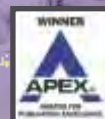


LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

WINTER 2025

VOLUME 21, ISSUE 1



LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF
THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION
Volume 21, Issue 1

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

Send your emails to: concerns@LMROA.com

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Tom Cumber, Vice President
Jeff Holbrook, Treasurer
Ronald Frost, Secretary
Nkonye Mwalilu, Director

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SWIM & TENNIS CENTER

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Karen Jackson, Asst Manager/Covenants Administrator

Site Office by Appointment Only

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From THE BOARD

New Year Greetings from the Lake Manassas Board

Happy New Year, neighbors! We hope your holiday season was filled with joy and time spent with loved ones. As we welcome 2025, we're excited to share updates and highlights from our community.

Board Members and Leadership Updates

A heartfelt thank-you to **Shashi Mehta**, who has dedicated over a dozen years to serving Lake Manassas as a committee member, board member, and Board President. Shashi's contributions have made a lasting impact on our community.

Stepping into the role of Board President is **Dennis Kryway**, with the following members continuing in their current positions:

- **Tom Cumber** – Vice President
- **Ron Frost** – Secretary
- **Jeff Holbrook** – Treasurer

We're also thrilled to welcome our newest board member, **Nkonye Mwalilu**, who was elected as Director during the Annual Meeting in October.

Annual Meeting Highlights

Our Annual Meeting was a wonderful opportunity to connect and discuss community updates. We were joined by Supervisor Tom Gordy, who provided valuable insights into county affairs and answered residents' questions.

A special congratulations to **Kathy Cumber**, recipient of the **Volunteer of the Year Award!** Kathy's dedication to various committees over the years has been instrumental in making Lake Manassas a better place to live. Thank you, Kathy—this recognition is well deserved!

Financial Update

We're proud to report that Lake Manassas is in excellent financial shape. As of October 2024, our reserve account is fully funded with a balance of **\$2,147,708.88**, ensuring we're prepared for future obligations.

Virginia law requires us to update our reserve study every four years, and we're set to conduct a full study in early 2025. Major planned expenses for Fiscal Year 2025 include:

- Pool plastering and white-coating
- Bathroom renovations at the Swim and Tennis Center
- Road repairs

Additional projects will be evaluated based on the findings of the updated Reserve Study.

Delinquency Improvements

We're pleased to report progress in reducing assessment delinquencies! Aggressive collection efforts have lowered the number of delinquent accounts from 94 to 85, reducing our delinquency rate to 3.3%—close to the industry standard of 3%. The Board remains committed to resolving these matters efficiently.

FIOS Update

Good news for those eagerly awaiting FIOS service! Verizon has completed the first phase of digging on the western side of the community, focusing on properties with existing easements. Service to those lots may be available by year-end.

For properties requiring new easements, the Association has submitted the necessary documents to Prince William County. We'll share updates on the next phases of work through community-wide email blasts.

Thank you for your continued support and involvement in making Lake Manassas a wonderful place to call home. We look forward to a fantastic 2025 filled with community spirit and new opportunities!

Wishing you a wonderful year ahead,

Dennis, Tom, Ron, Jeff, and Nkonye



DENNIS KRYWAY
PRESIDENT



TOM CUMBER
VICE-PRESIDENT



RONALD FROST
SECRETARY



JEFF HOLBROOK
TREASURER



NKONYE MWALILU
DIRECTOR

Management REPORT



Michelle Wingo
Community Manager



Karen Jackson
Assistant Manager/
Covenants Administrator

Happy New Year, Lake Manassas!

As we step into 2025, we're proud to reflect on the progress made in 2024 and excited about the plans ahead. Together, we continue to build a community that is beautiful, functional, and enjoyable for all.

2024 Highlights:

- **Shared Spaces:** Crews worked hard to keep our landscaping, irrigation systems, tot lot, basketball courts, pickleball and tennis courts in excellent condition for relaxation and recreation.
- **Tree Care:** With the help of an arborist, dead or dying trees were removed as needed. If you see a tree on common property that may need attention, email us at concerns@LMROA.com.
- **Pool Updates:** The pool was re-plastered and white-coated, and exciting renovations for the pool bathrooms are planned for this winter. Contractors are submitting proposals, and work is expected to begin soon.
- **Sign Repairs:** Repairs are made as needed. If you spot a damaged sign, let us know so we can address it promptly.
- **Streetlights:** If a streetlight is out, notify us, and we'll coordinate repairs with Dominion Power or a contractor.

Looking Ahead to 2025:

We're excited about upcoming projects and improvements, including:

- **Design Guidelines Update:** The MCC is preparing suggested revisions to the community's Design Guidelines. Once approved, the updated guidelines are expected to be published in spring 2025.
- **Your Feedback Matters:** We encourage all residents to stay engaged and share their questions, concerns, or suggestions. Email the management team at concerns@LMROA.com — your input makes a difference!

Here's to a wonderful 2025 filled with growth, collaboration, and community spirit!

Warm regards,

Michelle & Karen



The New Year stands before us, like a chapter in a book, waiting to be written. We can help write that story by setting goals.

~ Melody Beattie

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MODIFICATIONS & CONSTRUCTION



Diane Boyle, Chair

COMMITTEE MEMBERS:

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

2024 Update

2024 has been an exciting and productive year for the Modifications Committee! We've reviewed double the number of applications compared to 2023, and we appreciate everyone's efforts in enhancing our beautiful community.

Resale Documents

As a friendly reminder, if you're planning any exterior alterations or improvements, it's essential to secure approval from the Modifications & Construction Committee (MCC) before starting any work. Not only does this ensure compliance with community guidelines, but it also benefits you when it's time to sell your home. During the resale process, potential buyers will receive association resale documents and a resale inspection of your property will confirm that all exterior modifications are approved. Unauthorized changes could cause delays in your home sale. For details on ordering resale documents, see page 24 of this newsletter.

Submitting a Complete Application

We are still seeing a number of incomplete applications being submitted for review. To help us serve you better, please ensure your submission is complete before sending it in. Incomplete applications won't be fully reviewed until all necessary information is provided. If your application is marked incomplete, you'll have 30 days to submit the missing items. Applications not completed within this time-frame will be denied.

For your convenience, the application form is available on our community website: www.LMROA.com. If you have questions about the application process, feel free to email concerns@LMROA.com —our management team is here to help!

Streamlining the Review Process

To ensure timely reviews, all applications, along with required documentation and samples, must be submitted at least TEN DAYS prior to a scheduled MCC meeting. This allows us ample time to review

materials, conduct property inspections (if necessary), and follow up with any missing documentation. By adhering to this timeline, we can avoid delays and provide decisions promptly.

Community Inspections & Reporting

Beyond reviewing applications, the MCC also conducts monthly common area inspections from March through November, providing reports and recommendations to the Board. Additionally, our Site Staff perform routine community inspections, but your input is invaluable! If you notice areas needing attention — such as declining trees or streetlight outages — please report them to management. Be sure to include details like the streetlight pole number (if available) or the nearest address. Some streetlights are maintained by the Residential Owners Association, while others are managed by the Lake Manassas Association or Dominion Power. Once reported, our team will coordinate with the appropriate entity to resolve the issue.

Meeting Schedule

The MCC typically meets on the second Monday of each month at 5:00 PM at the Swim and Tennis Center office. Meeting dates may occasionally shift based on member availability, so if you'd like to attend, check our online calendar at www.LMROA.com or email concerns@LMROA.com to confirm the date and time.

Thank you for your continued partnership in maintaining and improving our community. We wish you and your family a joyful and festive holiday season!

Warm regards,

Diane, Lisa, Matt, Sue and Tony

BUDGET & Finance



Harry Horning,
Chair

COMMITTEE MEMBERS:

Harry Horning, Chair

Romesh Deora

Darren Moore

Bob Owens

Phil Porter

Board Liaison:

Jeff Holbrook

As the holiday season approaches, the Budget & Finance Committee is ready to assist with Fiscal Year 2026 budget preparation. Like many of you, we're facing rising expenses due to inflation, insurance and labor rates. However, we remain committed to trying to limit assessment increases to the cost of living, even as we navigate the challenges this brings.

We're always looking for new volunteers to join our efforts. If you're interested, please don't hesitate to reach out!

Happy Holidays,

Harry, Bob, Darren, Phil & Romesh

Congratulations!



*To Outgoing President
Shashi Mehta
With Our Gratitude for
your service!*

*Kathy Cumber,
Volunteer of the Year
Thank You!!!*



Mike Lorete ... A Cold Winter Walk



covenants



COMMITTEE MEMBERS:

Acting Chair:

Kathy Cumber

Joe Greenlee

Lesley Holbrook

Alison Roberts

Board Liaison:

Dennis Kryway



As we embrace the winter season, it's the perfect opportunity to start planning your exterior home maintenance projects for next spring! Whether you're a DIY enthusiast or prefer to hire a professional, now is the ideal time to map out tasks like painting, lawn care, and landscape maintenance. Take a moment to walk around your property and identify areas that could use a little TLC. By tackling these projects gradually, you'll have your home looking its best when annual comprehensive inspections roll around next spring!

2024 Property Inspections Recap

The 2024 property inspections were completed in October, and we appreciate the community's efforts in maintaining beautiful homes. Some of the most common maintenance opportunities included lawn care (mowing, weeds, mulching, pruning), mailbox upkeep, and proper storage of trash cans and vehicles. Remember, follow-up inspections continue throughout the year. If you received an Opportunity to Correct notice, be sure to address any outstanding items within the timeline provided to avoid further notices or charges. Our collective goal is to uphold the community's high standards, preserving both its charm and property values.

A Friendly Reminder: Mailbox Maintenance

Mailboxes are a common focus area during inspections, and regular maintenance such as cleaning, painting, or straightening goes a long way. To help you stay ahead, our management team will conduct mailbox inspections starting in February. If any updates are needed, we'll notify you promptly.

A big thank you to all residents who have already brought their mailboxes into compliance! As a reminder, mailbox paint is available for purchase from the site office for \$20 per can (spray). Simply email your order to concerns@LMROA.com. Paint is available for both mailbox styles/colors, and posts may be painted any shade of bright white.

Holiday Decorating Guidelines

As we celebrate the seasons, here's a quick reminder of our exterior and holiday decorating guidelines. These guidelines help maintain the community's festive yet cohesive appearance:

- Seasonal decorations should align with the current season.
- Winter Holidays: Decorations may be displayed from Thanksgiving through January 31st. Please remember to promptly remove any dead vegetation.
- Other holidays: Decorations can go up two weeks before and should be taken down within two weeks after the holiday.

We understand that some community members have expressed interest in extending decoration time-lines for certain holidays. The Board of Directors will be reviewing this at their December 11th meeting. Any updates will be shared via Community Updates email blasts.

As always, if you have any questions or concerns about community covenants, feel free to reach out at concerns@LMROA.com. Thank you for your continued dedication to making our neighborhood a beautiful place to live!

Warm regards,

Kathy and the Covenants Committee

Christmas Tree Removal



American Disposal will pick up Christmas trees placed at the curb on the first two Mondays in January. Please remove ornaments, tinsel, and lights. Do not place trees in plastic bags.

A Message from ...



As we all enter the busy Holiday season, we would like to remind you of the upcoming collection schedule and inclement weather policies.

Yard Debris: We would like to remind you of our policies on yard debris collection. Please keep in mind, Grass clippings and leaves need to be placed in compostable yard waste bags. Personal cans may be used; however they need to be clearly marked "Yard Debris". Tree limbs and brush must be no longer than 4-5 feet in length and 3 inches in diameter. These items must be tied with rope or twine in arm length bundles. We will collect a maximum of 10 bags of grass clippings and / or leaves, and 10 bundles of brush per pickup. Items that are bagged and bundled are not to exceed 50lbs. Concrete; rocks, mulch, sod and dirt are not accepted.

Christmas Day & New Year's Day: Office is closed and no services will be provided. Monday collection will be as normal. Thursday service will be on a one day delay.

****Recycling Material during the Holidays**** Due to the heavy volume of items during the holiday season, we ask that recycling boxes be broken down to fit inside your container. If you have heavy volume, space your recycling material out between several different collection days.

Christmas Tree Collection: Christmas trees will be collected on your yard waste day for the first two weeks of January. We ask all tinsel and decorations be removed. Please do not place trees in plastic bags.

Inclement Weather: Safety in your community is our primary concern. Roads and/or areas which are deemed unsafe due to snow or ice will be suspended for collection. If suspension occurs, please visit us on our website at www.americandisposal.com, for any updates to your collection schedule.

We would like to thank you for the opportunity to service your community. If you have any questions, please call our customer service department at 703-368-0500 Monday through Friday from 8:00 AM to 4:30 PM or visit us on our website at www.americandisposal.com.

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

Contact the LMROA Onsite Manager,
Michelle Wingo with any questions or
email

concerns@LMROA.com

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George Argodale

Rich Marianos

Keith Reeves

Board Liaison:

Ronald Frost

CVAC Winter Report

New speed limit signs on Roxborough and Spyglass Hill Loop have been installed. Data from the first installation of the speed camera on Roxborough Loop indicates a high percentage of drivers obeying the speed limit. There were no excessive speeds recorded.

There were reports of individuals drag racing on Spyglass Hill Loop in November. Please report as much information about these types of incidents, i.e. license plate numbers, vehicle make and color to the site office. Warnings may be sent to the offenders. Other means of penalizing offenders are being investigated. You may also report the offense to the PWC Police using the non-emergency call line - 703-792-6500.

PWC Police and Sheriffs 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.

The committee has recommended to the LMROA Board of Directors the purchase of an additional speed radar sign as data indicates they serve as a deterrent to speeding.

Please report any problems with gate access to concerns@LMROA.com. There have been a few incidents at the Baltusrol gate during the hours it is remotely attended. Stonewall gate attendants failing to perform their duties have been moved to other locations because of these reports.

Rex, George, Keith, and Rich

SWIM & Tennis

COMMITTEE MEMBERS:

Grete Bravo, Chair

Kristin Knodt, Jennifer Mills

Shery Samaan

Board Liaison: Tom Cumber

A Holiday Message from the Swim and Tennis Committee

Dear Lake Manassas Residents,

As the holiday season brings warmth and cheer, we're already looking forward to another fantastic year at the Swim and Tennis Center!

We're thrilled to share that the pool has been freshly re-plastered and white-coated, ensuring it's in excellent condition for the 2025 season. Additionally, plans for bathroom renovations are in the works, and we're optimistic the Board will approve these improvements soon. Our goal is to have the renovations completed well before the pool reopens in May, creating an even more enjoyable experience for everyone.

In the meantime, our tot lot, tennis courts, pickleball courts, and basketball courts are open and ready for use as the weather allows. These spaces are perfect for staying active and spending quality time with family and friends.

The Swim and Tennis Committee meets on an as-needed basis and welcomes your ideas and input. Whether you have suggestions for activities, amenities, or improvements, we'd love to hear from you!

From all of us on the committee, we wish you a joyful holiday season and a Happy New Year. Here's to making 2025 another year to remember at Lake Manassas!

Happy Holidays,

Grete, Kristin, Jennifer & Shery

VITAL winter season warnings!

STAY OFF OF FROZEN LAKES & PONDS

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

INFORM YOUR CHILDREN

It is especially important for parents to speak with their children about the dangers of walking and playing on frozen ponds and The Lake. If you live near a waterway, remain watchful for children attempting to venture onto the ice.



EMERGENCY



INFORMATION

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

- Do not panic
- Encourage the victim to keep calm
- Call 911 immediately

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

BE SAFE

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

CLEAR SNOW

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

SHOVEL YOUR WALK!

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Gary Huebner, PGA
General Manager

2024 was a great year at Stonewall Golf Club and the Brass Cannon, with good weather for

golf and a busy year of events. Having the Solheim Cup in the neighborhood was a nice bonus and a fun time for all of us, and I hope everyone in the community has a special memory or two from that exciting week! The weather prognosticators are forecasting a warmer-than-normal winter in the Mid-Atlantic region, so let's hope they are right and we can all enjoy some opportunities for golf in the "off season"!

Our Brass Cannon restaurant hours have been adjusted for the winter months, but we are still open for business every day of the week. Sunday Brunch service begins at 10am, and lunch service is available beginning at 11am Monday through Saturday. Dinner service is available Wednesday through Saturday. On Sundays, Mondays and Tuesdays, we will transition to a Happy Hour Menu at 3pm, and we will keep the bar open until 5pm or whenever golf traffic slows down. We encourage you to continue your much-appreciated support of the Brass Cannon!

The Stonewall golf course will stay open all year (weather permitting) and you can enjoy Winter Rates on greens fees during January and February. Our popular **Cannon Club** rewards program continues for 2025 with no program changes from 2024. The Cannon Club annual fee is **only \$125** for the 2025 calendar year! If you like a good bargain, visit our golf shop for off-season clearance specials on apparel, accessories and equipment!

As always, we encourage you to reach out to us for your meeting, party & celebration needs in 2025 and beyond. Sarah Puckett, our Director of Sales, has been very busy booking events for 2025 and even 2026, but there are still great dates available at this time. Be sure to plan ahead because our calendar is filling up quickly!

Patrick McCarthy and the PMC Golf Academy is ready for year #5 at Stonewall, and we're happy to be the home of the successful programming offered by PMC Golf! Be sure to visit **pmcgolf.com** and get signed up for some of the many game-improvement offerings Patrick and his team have available to all.

Here's to a terrific 2025!
We look forward to seeing you soon.

Gary Huebner, PGA



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Happy Halloween Lake Manassas

Thanks to Kristen Blair... Lauren Dolinski... Dan Foss for the memories!



TRAVEL TIPS & INSPIRATION

By Grace Cular Yee, Luxury Travel Advisor



A trip to Seoul, Korea, Spring Break Travel Ideas and some Cool Tips!



Greetings from Seoul, Korea! I flew from Dulles through SFO to Seoul. It's a vibrant and dreamy metropolis where ancient palaces and temples live alongside skyscrapers that reach to the sky. For a place that was destroyed in the 1950s and had to rebuild, Seoul is a vibrant, historical, modern city that is welcoming, enchanting, and playful.

Seoul is a fantastic destination for couples, families, and solo travelers. The people of South Korea are so welcoming and warm. They're proud of their culture and are appreciative of those who want to learn about and embrace their customs. Visit centuries-old temples and palaces, sample local foods and flavors at Gwangjang night market (grab a seat at the noodle stall of the Noodle lady from Netflix's Street Food Asia, her noodle soup is flavorful and delicious), stroll through the narrow alleys of Bukchon Hanok Village, then stop at a quaint, local tea house. For thrill-seekers, head up to the clouds and soar 123 stories to the top of Lotte Tower (the 5th largest building in the world) or go shopping at Coex Starfield, the largest underground mall in the world! One of my fave experiences was donning a Hanbok (traditional Korean attire) and walking into the palaces and temples for free! I asked my guide if it was respectful to wear their traditional dress if I wasn't Korean. He shared that Koreans appreciate it when visitors want to embrace their culture by wearing a hanbok at the palaces and temples. Wearing this traditional dress is acceptable, respectful, and appreciated!



Seoul is a special place where ancient traditions intermix with modern marvels. If your heart is open and curious to new

adventures, consider embarking on this magical destination!

What travel apps do you rely on or enjoy using?

For anyone who flies, always download the airline app so that you can check in online, get notified of gate changes and delays, track your luggage, order food and wi-fi, and more.

I use XE for currency exchanges. I use Google Maps for directions anywhere in the world. If I'm going to a destination where the wifi is weak, I download the Google City Guides onto my phone. I use WhatsApp for calls and data. For sharing pictures with my fellow travelers, I have been using PhotoCircle and create a new circle for the group to share their pics and video in one location. I enjoy using DuoLingo if I want to learn the language of the country that I'm visiting. It won't make you fluent, but you'll learn basic phrases and words.

Where are families traveling for Spring Break 2025?

- All-Inclusive resorts in the Caribbean such as St Lucia and Riviera Maya
- London + Paris split stay to see the City highlights, then using the high-speed train between both locations.
- Costa Rica for ziplining, jungle treks to look for sloths, night safari, staying in an eco-lodge
- Italy where families want to visit the Colosseum in Rome, The David in Florence, and ride a gondola.
- Grand Canyon and Sedona - there are non-stop flights from IAD to Phoenix OR families are looking at flying to Las Vegas, then driving on Historic Route 66, visiting Zion, Grand Canyon, Sedona, then flying out of Phoenix.

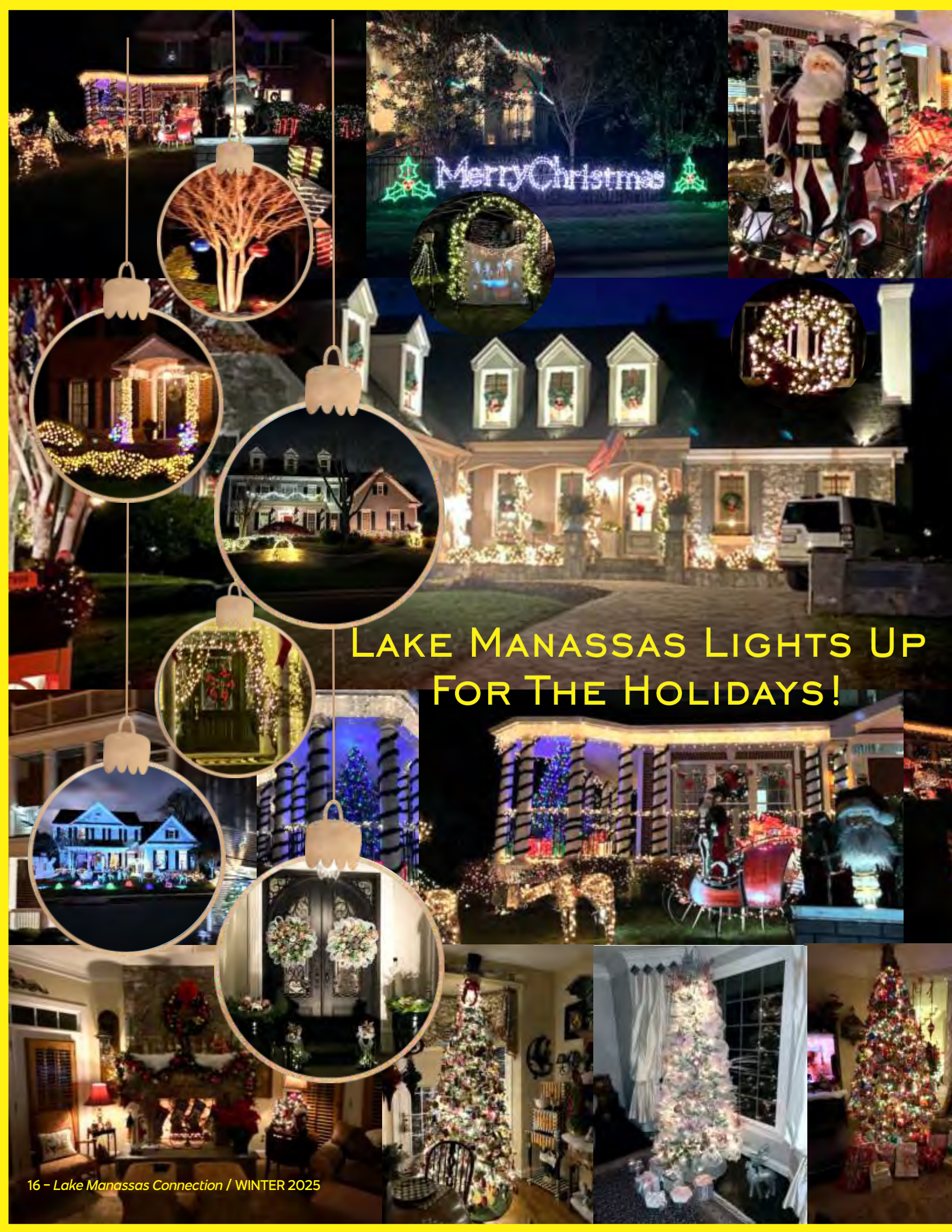
Some travel gift ideas...

- Hydro Flask water bottle. There are water stations at the airports, so you can fill it once you get through security.

You can also refill at your hotel before you head out sightseeing for the day.

- BlueFeel Portable mini-fan. It is POWERFUL and fits nicely in your purse or backpack. It charges quickly and lasts a couple of hours. It keeps you cool in humid settings.
- Portable Bluetooth Mini-Speaker. I love my Anker soundcore speaker
- Silk Scarf or Pashmina. Keeps you cool and comfy on the flight, and you can use to cover your shoulders when you visit churches and temples abroad
- Superbowl LIX or The Masters 2025 getaway package
- Uniqlo shoulder bag. I have them in multiple colors! Lightweight, practical, spacious, has pockets. I've seen men and women wear them in Europe and Asia
- Compression Socks
- Compression Packing Cubes
- Sunburn Lip Balm
- Travel Pillow. I love Cabeau
- Subscription to Conde Nast Traveler or National Geographic
- On Cloud Slip-On Sneakers. They provide support, are lightweight, fashionable, and their fantastic when you're traveling any place where you have to take your shoes on and off (such as temples in Japan)
- Gift Card for a Wellness Weekend
- All-Purpose dry sack for when you go swimming or snorkeling
- Kindle
- Luxury Eye Masks
- AirPods
- Leather Luggage Tags and engrave them with their initials
- Portable charger. I love Anker
- L'Occitane hand cream. It absorbs quickly and is non-greasy. I love their lavender scent.

If you have questions for Grace write us at imageryprint@aol.com and put Lake Manassas Travel in the subject line.



LAKE MANASSAS LIGHTS UP FOR THE HOLIDAYS!



GRATITUDE TO
KRISTEN BLAIR, DAN FOSS, MIKE LORETE,
WILLIAM STEELE, MARK SIEM & MICHELLE WINGO
FOR SHARING THIS BRILLIANCE WITH US!



WHY IT'S IMPORTANT TO Clean UP after YOUR DOG

In many weekly email blasts, a reminder is included to the community at large regarding the cleaning up and disposal of dog feces. If you own a dog, you are responsible to the rest of the community to ensure that you are doing your part to make it a safe and healthy place to live.

Many people think, "It's nature, it's compost, so you can basically leave dog feces on the ground without causing any harm." That couldn't be more wrong, and here is why:

Dog waste can take up to a year to fully break down. During that time, it presents all the hazards detailed here and doesn't look too great either. Just because some other animal poop, such as horse manure, can be used as compost in your garden, it does not mean that dog poop will have the same effect. Dog poop is acidic and destroys grass rather than enhances it.

Our yards, gardens, and grounds do not exist in isolation. They are connected to the environment and delicate habitats surrounding our community. When it rains, anything on the ground gets washed away and enters the surrounding environment, including water-courses such as streams and rivers. The phenomenon is called leaching. This causes a problem because dog poop is full of nitrogen and phosphorus. Both can trigger excessive plant and weed growth, which robs the water of oxygen and kills aquatic life. It can also make recreational water unsuitable for humans to use.

The bacteria and viruses that can be present in dog poop are an immediate threat to anybody using our community and to the wider population if it is washed into water courses. There is a long list of pathogens that can be found in dog poop, including salmonella, E. coli, Giardia, and Leptospira. These are zoonotic infections, which means that they can be passed from animals to humans. Recent studies have found that some of these organisms are antibiotic-resistant, including methicillin-resistant Staphylococcus aureus. It has been suggested that dog poop may have the potential to contribute to the spread of resistance genes in bacteria.

Dog feces left on the ground present a risk to other dogs in our community, as well as wildlife and birds. The



pathogens can be leached into water in the same way as nitrogen and phosphorus and present a risk to human health.

Vermin, such as rats, are not fussy about what they eat. Dog poop is high in fat, protein, and carbohydrates, and that makes it an attractive food source for rats. They have an excellent sense of smell and will be able to locate the poop from some distance

away. By leaving the poop on the ground, you are attracting rats to your home/our community. Not only do these vermin carry disease, but they can also cause structural issues to property by gnawing doors, windows, and even electric cables. The most effective way to deter rats is to remove all available food sources, and dog poop is one.

Rats are not the only animals that like to eat dog poop – dogs like to do it as well! As disgusting as this may sound to us, it is a recognized canine behavior called coprophagia. Around one in six dogs are regular poop eaters, and a quarter of dogs have tried it at least once. Both adults and puppies show this behavior, but it is more common in multi-dog households and females. It is not a behavior that you should tolerate because it can lead to your dog eating feces produced by other dogs. This puts them at risk of contracting diseases. One of the main prevention strategies for coprophagia is removing poop as soon as they have deposited it. A lot of poop hanging around only encourages them!

Dog poop is an attractive food source for many flying insects, including numerous species of flies and mosquitoes. These are not things that we want to encourage, as they can also make their way into homes through open windows, etc. Flies will lay their eggs in dog poop. These develop into larvae and eventually into a fresh generation of flies.

There are additional health-related reasons to clean up after your dog, but as you can see from those noted above, it's actually very harmful to leave dog feces on the ground, which is why we send out constant reminders.

If you are a dog owner, please be respectful of your neighbors and this community and do your part by cleaning up and properly disposing of your dog's waste.

Real Estate in Lake Manassas

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

*Stats Courtesy of:
Jim & Dawn Gaskill*

STATUS	ADDRESS	SALES PRICE	BEDS	BATHS	ABOVE GRADE SQ FT	DOM	CLOSE DATE
ACT	7919 Turtle Creek Circle	\$ 845,000	4	4/1	3,409	29	
ACT	8022 Turtle Creek Circle	\$ 875,000	3	4/1	3,004	30	
ACT	8277 Roxborough Loop	\$ 1,060,000	4	4/1	2,763	22	
ACT	8429 Link Hills Loop	\$ 1,164,900	6	4/1	4,414	77	
ACT	8318 Roxborough Loop	\$ 1,350,000	5	5/1	4,223	1	
A/C	8154 Snead Loop	\$ 1,120,000	4	4/1	3,572	69	01/ 03/ 25
A/C	8055 Arcadian Shore Court	\$ 950,000	4	2/1	3,233	5	12/ 20/ 24
PND	8069 Crooked Oaks Court	\$ 899,900	5	4/1	2,952	9	12/ 11/ 24
CLS	14955 Alpine Bay Loop	\$ 1,350,000	5	4/ 2	4,270	28	10/ 23/ 24
CLS	7937 Turtle Creek Circle	\$ 850,000	4	4/1	3,409	19	09/ 09/ 24
CLS	8359 Sapphire Lakes Court	\$ 1,200,000	4	3/ 2	2,928	11	09/ 09/ 24
CLS	8158 Snead Loop	\$ 899,900	4	3/1	3,080	51	09/ 06/ 24
CLS	7941 Amsterdam Court	\$ 975,000	4	3/1	2,564	19	08/ 14/ 24
CLS	15667 Spyglass Hill Loop	\$ 1,165,000	6	4/1	4,120	12	08/ 07/ 24
CLS	8238 Snead Loop	\$ 4,650	3	2/1	3,766	59	09/ 06/ 24
CLS	8409 Link Hills Loop	\$ 3,950	4	4/2	3,834	10	11/ 08/ 24
ACT	7919 Turtle Creek Circle	\$ 4,700	4	4/1	3,409	4	
T/O	15803 Spyglass Hill Loop	\$ 6,500	5	5/1	5,231	35	



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Harry is a resident of Lake Manassas

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Lake Manassas

WINTER 2025 WORD SEARCH

rfidtag
apexaward
birdies
spyglasshill
baltrusol
barrierarm
Stonewalls
Imroa
modifications
roxborough
pedigree
princewilliam
covenants

J	G	Z	R	H	B	J	L	M	F	E	A	D	I	M	F	E	J	S	T	A	V	J	M
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J	I	T	R	W	P	G	T	N	J	I	L	X	F	N	Q	Z	M	L	N	G	P	Y	A
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2025 School Year Calendar

December 23 ~ Winter Break

Holidays observed during winter break include: Christmas, Hanukkah, Kwanzaa, and New Year's Day

2025

January 6 ~ School Reopens

January 20 ~ Holiday (Martin Luther King Jr. Day)

January 21 ~ Teacher Workday (no school for students)

January 22 ~ Division Professional Development (no school for students)

February 17 ~ Holiday (Presidents Day)

March 28 ~ Teacher Workday (no school for students)

March 31 ~ Holiday (Eid al-Fitr)

April 14-18 ~ Spring Break

Holidays observed during Spring Break include: Passover, Good Friday, and Easter)

April 21 ~ Teacher Workday (no school for students)

May 26 ~ Holiday (Memorial Day)

June 12 ~ Last day of school

Info Taken From PWCS Website & Subject To Change

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

THE NEXT ISSUE IS SPRING 2025

The deadline for articles & photos is:
MARCH 1

Please forward all submissions to
concerns@LMROA.com

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SCHOOL



community calendars

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>January 2025</i>			1 Happy New Year	2	3	4
5	6	7	8	9	10	11
12	13 MCC Meeting 5:00 pm	14	15 CVAC Meeting 5:30 pm	16	17	18
19	20 Covenants Meeting 6 pm Mgt Office Closed MLKing, Jr. & Inauguration Day	21	22	23	24	25
26	27	28	29	30	31	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>February 2025</i>						1
2	3	4	5	6	7	8
9	10 MCC Meeting 5:00 pm	11	12	13	14 Valentine's Day	15
16	17 Covenants Meeting 6 pm Mgt Office Closed President's Day	18	19 CVAC Meeting 5:30 pm	20	21	22
23	24	25	26	27	28	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>March 2025</i>						1 Newsletter submission deadline
2	3	4	5	6	7	8
9 Daylight Savings Time	10 MCC Meeting 5:00 pm	11	12	13 LMROA Board Mtg (tentative) closed session 5 pm open session 6 pm	14	15
16	17 Covenants Meeting 6 pm St. Patty's Day	18	19 CVAC Meeting 5:30 pm	20	21	22
23 30	24 31	25	26	27	28	29



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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)

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 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 possi-

ble 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.

Please Clean Up After Us!

It's The Right Thing To Do

And It's The Law!!!



LAKE MANASSAS COMMUNITY

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

EMERGENCIES

Fire or Police (Emergency Only)	911
VA State Police	800.572.2260
Prince William County-PWC Police	703.792.6500
PWC Alleged Crime or Incident Report	703.792.5123
Fire Dept - Gainesville	703.792.5004
Gas - Columbia of Virginia	800.543.8911
24-Hour Emergency	800.544.5606
Novant Health Haymarket Medical Center	571.261.3250
Novant Health/Prince William Medical Ctr	703.369.8000
Emergency Room Manassas	703.369.8337
Emergency Services (Haymarket)	571.261.3400
POISON Natl Capital Poison Center	800.222.1222

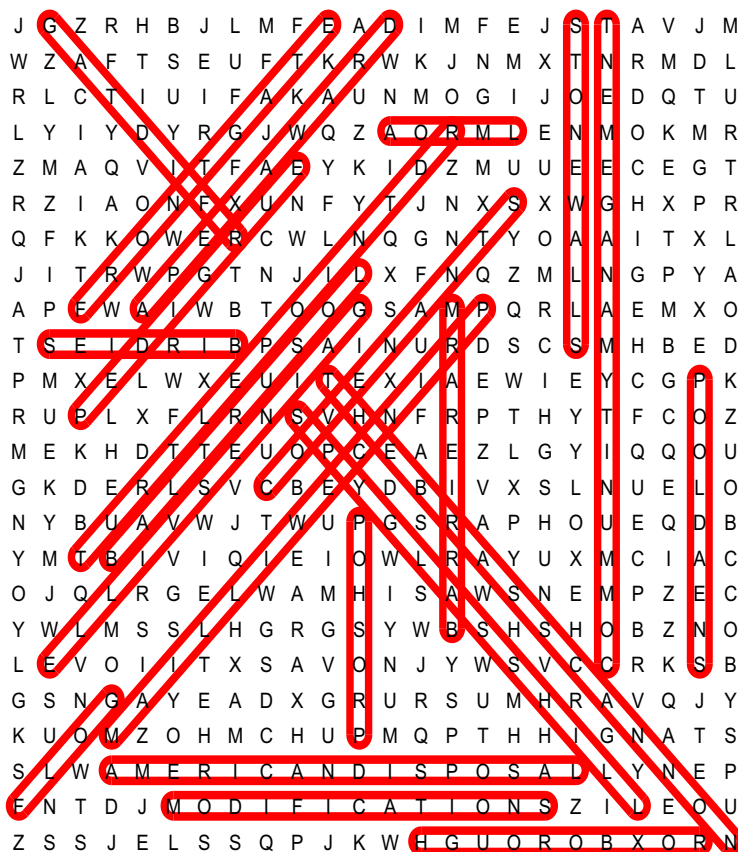
PRINCE WILLIAM COUNTY

Area Agency on Aging	703.792.6400
Alcohol & Drug Abuse	
Emergency Services Program	703.792.7800
Animal Control - Shelter/Dog Tags	703.792.6465
Evenings/Weekends	703.792.6500
Assessments Property /Tax Payments	703.792.6710
Real Estate Assessments	703.792.6780
Adult or Child Abuse & Neglect	703.792.4200
After 5 pm and on Weekends	703.792.6500
Prince William County Govt Information	703.792.6000
Substance Abuse	703.792.7800
Election & Voter Information	703.792.6470
Department of Parks & Recreation	703.792.7060
Park Authority	703.792.7275
Recycling	703.792.4670
Library Administration	703.792.6100
Licenses / Auto/Business	703.792.6710
Mental Health Emergency Services	703.792.7800
Miss Utility	800.552.7001
Schools Prince William Public	703.791.7200
Sheriff Non-Emergency & Info	703.792.6070
Social Services	703.792.7500
Tourism & Visitors Bureau	703.396.7130
Transportation Department	703.792.6825
Metro Customer Info	202.637.7000
OmniRide Commuter bus/ride	703.730.6664
Virginia Railway Express (VRE)	703.684.1001
Virginia Department of Transportation	703.366.1900
Verizon	800.483.3000
Zoning Administration	703.792.6830

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