY VISITOR ACCESS

Rex Luzader, Chair rluzader@hotmail.com

COVENANTS

Kathy Cumber, Acting Chair lmroacovenants@gmail.com

MODIFICATIONS AND CONSTRUCTION

Diane Boyle, Chair dianemboyle@comcast.net

NOMINATIONS

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SWIM & TENNIS CENTER

Grete Bravo, Chair concerns@LMROA.com

NEWSLETTER CONTACT: 703.723.3400

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After-Hours Emergency 703.631.7200

Site Info:

14900 Turtle Point Dr. - Gainesville, VA 20155

email: concerns@LMROA.com

Michelle Wingo, On-Site Community Manager

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

Annual Meeting

As we approach the final quarter of 2024, we are eagerly anticipating the upcoming Annual Meeting and Election. This event will be held on Thursday, October 24, at 7:00 pm at the Stonewall Golf Club. When selecting candidates for the Board of Directors, please refer to the Candidate Statements that were mailed out in September. Regardless of whether you can attend the meeting, we urge you to fill out, sign, and return the proxy that was included in the September mailing to the site office. This is crucial for achieving a quorum, which will allow us to hold the meeting as scheduled. If a quorum is not met, we will have to reschedule, leading to additional costs for the Association.

Finance

The Association's financial position remains strong, with cash and investments totaling \$2,564,608.96 as of the end of July. While we have achieved cost savings by reducing overnight attendant hours at the Baltusrol Gate, general inflationary increases in our contracts have necessitated an increase in homeowner assessments. The board-approved Fiscal Year 2025 budget was mailed to residents in May, along with a detailed breakdown of the Association's income and expenses. We extend our sincere thanks to the Budget and Finance Committee for their assistance in preparing and reviewing the budget.

Delinquencies

The Association continues to take a proactive approach to collecting delinquent accounts. However, the most recent financial reports indicate a 4.7% delinquency rate. The

Board will persist in working with our collections attorney to utilize every legal option available, including placing liens on properties, garnishments, judgments, and, if necessary, foreclosure, to reduce the delinquency rate.

Project Updates

Several projects are currently in progress or scheduled to begin soon for the remainder of this year. Some of the smaller projects include adding mulch to the tot lot, painting fire lanes on Turtle Creek Circle, and re-stripping crosswalks and stop bars. The Board is also considering or reviewing proposals for 2025 for much larger projects including: Road repairs and improvements (*anticipated cost in excess of \$700,000*); Renovations to the Swim and Tennis Center restrooms (*cost TBD*); And repairs to the basketball and tennis courts (*anticipated cost in excess of \$150,000*). These are not unanticipated expenses as the Association regularly conducts Reserve Studies and Updates, so we are prepared for the expenses that will be incurred in maintaining the infrastructure.

FIOS

Verizon has informed us that the FIOS infrastructure installation is nearly complete, and service may be available to residents by the end of the year. We will keep you updated via blast emails from Community Management as more information becomes available.

We look forward to seeing you at the Annual Meeting, and as we enter into the fall and then winter season, we wish you and your family all the best.

Sincerely,

Shashi, Tom, Ron, Jeff, and Dennis

*Mark Your
Calendar*

ANNUAL MEETING AND ELECTION
THURSDAY, OCTOBER 24, at 7:00 PM
at THE STONEWALL GOLF CLUB



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PRESIDENT



TOM CUMBER
VICE PRESIDENT



JEFF HOLBROOK
Treasurer



RONALD FROST
secretary



DENNIS KRYWAY
DIRECTOR

Management REPORT



Michelle Wingo
Community Manager



Karen Jackson
*Assistant Manager/
Covenants Administrator*

Another summer has flown by! The pool closed for the season on Labor Day, and we want to extend our thanks to Titan Pools for their excellent work. Fun fact: Many of the lifeguards at the Lake Manassas pool are children of residents — some of whom were once members of the swim team or just grew up enjoying the pool each summer. It's wonderful to see them return each year!

As we transition into the cooler season, we hope you take the opportunity to enjoy the brisk temperatures and the beautiful autumn colors. With the change in seasons, leaves will soon begin to blanket lawns. Please remember to regularly remove them to keep your property looking neat. As a reminder, residents should not blow leaves onto neighboring properties, common areas, streams, or along trails. Please bag your leaves and place them at the curb for pick-up by American Disposal. Lawn debris is collected every Monday.

Fall is also the perfect time to prepare your lawn for next year, reducing the challenges of spring and summer (and minimizing weeds!). Be sure to check out the article on page 11 for tips on how to keep your lawn looking its best for years to come.

Over the summer, comprehensive inspections were conducted on homes throughout the community. If you received an "Opportunity to Correct" notice and have not yet addressed the violations or contacted site staff to discuss them, please do so as soon as possible. The Covenants Committee meets monthly and may assess penalties to your account if violations are not resolved by the deadline.

The winter holidays are just around the corner, and we'll be out in the community photographing beautifully decorated homes for the next issue of the Lake Manassas Connection. If you have holiday décor photos—interior or exterior—that you'd like to share in the newsletter, please email them to mwingo@cmc-management.com.

Wishing you all the best for the remainder of 2024 and into 2025!

Michelle & Karen

Never PUT DOG waste INTO a storm Drain!

We continue to receive reports of residents throwing bags of pet waste into storm drains.

The storm drain is the rectangular opening in the curb. It does not go to a local water treatment plant. It instead flows directly to local creeks, streams, and ponds along the golf course. Tossing your pet waste into the storm drain is harmful to the water, plants, and animals. It not only creates an eye sore and an expense for the Association to clean up, but it is "is considered an 'illicit discharge' in Prince William County. Knowingly violating provisions of County Ord. 03-87, 9-16-03 may result in a Class 1 misdemeanor, subject to civil penalties.

Please dispose of pet waste appropriately. Trash cans have been placed along the trail on Turtle Point Drive on the eastern side of the community, and at holes 3 & 4 and 17 & 18, and on Spyglass Hill Loop just past the roundabout on the western side of the community for the convenience of disposing of pet waste.



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 Association's 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 AC002-5459, 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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BUDGET & Finance



Harry Horning,
Chair

COMMITTEE MEMBERS:

Harry Horning, Chair

Romesh Deora

Bob Owens

Board Liaison:

Jeff Holbrook

Do you have a knack for numbers or a passion for planning? The Budget and Finance Committee is on the lookout for volunteers who want to make a real impact in our community! This is your chance to help shape the financial future of Lake Manassas by assisting the Board with budget preparation and review. The commitment is flexible, as the committee meets on an as-needed basis.

If you're interested and ready to contribute your skills, we'd love to have you on the Committee. Interested? Reach out to management at concerns@LMROA.com.

MODIFICATIONS & CONSTRUCTION



Diane Boyle, Chair

If you're considering any alterations or improvements to the exterior of your home, it's essential to obtain approval from the Modifications & Construction Committee (MCC) first. Submitting an application before making changes is in your best interest, especially when it comes time to sell

your home. Association resale documents, which you must provide to potential buyers, include a resale inspection of your property. This inspection confirms that all exterior modifications have been approved and conform to the community's design guidelines. Unapproved changes could potentially delay the sale of your home.

Please remember to file your modification applications at least **TEN DAYS** prior to a scheduled meeting. This ensures the committee has sufficient time to review, conduct property inspections, and request any additional documentation if necessary.

We've noticed that many applications are submitted incomplete. Please be aware that incomplete applications cannot be fully reviewed until all required information is provided. If your application is found to be incomplete after the initial review, you will have thirty days to submit the additional information. Failure to do so within this timeframe will result in your application being **DENIED**. The application form is available on the community website at www.LMROA.com.

Starting a project without MCC approval or with an incomplete or denied application will result in a

covenant violation. If you have any questions about the application process, please don't hesitate to reach out to us at concerns@LMROA.com — our management staff is happy to assist you.

In addition to reviewing homeowner applications for exterior modifications, the MCC conducts monthly inspections of common areas from March through November. After each inspection, a written report is provided to the Board with recommendations for landscape replacements and improvements. While Site Staff and Committee members routinely inspect the community, your input is invaluable. If you notice areas needing attention—whether it's debris removal or trees in decline—please contact the site office. Our management staff will address the issue promptly or add it to our schedule for the next inspection.

If you come across street light outages, please report them to management. Include the pole number (if available) and the nearest address. While some lights are maintained by the Association, others are managed by the Lake Manassas (master) Association or Dominion Power. Once reported, we will work to schedule repairs as quickly as possible.

The MCC typically meets on the second Monday of each month at 5:30 PM at the Swim and Tennis Center office. Occasionally, the meeting date may be rescheduled due to members' availability. If you plan to attend, please check the online calendar at www.LMROA.com and confirm with Michelle in advance to ensure the meeting will take place as scheduled.

Diane, Lisa, Matt, Sue and Tony

COMMITTEE MEMBERS:

Diane Boyle, Chair

Matt Dietrich

Lisa Jacques

Sue Minogue

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covenants

*Kathy Cumber,
Acting Chair*

COMMITTEE MEMBERS:

Acting Chair:
Kathy Cumber
Joe Greenlee
Lesley Holbrook
Board Liaison:
Dennis Kryway

As we wrap up our annual inspections, we want to remind you that our commitment to maintaining the beauty and harmony of our community continues year-round. Inspectors will be conducting follow-ups and regular inspections throughout the year to ensure our neighborhood remains at its best. If you receive a letter regarding any potential violations at your property, we encourage you to make the necessary corrections within the provided timeline or reach out to our site staff with any questions.

The Covenants Committee meets monthly to review any violation notices and to connect with homeowners during hearings. Our goal is to support the community by upholding the standards outlined in the Design Guidelines and Use Restrictions, ensuring that every property contributes to the overall charm and value of our neighborhood. While each homeowner is responsible for maintaining their own property, the Committee plays a vital role in ensuring that everyone enjoys the benefits of a well-kept, beautiful community.

If you notice something that needs attention, we'd love to hear from you! Feel free to bring it to the attention of management or join us at one of our monthly meetings. You can contact management at concerns@LMROA.com for any questions about covenants or to find out when our next meeting is scheduled.

Sincerely,
Kathy, Lesley, and Joe

SIGN RESTRICTIONS

No sign of any kind shall be erected within a homeowner's property except in accordance with the Design Guidelines adopted on August 17, 2022, by the Association or otherwise, with the written consent of the Board of Directors.

The following signs are permitted without prior approval:

- Homes sale/rental signs on a white background with green or black lettering, no more than 24" x 36" on a single or double metal post placed only on the lot being sold or rented. Only one (1) sign will be permitted on the property being sold, except two (2) signs for the properties immediately adjacent to the golf course. No additional signs or other forms of advertising will be permitted except "open house" signs on the day before and the day of the open house.
- Invisible fence signs no more than 6" x 6" with no more than four (4) per property (one on each corner).
- Home security signs no more than 6" x 6" with no more than two (2) per property (one in front and one in back).
- "Clean up after your Pets" signs no more than 6 x 6" with more than two (2) per property.
- Graduation/birthday/congratulatory Signs no more than 24" x 36" with no more than two (2) per property for a total of two (2) weeks surrounding the event. Any graduation/birthday/congratulatory signs up for more than two weeks will be in violation.

If you have any questions, you can reach by email at concerns@LMROA.com

To keep our community looking its best and maintain a welcoming environment for all, please remember that political campaign signs, endorsements, or messages must not be posted on the exterior of your lot or property. Thank you for helping us preserve the beauty and harmony of our neighborhood!



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COMMITTEE MEMBERS:

**Grete Bravo, Kristin Knodt
Jennifer Mills, Shery Samaan
Board Liaison: Tom Cumber**

What a summer it's been! After soaking up the sun and making a splash, the pool closed for the season on Labor Day. A big shoutout to Titan Pools and our amazing life-guards for keeping things safe and fun all summer long. We hope everyone had a fantastic time at the pool!

Now that the pool has taken its well-deserved break, Titan will be giving it a fresh white coat, so it's ready to sparkle next year. We're also super excited to share that we're working closely with the Board on plans to renovate the restrooms over the winter. This has been a dream of the Swim and Tennis Committee for a while, and we're determined to have everything in tip-top shape by the time we open in 2025.

Pickleball, anyone? This sport is on fire, and we've got some great news: our court at Lake Manassas has been renovated, and now we have three fabulous courts ready for play! The rules are posted, so grab your paddles, gather your friends, and enjoy some fun on the court.

For our little adventurers, just a friendly reminder that the tot lot is designed for kids 12 and under. Parents, we kindly ask that you keep an eye on your little ones while they play and explore.

In Virginia, mosquitos are generally problematic from spring to fall. They are attracted to a number of things including standing water, body heat/odor, lactic acid, perfumes, lotions, and colognes, to name a few. Because we know how pesky mosquitoes can be, we've been treating the tot lot monthly from April through October to keep those little buzzers at bay. Enjoy the outdoors without the itch!

Even though the pool has closed its gates, the fun doesn't stop! The tot lot, basketball courts, tennis courts, and pickleball courts are open year-round, every day until 10 p.m., weather permitting. So, bundle up and keep the good times rolling!

We're all looking forward to a bit of cooler weather, and we hope you have a fantastic fall and stay cozy this winter!

Cheers to a great season ahead!

Grete, Jennifer, Kristin, and Sheri

NOMINATIONS COMMITTEE

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**Jeff Holbrook, Chair
Diane Boyle, Kerri Marianos,
Don Mayer, John Schoeb**



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community VISITOR & ACCESS



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

Rex Luzader, Chair

The school year has begun. Please be observant of the buses and children walking to the buses.

Installation of new speed limit signs on Roxborough and Spyglass Hill Loop will take place in the next few weeks. This will allow the placement of the speed radar sign in the new locations to collect speed data.

The committee remains very concerned about excessive speeding that has been observed in the data collected. As more data is collected, the committee will make recommendations to the Board regarding measures to better control excessive speeding.

Please be conscious of your speed while driving in the neighborhood. Data collected while the speed radar sign was located on Spyglass Hill Loop near Hancock Court indicated most drivers were observant of the 25-mph speed limit. However, a few speeds recorded were more than 40 mph with the **highest speed recorded being 69mph!**

PWC Police are patrolling the neighborhood and will give citations for speeding, etc. Speeding 20 mph over the posted limit will result in a reckless driving charge and can carry hefty penalties including loss of driving privileges.

Thank you for your cooperation in making our streets safe.

Thanks for your cooperation.

Rex, George, Keith, and Rich

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STOP!!!

Management continually receives reports about vehicles that do not observe or come to a complete stop at intersections, crosswalks, or other locations where "STOP" is posted. This can result in serious injury to pedestrians. Please remain vigilant and aware of pedestrians and adhere to the rules of the road.

In Virginia, the penalty for failing to stop at a stop sign is a fine of up to \$350 and a 4-point demerit on your driving record. The demerit point stays on your record for 11 years.

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.

Large trucks/oversized vehicles/trailers or trucks carrying cargo, ladder racks, or anything protruding from the vehicle or bed **MUST** enter using the visitor lane at one of the manned gates in order to avoid causing damage to the barrier arm.

FALL Lawn Care: KEY STEPS FOR a HEALTHY SPRING Lawn

As the warm days of summer give way to the cooler breezes of autumn, it's time to shift focus to fall lawn care. This season is critical for maintaining your lawn, as the steps you take now can ensure a lush, vibrant yard come spring.

1. **Rake Leaves and Debris:** While fall leaves are picturesque, they can harm your lawn if left unattended. A thick layer of leaves can smother grass, hinder growth, and promote fungal diseases. Regularly rake or use a leaf blower to keep your lawn clear of leaves and debris.

2. **Aerate the Soil:** Fall is the ideal time to aerate your lawn. Aeration involves creating small holes in the soil to allow water, nutrients, and air to reach the roots more effectively. This process reduces soil compaction and promotes healthy root growth, setting the stage for a strong lawn.

3. **Overseed Bare Spots:** To fill in bare patches and thicken your lawn, overseeding is essential. Choose a grass seed suitable for your region, spread it evenly, and water thoroughly. The cooler temperatures and increased moisture of fall provide the perfect conditions for seed germination.



4. **Fertilize for Spring:** Applying a slow-release fertilizer in the fall is crucial for providing your lawn with the nutrients it needs to survive winter. Opt for a fertilizer with a higher potassium content to strengthen roots, and follow the manufacturer's instructions to avoid over-fertilization.

5. **Keep Mowing:** Continue mowing your lawn as needed, gradually lowering the height as the season progresses. However, avoid cutting the grass too short, as this can stress it before winter. Mow until the grass stops growing, usually in late fall.

6. **Control Weeds:** Fall is an excellent time to address persistent weeds. Applying a selective herbicide can help your lawn focus on growth rather than competing with invasive plants.

7. **Water Deeply:** Monitor your lawn's moisture levels, especially during dry fall periods. Water deeply but infrequently to encourage deep root growth, and water in the early morning to reduce the risk of disease.

By investing time in fall lawn care, you're not only ensuring a beautiful spring lawn but also promoting the overall health and longevity of your grass. A little effort now will pay off when your lawn emerges lush and green next year.



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Stonewall Golf Club AT LAKE MANASSAS



Gary Huebner, PGA
General Manager

With the official end of summer behind us, we are looking forward to a break from the high heat that set in over our area beginning in mid-June. Somehow, our agronomy team kept our golf course in fantastic playing condition throughout the hot summer! Great job by Ed Long and his team – it wasn't easy! We continue to enjoy rave reviews from guests who play at courses all around the region, and we are certainly blessed with an unparalleled setting within the Lake Manassas community.

September and October are busy months at Stonewall, with plenty of golf tournaments, weddings, and events happening each week. Added to the mix this year is the Solheim Cup week, which should be a very interesting and busy week for the Lake Manassas neighborhood and the entire surrounding area! If you have guests in town for that event, don't forget that the Brass Cannon is a great place to relax and enjoy great food, service, and incredible views! We do have a number of private events that week, so please call in for reservations.

Fall is a great time of year to spend time outdoors enjoying the comfortable temperatures and color changes in the landscape. We hope you will all find time to relax and dine in the Brass Cannon and on our beautiful covered terrace!



Our golf shop is fully stocked with fresh fall apparel, so visit soon to see new styles and to plan for the gift-giving season. If you haven't already, please stop in to look around and to meet our new PGA Assistant Professional, Bailey Russell.

There are still dates available for holiday parties with us, and we encourage you to reach out to Sarah Puckett, our Director of Sales, to book your group gatherings and parties before it's too late! Send Sarah an email at spuckett@stonewallgolfclub.com, and she will be happy to help you.

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

Gary Huebner, PGA

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MEN'S SENIOR GOLF LEAGUE SUMMER SEASON – 2024

The Men's Senior Golf League that plays at Stonewall Golf Club is well into its Fall Season. The Season began on August 7, 2024, and will conclude on October 16 – 17 with The Greenlee Cup. In this competition two teams compete in a Ryder Cup format competition to determine a winner.. It is an exciting and very competitive Event that routinely has several surprises.

Recently, the League concluded its Summer Season with its Match Play Championship, with the winner receiving the Errol Unikel Match Play Championship Trophy. This year, Patrick Normyle captured the Trophy for the third time. He won the inaugural competition in 2017 and again in 2021. Ron Bochette was second, David Shin was third, and Jim Smith was fourth.

The League's Summer Season concluded on June 19, 2024, after 10 weeks of play. The League has 4 Flights, and the competition in each Flight was intense through the last day of play. Below are the Award Winners in each Flight in each Award category.

LOW ROUND

First Flight – 1st - Sam Bailey

2nd - (Tie) Ron Bochette, Gene Devereaux, Scott Kim

Second Flight – 1st John Bissell

2nd - (Tie) Rick Boss, Dave Gilman

Third Flight – 1st – (Tie) Bob Bennington,
Steve Golis, Dick Knodt

2nd – (Tie) Dick Markle,
Don Minogue, Jim Smith

Fourth Flight – 1st – (Tie) James Lim,
Mike Luecke, John Wernicki

2nd – (Tie) Gary Border,
Rex Luzader, Mike Schagrin

BIRDIES

First Flight – 1st – Sam Bailey **2nd** – Scott Kim

Second Flight – 1st – Ken Heyer **2nd** - Bob Leazer

Third Flight – 1st – (Tie) Mark Bumgardner, Steve Golis,
Dick Markle **2nd** – Bob Bennington

Fourth Flight – 1st – Patrick Normyle **2nd** - Mike Schagrin

SPECIAL RECOGNITION

EAGLE

FIRST FLIGHT - DAVID BARON – HOLE #18

THIRD FLIGHT - STEVE GOLIS – HOLE #3

LOWEST SCORING AVERAGE

First Flight – 1ST – Ron Bochette **2nd** – Sam Bailey

Second Flight – 1st – Bob Leazer **2nd** – David Shin

Third Flight – 1st – Dick Knodt **2nd** – Steve Golis

Fourth Flight – 1st – James Lim **2nd** – Patrick Normyle

MOST IMPROVED GOLFER

First Flight – 1st – Sam Bailey **2nd** - Gene Devereaux

Second Flight – 1st - John Bissell **2nd** – TS Park

Third Flight – 1st- Dick Knodt **2nd** – Steve Golis

Fourth Flight – 1st – Fred DeRoo **2nd** – Patrick Normyle

FEDEX CUP POINTS

First Flight – 1st – Scott Kim **2nd** – Robert Kim

3rd – Sam Bailey **4th** – Sam Johnson

Second Flight – 1st – Ken Heyer **2nd** – David Shin

3rd – TS Park **4th** – John Bissell

Third Flight – 1st – Dick Knodt **2nd** – Dick Markle

3rd – Steve Golis **4th** – Bob Bennington

Fourth Flight – 1st – Patrick Normyle **2nd** – James Lim

3rd – John Wernicki **4th** – Mike Schagrin

CONGRATULATIONS TO ALL THE AWARD WINNERS!

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HOLIDAY DECORATIONS

Every year, we're dazzled by the spectacular holiday lights and decorations around our community—they're truly a sight to behold! Seeing the festive exteriors always makes us wonder: What magical holiday scenes are happening inside?

If you'd like to share your interior holiday décor, we'd love to feature your photos in the winter issue of The Lake Manassas Connection! Whether they're from this year or holidays past, be sure to send them to mwingo@cmc-management.com by Monday, December 2nd.

Happy decorating and wishing you the happiest of holidays!

PS: As a friendly reminder, winter holiday decorations may be up from Thanksgiving until January 31st. All other holiday decorations may be up two weeks prior to the holiday and must be removed within two weeks after the holiday.

Lake Manassas SNOW REMOVAL POLICY

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

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

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

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REAL ESTATE IN LAKE MANASSAS

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

Stats Courtesy of:
Jim & Dawn Gaskill

STATUS	ADDRESS	SALES PRICE	DOM	ABOVE GRADE SQ FT	CLOSE DATE
ACT	15944 Spyglass Hill Loop	\$1,140,000	70	4,008	
ACT	14955 Alpine Bay Loop	\$1,400,000	14	4,270	
PND	7937 Turtle Creek Circle	\$ 850,000	19	3,409	9/9/2024
PND	8359 Sapphire Lakes Court	\$1,220,000	11	2,928	9/9/2024
PND	8158 Snead Loop	\$ 899,900	51	3,080	9/6/2024
CLS	7941 Amsterdam Court	\$ 975,000	19	2,564	8/14/2024
CLS	15667 Spyglass Hill Loop	\$1,165,000	12	4,120	8/7/2024
CLS	8039 Arcadian Shore Court	\$ 995,000	15	3,046	7/31/2024
CLS	8240 Roxborough Loop	\$1,176,000	5	4,063	7/15/2024
CLS	8441 Link Hills Loop	\$1,050,000	22	4,726	7/8/2024
CLS	7950 Bonnie Briar Loop	\$1,000,000	4	2,848	6/26/2024
CLS	8366 Pedigree Court	\$1,425,000	6	5,014	6/26/2024
CLS	8024 Turtle Creek Circle	\$ 891,000	5	3,334	6/21/2024
CLS	8337 Roxborough Loop	\$1,050,000	8	4,592	6/21/2024
CLS	8096 Willingboro Court	\$ 800,000	20	2,522	6/18/2024
CLS	7901 Turtle Creek Circle	\$ 850,000	27	3,353	6/17/2024
CLS	8150 Cancun Court	\$ 820,000	15	2,752	6/14/2024
CLS	15701 Spyglass Hill Loop	\$1,151,200	13	4,420	6/12/2024



© BRIGHT MLS - Information provided on the MLS is believed to be accurate, however, may not be all-inclusive and should not be relied upon without verification.

COYOTE SIGHTINGS: WHAT YOU NEED TO KNOW

While coyotes are mostly nocturnal, it's not unusual to spot one during the day—this doesn't mean the animal is sick or has rabies. In fact, it's becoming increasingly common to see coyotes in suburban areas during daylight hours, as several Lake Manassas residents can attest to.



To help keep coyotes at a distance, here are a few tips:

- Don't feed wildlife: This can attract coyotes to your area.
- Secure your trash: Keep containers covered and store them in your garage.
- Avoid leaving pet food outside: This can also attract unwanted visitors.
- Remove bird feeders: Birdseed can attract small animals that are prey for coyotes.

If you ever encounter a coyote that appears to be stumbling, acting aggressively, or foaming at the mouth, please contact local animal control right away.

For more information on coyotes and how to coexist with them, visit the Virginia Department of Wildlife at <https://dwr.virginia.gov/wildlife/nuisance/coyotes/>
Stay safe and informed!

TAG DAY FUNDRAISER

Every donation makes a difference! Thank you for your continued support!

Scan here to donate

To Our GHS Community

The Gainesville High School Marching Band holds an annual Tag Day fundraiser in which we call upon our community to help support the band through donations. Running an organization such as this requires a lot, and we depend on donations to support half of our expenses each year. We're sorry we weren't able to meet you and tell you about our band program today, but hope you'll still consider donating.

Donations Help With:

- Competition and Assessment Fees
- Transportation to Competitions
- Additional Band Camp Instructors
- Building Our Music Library
- Uniform Maintenance & Replacement
- Rental Instruments & Replacements
- Scholarships Based on Financial Need

How to Donate

We've provided a pre-addressed envelope for you to send whatever amount you choose. Every donation makes a difference! If you prefer, you can make a donation online through our PayPal account. Simply scan the QR code to go directly to our page.

Please make checks payable to:

Gainesville High School Band Boosters, Inc.

Check out our website or follow us on Social Media!

facebook.com/gainesvillehighschoolbandboosters
 ghsbb
 ghsbb
 ghsbb

some LOCAL FALL POSSIBILITIES

There are few places more breathtaking than in Virginia, in the Fall. The mountains are sprinkled in color and the weather is generally mild. Following are a few options to consider for a drive, exercise, shopping and fun.

Leesylvania State Park in Woodbridge is a popular spot that runs along the Potomac River. It is quite scenic featuring 556 acres of green space for hiking, cycling, fishing, boating, and picnics by the water. If you walk to the end of the fishing pier, you'll have crossed the Virginia maritime boundary into Maryland and there are signs letting you know exactly where you are standing, effectively letting you *visit two states at once*.

Prince William Forest Park is located adjacent to the Marine Corps Base Quantico, near the town of Dumfries. It boasts a 15,000-acre forest and is the largest green space in the DC metropolitan area. Discover 37 miles of hiking trails, 21 miles of bicycle-accessible roads and trails, four campgrounds, and over 100 cabins should you wish to spend the night. It's a great destination for viewing wildlife and fishing and a beautiful place for those who want to drive and just view the thriving trees along the main road.

Occoquan Bay National Wildlife Refuge, is surrounded by the Occoquan and Potomac Rivers and is home to about 650 plant species, 218 bird species, 55 butterfly species, and robust wildlife communities that make their home in the area's tidal shorelines, marshes, meadows, and woods. Start by taking the scenic one-mile wildlife drive; or enjoy three miles of hiking trails.

The state of Virginia is home to more than 200 wineries and several wine trails. Wine has become such an important aspect of Virginia's tourism and the economy that **the month of October has been designated as Virginia Wine Month**. The wine trails of Virginia meander along scenic routes, near historic towns, and convenient to several of Virginia's popular attractions, offering a delightful way to explore the region.

Featuring more than ten popular wineries near Virginia's most picturesque scenic drives, Skyline Drive and the Blue Ridge Parkway, the Blue Ridge WineWay winds through Virginia horse country around small towns and crossroads with names like Amissville and Scrabble. Blending old world tasting rooms with Blue Ridge Mountain vistas, charming accommodations, great dining, unique shopping and more.

Burnside Farms Stop in Nokesville, is a great pick in the fall to select seasonal produce, including more than 50 varieties of pumpkins and gourds, mums, apple cider, freshly picked apples, and corn stalks. In December you will find Christmas trees.

Manassas First Night is held on the FIRST FRIDAY of the month (February through November) from 6 pm - 9 pm when Historic Downtown Manassas transforms into a giant party! Bring family and friends to enjoy the charm. Streets close so pedestrians can freely stroll through Historic Downtown, listen to live music, and find special promotions and offers at our restaurants, cafes, and shops. Visitors can enjoy our



Designated Outdoor Refreshment Area (DORA), which is active from 5:30 - 9:30 pm, allowing consumption of alcoholic beverages for those 21 years and older within designated signage areas during the City's First Friday events. (Please, no glass or cans allowed, only plastic cups with DORA logo from participating establishments are permitted.) Offering a charming and historic town full of shops, galleries, restaurants, and museums.

In the Historic Downtown, pick up some fresh produce and other picnic-making materials from the **Manassas Farmers' Market** on Thursdays at the **Harris Pavilion** or the **Prince William Commuter Lot** on Saturdays. Head to the Manassas Museum for a general overview of the region's history from the early 18th century to the recent past.

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community calendars

October 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
13	14 MCC Meeting 5:30 pm 	15 Site Office Closed	16	17	18	19
20	21 Covenants meeting 6 pm	22	23	24 LMROA Annual Meeting 7 pm	25	26
27	28	29	30	31 		

November 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3 	4	5 	6	7	8	9
10	11  MCC Meeting 5:30 pm	12	13	14	15	16
17	18 Covenants Meeting 6 pm	19	20	21	22	23
24	25	26	27	28  Management Office Closed	29 Management Office Closed	30

community calendars

December 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Newsletter submission deadline	3	4	5	6	7 Happy Hanukkah 
8	9 MCC Meeting 5:30 pm	10	11	12	13	14
15	16 Covenants Meeting 6 pm	17	18 CVAC meeting 5:30 p.m. (tentative)	19	20	21
22	23	24	25  Management Office Closed	26	27	28
29	30	31 New Year's Eve 				



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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)

Please Clean Up After Us!
It's The Right Thing To Do
And It's The Law!!!



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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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 or are in disrepair and will need repainting. 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.



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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
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Virginia Department of Transportation	703.366.1900
Verizon	800.483.3000
Zoning Administration	703.792.6830



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HALLOWEEN SAFETY TIPS & REMINDERS

As Halloween approaches, families and communities gear up for a night of spooky fun. Here are a few tips and reminders to help keep everyone safe!

Well-lit Pathways: Ensure streets and sidewalks are well-lit to help kids see and prevent trips. Replace any burnt-out bulbs or report community lights to your HOA. Adding extra lighting, like lanterns or glow sticks, can also enhance visibility.

Clear Obstacles: Clear your yard and walkways of potential hazards like toys, garden tools, or hoses. A clutter-free path helps prevent accidents and keeps the evening fun.

Safe Costumes: Encourage costumes that are easy to move in and don't obstruct vision. Masks should have proper openings for breathing and visibility. Non-toxic face paint is a safer alternative. Also, make sure to have children wear weather-appropriate costumes that provide the correct level of ventilation or insulation depending on the temperature outside.

Parental Supervision: Young children should be accompanied by a responsible adult while trick-or-treating. Older kids should go in groups, with a designated route and curfew.

Traffic Awareness: Remind kids to stay on sidewalks and look both ways before crossing the street. Drivers may have limited visibility, so extra caution is essential.



Safe Treats: Instruct children not to eat treats until they've been inspected at home. Discard any unwrapped or suspicious candies. Consider offering nut-free and allergy-conscious treats at neighborhood events.

Fire Safety: If using candles in decorations, keep them away from walkways and flammable materials. Battery-operated candles or LED lights are safer alternatives.

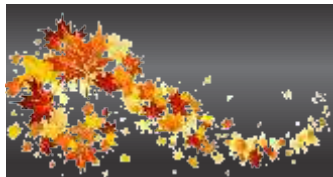
Pet Precautions: Keep pets indoors to prevent anxiety from increased activity and noise. Ensure they wear identification in case they escape.

Be Courteous & Respect Boundaries: Only visit houses with visible signs of participation. Respect homes that aren't celebrating, and help create positive memories for all.

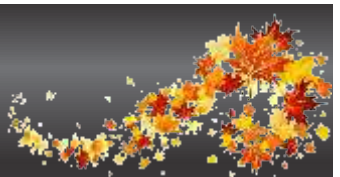
Educate on Potential "Stranger Danger": Reinforce to your kids that they should never enter a home or vehicle to collect their treats, under any circumstances, without your parent or guardian present.

Emergency Contact: Make sure kids know their home address and phone number. Teach them to find a trusted adult or well-lit house if they need help.

By following these tips, you can ensure a fun and safe Halloween for everyone in your neighborhood. Happy Halloween!



LAKE MANASSAS CONNECTION



OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

The DEADLINE for the WINTER 2025 ISSUE of the Lake Manassas Connection is DECEMBER 1 for articles and advertising.

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