

Lake Manassas Connection

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Lake Manassas Connection

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The Lake Manassas Residential Owners Association

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14900 Turtle Point Drive - Gainesville, VA 20155

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Inside This Issue

- 3- Message from the Board
- 4- Visitor Information

COMMUNITY REPORTS

- 6- Management Report
- 9- Stonewall Ad Hoc Committee Report
Budget & Finance Report
- 11- Community Safety & Visitor Access Report
Communications Report
- 12- Covenants Report
- 15- Environmental Report
Fighting Powdery Mildew in the Garden
- 16- Modifications & Construction Report (MCC)
- 17- Swim & Tennis Center Report

FEATURES

- 18- Real Estate In Lake Manassas
- 19- Vital Steps in the Event of a Lost or Stolen Wallet -
To Minimize the Chances for Identity Theft
- 20- Loudoun County's Newest Winery Is Now Open!
Creek's Edge Winery

AREA ACTIVITIES & EVENTS

- 22- Area Activities & Events - A Variety
- 24- Wolf Trap Holiday Events
Hylton Performing Arts

COMMUNITY INFORMATION

- 25- Important Numbers
Lake Manassas Clubs
- 26- Community Calendars - October, November and
December
- 27- Community Calendar - January
Community Committee Meeting Information
- 28- *Lake Manassas Connection* Submission Information
and Deadlines

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From the Board



LAKE MANASSAS ROA BOARD OF DIRECTORS

*Don Minogue, President
Bob Hale, Vice President
Peter Metrinko, Secretary
Gary Frisard, Treasurer
Ed Orsini, Director*

By the time you receive this newsletter, our Open House, Annual Meeting and Elections will have been held. As some of you are well aware by now, Peter Metrinko decided not to run again for the Board. Unless you were on the Board or a member of the Modifications and Construction Committee, you could not appreciate all Peter has done for the community. While being chairman of the MCC for a number of years and most recently as a member of the first residential board, Peter substantially contributed to the new modification guidelines, was a key member in the negotiations with Basheer and Edgemore on the townhome project and has provided guidance and expertise to the board on legal issues — obviously because of his previous career. His personal and family priorities rightfully outnumber his association assistance, however, we will still regularly call upon him for his invaluable perspectives.

Budget

Through the first month of our Fiscal Year we are under budget by \$2,074.64. Residents regularly question what happens if a homeowner fails to pay their monthly ROA fees. There are currently liens totaling \$50,958 that have been recorded against LMROA property owners and there are eight judgments totaling \$36,384 which have been in litigation. Be assured, we continually follow through for payment on our delinquent accounts and do everything legally possible to collect what is due.

Financial Position

As of July 31st, 2014 the Lake Manassas Residential Owners Association had \$497,072.70 in operating funds. The Association has a total of cash and investments of \$1,384,235.32.

As of July 31st, 2014, 69 accounts were delinquent in the amount of \$53,947.14. Lake Manassas Residential Owners Association has a delinquency rate of 4.2% of the total assessments (\$1,290,258.00). This rate will change monthly as payments are made and others fall delinquent. The industry standard for assessments receivable is 5% so the Association continues to have a lower than standard delinquency rate at this time.

The Repair & Replacement Reserves balance as of July 31, 2014 was \$1,119,422.96 and is not fully supported by cash &

investments, with a deficit of \$35,987.82. Every month we put \$22,931.50 into the Reserve account to fund our future needs. You can look on the LMROA website every month to review our financial position.

We are planning to review our Reserve study in the Fourth Quarter and add two line items: One “special” reserve account for snow removal and another for tree removal due to storms. This will allow us to handle large unexpected expenses and not have to increase ROA base assessments due to prior year's snow and storm expenses. Secondly, we will also set up a reserve for the pipe stems for those residents who sign the easement agreement. This will ensure those residents will not be personally responsible for snow removal, maintenance and potential replacement of the roads that are owned by the residents of the pipe stem. Reserves are there to repair damaged items and special maintenance needs to extend the life of our assets.

Pipe Stem Update

As of this writing, approximately 30 of the 51 pipe stem residents have signed an easement agreement allowing the Association to enter onto the pipe stem to plow and make repairs. It is hoped all pipe stem residents will sign by October 1st so we can guarantee snow removal and maintenance of all these privately owned areas.

Stonewall and Amsterdam Gates

It is anticipated that the Ad Hoc Committee will have made their presentation on the Stonewall Gate to the community at the Open House to be held on September 16th. Based upon resident feedback the Board will direct the Ad Hoc Committee to prepare a final action plan for improving the Stonewall Gate.

The Amsterdam Gate is finished and as of this writing is expected to be fully operational by the week of September 22nd. Please use caution when approaching the gate as you become familiar with the gate's functionality. We owe a big thank you to Rowland Bowers, Dick LaFrance, Robert Glista, Bob Moore and Gary Seyster — all members of the Community Safety and Visitor Access Committee, for their hard work on this project.

(Continued)

From the Board (continued)

Security Patrols

The Safety and Visitor Access Committee developed a plan to reduce the cost of security patrols by decreasing the number of Prince William County Police patrolmen and adding a patrol service by officers from Securitas, the contractor that provides guard services to the community. By contracting with Securitas for security patrols, we have increased our coverage but reduced our yearly expenses by about \$20,000. Thanks again to the members of the Safety and Visitor Access Committee who worked in conjunction with the members of the Covenants Committee, including Cara Campbell, Ron Allen, Rowland Bowers, Kathy Cumber, Phillip Gross and Soudhamini Mehta on this well thought out plan.

Concrete and Asphalt Repairs

Concrete repairs, crack fill seal and seal coating were recently completed and a final inspection of the property was performed by our engineer Ted Brewer.

Snow Removal

The Board recently signed the snow removal contract for the 2014/2015 winter season. Due to positive feedback on Brother's Paving performance last year, the Board renewed with them again for this year. We hope the winter forecast for this year is wrong, but we confident that we are prepared to handle the situation as well as we did last year.

VISITOR INFORMATION:

Q: How do I expedite guests and vendors through our two manned gates? Can I get a Visitor Pass?

A: For long term visitors (guests who will be staying at your home for an extended period of time), please contact the onsite manager at 703.753.7745 or by email at mwingo@cmc-management.com to request a vehicle guest registration form. Upon returning the form to the onsite manager, your guest will be provided with a temporary visitor pass which will allow them to enter at ease into the community throughout the duration of their visit. For daily visitors, residents may notify the gate house of all visitors and vendors coming to Lake Manassas prior to their arrival by calling the Baltusrol Gatehouse at 703.745.9465 or the Stonewall Gatehouse at 703.754.9951. Give the guard the name of you visitor and your name and address. There is no visitor access through the Amsterdam Gate.



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Management Report

Michelle Wingo
CMC On-Site Manager



ONSITE
MANAGEMENT
OFFICE

14900 Turtle Point
Drive Gainesville, VA
20155

ONSITE OFFICE
HOURS:

Walk-in from 10 a.m.
until 12:30

After 12:30 by
appointment, please.

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management.com](mailto:mwingo@cmc-management.com)

703.753.7745 (office)

Adrienne Harper
Portfolio Manager

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703.230.8597 (office)
[aharper@cmc-
management.com](mailto:aharper@cmc-management.com)

Road Repairs

Road repairs, seal coating and concrete repairs to some sidewalks, curbs and gutters were complete in August. Road space and parking were certainly a challenge and we appreciate everyone's patience and cooperation. Concrete sidewalks and aprons are inspected regularly and repairs are made as needed, usually every twelve to eighteen months. If you believe there is an area that needs to be evaluated for repair or replacement, please contact the onsite office. Repairs are made when the concrete is a hazard or begins to crumble. As a reminder, when there is snow or ice in the forecast, please do not use any salt products on the driveway apron or sidewalks as it will damage and deteriorate the concrete.

Covenants Inspections

If you received a violation notice over the summer, please take the opportunity to make exterior repairs, paint trim, mailboxes, etc. while the weather still permits. As we move into the fall and winter season, we will continue our regular daily inspections for violations. Violations that are not "cured" within the timeframe specified in the letters you receive, are sent to the Covenants Committee for review and are subject to possible fines. If you receive a violation letter, please communicate with the onsite staff if you need to discuss the violation or your plans to remedy that violation. If we don't hear from you, we will move forward with the violation process – Communication is the key!

As a reminder, ongoing regular inspections are performed to ensure that all properties in the community are in compliance with our LMROA Covenants. Comprehensive Inspections for 2014 underway.

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. *If you do not have a recent copy of the Design Guidelines Handbook please see Michelle Wingo in the on-site management office.* Following are just a sample of a few important inspection items that need to be continuously maintained:

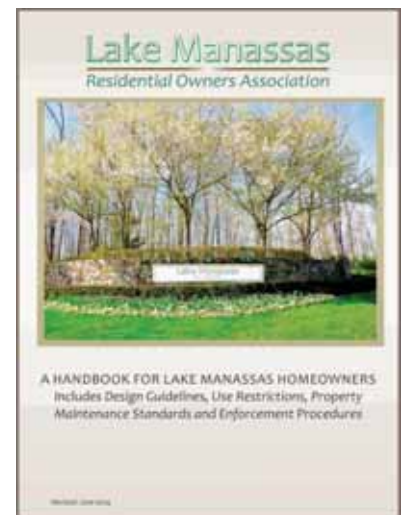
- **Mailboxes.** Approved box color for the old style mailbox is hunter green and the post color is Duron Latex Oyster White. If you need to replace your mailbox, contact Main Street Mailboxes at 703.753.5521. Please feel free to call the on-site management office with any questions at 703.753.7745.
- **Yards and Lawns.** Lawn maintenance items such as weed/crab grass control, dead trees and shrubs and edging and replenishing the mulch in your beds need to be continued through Fall.
- **Home exteriors.** Please look at your home and inspect for peeling and blistering paint and rotted wood, staining and green algae. Please power wash and repaint 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.

Remember, maintaining your property on a regular basis not only ensures that the standards of the community are preserved, but eliminates the need for violation notices, hearings and possible fines.

Obey Traffic Laws And Look Out For Lake Manassas:

The LMROA Board has asked the Prince William County Police Department to make more frequent random visits within Lake Manassas and to take appropriate action to address speeding, running stop signs, use of unauthorized motorized vehicles and vandalism. To supplement regular police patrols, the Board is utilizing the County's Off Duty Police Patrol Program to patrol our streets, which is a "pay for"

(Continued)



Management Report (Continued)

service. Please obey the laws of the road. Passing a stopped school bus constitutes reckless driving in Virginia and is punishable by up to 12 months in jail and/or a fine of up to \$2,500. We also ask that all residents report any suspicious activity to either the police or the management office depending on the time and nature of said activity. Let's all be on the lookout and keep Lake Manassas safe.

Leasing A Property In Lake Manassas:

All leases must be minimally 12 months in duration. A copy of the lease must be submitted to the management office before the tenant moves in. Without a copy of the lease, your tenants will not be issued vehicle decals, transponders or pool passes. Please have your tenants stop by the onsite office to pick up a copy of the Lake Manassas Homeowners Handbook and Welcome Package. Remember, tenants are subject to the same residential requirements as all homeowners. LMROA will contact you as the homeowner for any reconciliation, as needed.

Trash Removal:

Our trash removal service is provided by American Disposal. Trash is collected weekly on Mondays and Thursdays, with recycling on Mondays and yard debris removal on Thursdays. A special pick up service 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 and the trash cans and containers must be stored out of sight prior to sunrise the day after collection. This includes trash left by a landscaping company. When trash is put out a day or two before pick-up, the overall effect of this is that it presents an unsightly appearance in our lovely neighborhood. On windy days, trash is easily blown down the street making the street and the community a mess. Be a good neighbor and tie it down and please be sure to cover all trash.

Courteous Neighbors:

Please do not walk on private property which includes residents' lawns and the golf course. Please keep children and animals off the golf course as this is a safety concern. Golfers retrieving golf balls are allowed to walk in the resident's yards that back up on the golf course.

Although on street parking is not permitted in Lake Manassas, we do understand there are occasions when temporary parking on the street may be necessary, for example, children's birthday parties and holiday dinners. Please make every effort to have your guests park in your empty driveway spaces first.

The community recently contracted with Securitas, our guard service provider, to ran-

domly patrol and report parking violations to the onsite office. Please contact the management office to ensure the onsite manager is aware prior to your event or to secure a temporary parking pass. If you or your guests park a vehicle in the street without notice having been given to the onsite manager, the vehicle will likely be issued a warning notice on the windshield. The vehicle information is then forwarded to the onsite office and a violation letter is issued to the owner or owner sponsoring the guest vehicle in question. Violations may result in fines of \$50 for each occurrence. For more specific information regarding parking, please visit the Lake Manassas website and review the Parking Resolution which was recently approved at www.lakemanassasroa.com and review the Parking Resolution which was recently approved.

- **Pets:** Please try to reduce the length of time of your dog barks especially during the early morning and late evening hours. Always have your dogs leashed and do not let your cats roam the community ... and always be sure to clean up after your pet wherever you are in the community, including grassy areas. Please be considerate of your neighbors.
- **Noise Ordinance Times:** The Prince William County noise ordinance is Monday through Friday from 10 p.m. until 7 a.m. and on Saturday, Sunday and Holidays from 10 p.m. until 9 a.m. If you were to contact the police regarding what you consider to be an inappropriate time for unusually loud noises, they will come out and investigate. But first, speak to your neighbors to explain that the noise is disturbing to you and ask if they would consider doing the work at another time of day.

Thank you in advance for the consideration of your neighbors.

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- Suzanne Brooks
- Dick LaFrance
- Don Mayer
- Jack Samarias
- Allan Thomas
- Barry Woodard

Stonewall Ad Hoc Committee Report

During the last quarter the Ad Hoc has continued its work to address the LMROA Board's charter to improve the access and enhance the appearance of the Western Peninsula Gate, i.e., Stonewall Gate Entrance. As part of its effort the Committee completed its considerable research and due-diligence on five major concerns expressed by the Board before arriving at its recommendation(s). The Committee presented its preliminary recommendation(s) to the LMROA Board looking for comments and further guidance. Additional research has been completed and the Ad Hoc Committee presented this information at the Community Meeting on September 16, 2014.

Joe



John Coyle, Chair
edms047@msn.com

COMMITTEE ROSTER

- Jack Boyle
- Romesh Deora
- Mike Hegeman
- Charles Summers

Budget & Finance Report

Our committee continues to review our monthly financial statements provided by CMC and we assisted the Board with the FY 2015 preparation. Many maintenance items were addressed in the last quarter most notably the seal coating and concrete repairs to our roads throughout the community. Many other projects are up for Board consideration, though not as large we will continue to assess them and make our recommendations.

The next Budget & Finance Committee meeting will be on Thursday, October, 30th at 7:00 p.m. at the on-site management office. Residents are welcome to attend and voice your concerns or suggestions. Or you can contact me directly at edms047@msn.com.

Thank You,

John

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Rowland Bowers, Chair
rthbowers@comcast.net

COMMITTEE ROSTER

- Bob Glista
- Richard LaFrance
- Gary Seyster

Community Safety & Visitor Access Report

Amsterdam Gate:

Please note that entry through the new barrier arm and Iron Gate system is limited to residents with gate transponders, police, fire and rescue. There is no key pad entry. Residents who wish to use this gate and who don't already have a transponder will have to acquire one from the Management Office. In the past some residents have caused damage to the gate through misuse or vandalism. All such unauthorized activity will be recorded by the new video surveillance system. Anyone knowingly damaging the gate will be referred to the PWC police and be subject to HOA fines and damage costs.

Visitor Access - Manned Gates:

The CSVAC continues to work with our visitor access guard service (Securitas) to improve guard performance and tighten up the visitor access screening process. In the long term the committee will be looking at visitor access software that can be paired with the internet to improve guard recording and processing of visitor information while giving residents the ability to communicate visitor access preferences.

Communications Report



Edward Davidson, Chair
erdassoc@comcast.net

COMMITTEE ROSTER

- Kathy Cumber
- Todd Harman
- Jane Houston
- Shashi Mehta

An Item of interest from the Communications Committee

A few of our residents have requested a meeting with Mark Jansen, the Director of The Stonewall Golf Club, in regards to increasing activities at the Brass Cannon for all of the residents in Lake Manassas to enjoy. Over the past two years, there have been changes in management and ownership at the club which will be discussed with Mark to get a better idea of what is working well and what can be improved. Primarily, the group would like to find a way to work in tandem with the Brass Cannon Manager to make it the focal point for all of the Lake Manassas residents.

The group feels the Brass Cannon is in a unique position to serve as a great meeting place for the residents of our community. Perhaps bringing out more seasonal and holiday gatherings and expanded happy hour events would be beneficial for all. The group feels the Brass Cannon can look into what other golf clubs in the area do, to keep their residents coming in on a regular basis.

There will be an email blast following the meeting with Mark to let all of our residents know the results of the meeting and to solicit what you may want out of the Brass Cannon.

We will keep you informed.

Thanks,
Ed



Cara Campbell, Chair
wandccampbell@hotmail.com

COMMITTEE ROSTER

- Rowland Bowers
- Kathy Cumber
- Phil Gross
- Mini Mehta

Covenants Report

Fall Lawn Overseeding In 5 Simple Steps

Fall is the optimal time to overseed your lawn because of the climate conditions which are conducive for fostering germination and allowing growth. Overseeding is a must for the homeowner who aims to have a beautiful, thick lawn, adding curb appeal to your home. Overseeding provides several benefits:

- Helps fill in bare spots where grass has died or grass has worn down
- Helps thicken the lawn which discourages weeds
- Helps further blend the grass types allowing for a more resilient, hearty lawn grass

Application Timeframe:
September 1st – September 30th

Materials Needed

- Aerator (highly recommended)
- High quality grass seed
- Starter Fertilizer
- Pelletized lime (optional)
- Reprogramming irrigation system

Step 1 – Preparation

Be sure to start out the application process by mowing your lawn extra short. You will benefit from this by allowing seeds and fertilizers to better reach the ground as well as not worrying about long, unruly grass while you wait two weeks for germination to take place before the next mowing.

Using an aerator is the preferred method of preparation before over seeding. The aerator provides to major benefits to your lawn:

- a. It creates holes or divots in the ground so that oxygen can get to the roots of existing grass and speed up the reaction of fertilization and liming to "kick start" your soil conditions.
- b. It provides a catch and allows any grass seed and fertilizer applied to potentially fall into the holes ensuring that soil enriched germination takes place.

You can rent an aerator to use on your lawn at your local hardware stores (Lowe's/Home Depot) for under \$100 for the day. They can also provide you with basic instructions on how to use the machine.

When you aerate make sure you first mark the ground near each sprinkler head with either spray paint or a flag so when you run the machine you do not damage the irrigation system.

If you are not comfortable performing this step, you can hire a landscape maintenance company to do it for you for between \$125 - \$200.

One we can recommend is Lopez Landscaping. Their phone number is (703) 257-2452.

Step 2 - Seeding

Make sure you purchase a good quality tall fescue seed. The seed needs to be a blend of at least three fescues to give you a range that can deal both with harsh sun and yet sometimes cool northern climates. It is recommended that premium seeds be used to avoid rye grass mixing and minimize weed seeds. You can purchase supreme seed like Rebel III, IV and Rebel Supreme at Lowe's Home Depot or Southern States. When you apply the seed make sure you apply it heavily with a broadcast spreader. It is nearly impossible to put too much seed down. Take extra caution to stay 4-5 away from your flower beds or otherwise you will have grass to deal with in the beds when it germinates.

Step 3 - Fertilizing

Using a starter fertilizer to boost the seed germination and growth is a great alternative in the fall. Many brands of starter fertilizer can be purchased at local hardware stores inexpensively. The easy way to spot starter fertilizer is by reading the higher second number on the bag (for example 20-27-5). Make sure the fertilizer has **no weed control or pre-emergent** (which will kill new grass seedlings) and you apply the fertilizer consistently over the whole lawn using a broadcast spreader.

Step 4 - Watering

Once the seed and fertilizer are applied you are ready to nurture the seeds and promote a good environment for growth. To do this you must keep the seed moist for the next 14-21 days. Program a watering cycle that provides a "shallow" watering twice a day in order to keep the seeds wet. Good watering times would be 7:30am and 1:30pm. Follow this cycle for a minimum of two weeks, 7 days a week to promote steady growth before re-implementing your normal watering cycle.

(Continued)

Covenants Report (Continued)

Step 5 - Grooming

It is important during the initial two weeks of the over seeding phase of your annual care that you do not mow your lawn. For two reasons:

- a. Mowing can blow seeds into flower beds and disturb any germination in process.
- b. Mowing can pull and damage any seedlings that have tentatively been established and have very shallow roots.

After the two weeks have passed since you applied the seeds and fertilizer, you can begin to mow at the highest setting on your mower deck. Doing this ensures that the taller, stronger grass is trimmed at the top of the blades giving the younger, weaker grass time to still establish and continue to grow. Continue this process of mowing at a higher setting for the remainder of the lawn care season to ensure that the new grass gets a good start to root development without disturbance.



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TURTLE POINT





Allan Thomas, Chair
Thomaslm38@yahoo.com

COMMITTEE ROSTER

- Bryan Bodner
- Harry Jenkins
- Ralph Malami
- Rose Mary Orsini
- Kathy Rogers

Contacts for Specific EC Issues

- Community Areas - Landscaping (East Side)**
Ralph Malami
Kathy Rogers

- Community Areas - Landscaping (West Side)**
Rose Mary Orsini

- Graveyard**
Harry Jenkins

- Streets and Sidewalks**
Harry Jenkins
Allan Thomas

- Swimming Pool/Tennis Court Area**
Kathy Rogers

- Community Trails**
Harry Jenkins
Ralph Malami

Environmental Report

Our Committee has been working with the Amsterdam Gate Committee to coordinate the landscaping at the gate to be installed when the gate is completed. Also work is in progress to get a number of the landscaping repair projects approved in time for the Fall planting season.

Our goal is to keep Lake Manassas looking like the premier community that we are. Among other things, this requires constant attention to the landscaping to see that dead, damaged and worn out plants are replaced on a regular schedule. If you see an area which has dead or missing plants or plants that are in serious need of attention, please contact any member of the Committee so that we can take appropriate action.

We are always looking for Committee members that have the time and are interested in seeing that the community is kept up to par.

Allan

Fighting Powdery Mildew in the Garden



The wonderful moderate temperatures and moisture from the abundance of rain this year has left us with a challenge in our gardens—a fungus called Powdery Mildew. It's easy to spot on infected plants, particularly on maple trees, pear trees, roses, lilacs, squash, grapes, strawberries, etc. You will see white powdery spores on leaves and stems, usually starting on the underside of the leaf. As it progresses, the spots can cover the entire leaf and spread up and down the whole plant.

Once you have it, it will spread quickly. It can spread in the wind, and via aphids and other flying and sucking insects. If you find it in your garden the optimum solution is to remove infected leaves and stems and place them in a trash bag. Also be sure to clean up any fallen leaves and mulch under the infected plants or you will have the same problem next year. Send the trash bag with the trash pickup, not with the recycling yard waste.

Don't fertilize until the problem is corrected. And don't water those plants from above.

If you use clippers or a saw to remove plant portions, be sure to clean the implements thoroughly before using them again.

An organic solution which is becoming popular with some home gardeners is one part of cows' milk to ten parts of water sprayed on susceptible plants on the tops and bottoms of all leaves and stems when you first notice an infection.

A chemical fungicides such as triadimefon, triforine, or propiconazole and others, can be used if the plant infection is just beginning. Be sure to read the application directions thoroughly before attempting to use any chemical. Check the label to be sure they are safe for the specific plant that you wish to treat. Most fungicide treatments will need to be repeated every couple weeks for continuous protection. If using chemicals on food plants, always follow waiting period before harvest.

And always remember the children, pets, birds and bees before using chemical treatments in the yard.

Rose Mary



Diane Boyle, Chair
dianemboyle@comcast.net

COMMITTEE ROSTER

- Craig Ackerman
- Barbara Bassett
- Sara Howard
- Harriet Miner
- Paul Jeannin- Consultant

Modifications & Construction Report (MCC)

If you are considering any alteration or improvement to the exterior of your home, you must first gain approval from the MCC. Modification applications must be filed at least four business days prior to a scheduled meeting in order to ensure the committee has time to examine them and schedule any needed property inspections. Currently the meetings are the second Monday of the month. That means that completed applications must be at the management office the Wednesday before the meeting. The application is available at the community website as well as at the onsite office. Michelle can assist you with any questions you may have with the process.

It is important to note if you are in the process of selling your residence, homeowners association resale documents involve an inspection of your property to inform the buyer that all exterior modifications have been approved and conform to the design guidelines. It is in your best interest to submit an application for those changes which you have completed without the Modifications committee approval. Otherwise this will be cited as a violation and may possibly delay your sale.

The design guidelines revision has been completed and are available on the community website. Also, if you would like a print copy, you may request one from Michelle.

Meetings are ongoing with the Turtle Point Townhome builder, Basheer & Edgemoore. We have had numerous revisions with the landscaping plans and we feel that we finally have a plan that will be an awesome addition to our community. The models should be open by the time you are reading this.

Currently there are five members on the committee but we are always looking for additional members. Please contact Michelle Wingo if you are interested. Meetings are held the second Monday of the month at 5:00 pm at the onsite office located at the pool.

Diane

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jeffrey.epstein@terrestar.com

SWIM TEAM -
Estelle Baird - 703.753.5590
estellebaird@hotmail.com

TENNIS -
Grete Bravo- 703.395.8508
gstrombravo@gmail.com

FITNESS -
Marissa Owens - 703.753.5282
ma3kidz@yahoo.com

Swim & Tennis Center Report

A number of projects have been completed over the spring and summer that have further improved our already impressive and beautiful Swim & Tennis Center.

- The locker rooms have been updated with new tiles and paint and the old lockers have been replaced with towel hooks and a sitting bench.
- The exterior of the building has been painted.
- A new clock has been installed.
- A storage closet was converted to a year-round restroom facility. The restroom is located at the STC adjacent to Tennis Court 1. Please contact Michelle at the onsite office to obtain the security code to enter the restroom.

As we look ahead to the fall there are still a number of repair and maintenance projects that need to be planned and budgeted for future work such as:

- Sidewalks surrounding paths to courts in need of power washing.
- Fence posts on Court 4 missing caps and cross-member bars.
- Courts 1 & 2 lights removed which creates a tripping hazard. We suggest removing them completely or repairing lights to working condition.
- Fence on court 1 and 2 missing cross-member bars.

If you are interested in organizing or planning events related to activities at the Swim and Tennis Center, or would like to volunteer to be a member of our Committee, we would love to hear from you. Please contact the onsite manager, Michelle Wingo at mwingo@cmc-management.com to express your interest.

Grete

Volunteers Needed



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Lake Manassas Committees are seeking volunteers. If you are interested in serving on any committee, please contact Michelle Wingo at mwingo@cmc-management.com for a Non-Disclosure form.

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(As of September 2014)
*DOMM means "Number of days on Market"

ADDRESS	SOLD PRICE	LIST PRICE	DOMM*	AGE
15160 Windy Hollow Circle	\$ 610,000	\$ 595,000	91	20
8198 Snead Loop	\$ 669,900	\$ 669,900	110	9
8368 Sapphire Lakes Court	\$ 739,000	\$ 739,000	52	10
8506 Link Hills Loop	\$ 764,800	\$ 764,800	36	8
15929 Spyglass Hill Loop	\$ 775,000	\$ 775,000	30	11
8248 Roxborough Loop	\$ 785,000	\$ 785,000	131	12
8350 Pedigrue Court	\$ 799,999	\$ 799,999	46	10
15693 Spyglass Hill Loop	\$ 875,000	\$ 875,000	12	10
7958 Bonnie Briar Loop	\$ 575,000	\$ 595,000	91	20
8060 Amsterdam Court	\$ 605,000	\$ 614,000	105	14
15115 Windy Hollow Circle	\$ 625,000	\$ 625,000	5	17
8229 Roxborough Loop	\$ 645,000	\$ 649,900	27	12
8370 Pedigrue Court	\$ 650,000	\$ 650,000	1	9
8214 Snead Loop	\$ 699,900	\$ 699,900	13	8
15747 Spyglass Hill Loop	\$ 650,000	\$ 700,000	4	9
14907 Alpine Bay Loop	\$ 724,900	\$ 724,900	5	15
8093 Crooked Oaks Court	\$ 915,000	\$ 925,000	165	18
15851 Spyglass Hill Loop	\$ 910,000	\$ 950,000	84	11
7947 Valderrama Court	\$ 950,000	\$ 999,000	224	16

Current Listings and Properties Under Contract

ADDRESS	LIST PRICE	STATUS	AGE
8081 Amsterdam Court	\$ 649,900	Active	14
8449 Link Hills Loop	\$ 664,900	Active	9
8207 Snead Loop	\$ 692,000	Active	1
8199 Snead Loop	\$ 698,000	Active	0
15638 Turtle Point Drive	\$ 699,900	Active	11
8190 Snead Loop	\$ 699,900	Active	9
7990 Bonnie Briar Loop	\$ 699,900	Active	14
8211 Snead Loop	\$ 724,900	Active	10
15795 Spyglass Hill Loop	\$ 799,900	Active	9
14924 Alpine Bay Loop	\$ 949,500	Active	14
15814 Spyglass Hill Loop	\$1,225,000	Active	11

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- File a report with police immediately. This provides needed proof of the crime for your bank, credit card company and insurance company.
- Cancel all credit cards. Ask for new cards and new account numbers. Then, call the major credit reporting agencies to report missing cards and place a fraud alert on your accounts. Equifax: (800) 525-6285. Experian: (888) 397-3742. TransUnion: (800) 680-7289. Ask for credit reports, too, to search for any discrepancies.
- Call your utility companies. Inform them someone may try to receive new service with your identification.
- Contact the Social Security Administration. Call 800-772-1213.

You need to take action immediately when you notice your wallet or purse is missing. Thieves are after so much more than cash - they are often after your identity. Immediate steps can make the difference between

- Report the loss to your bank. Cancel checking and savings accounts. Open new ones, and stop payments on outstanding checks. Ask for a new ATM card, account number and PIN or password.
- Call the state department of motor vehicles. Report your missing driver's license. Get a new number that's not your social security number.
- Change the locks. If keys to your car or home were taken, you don't want to give an identity thief access to more personal property and information.
- Contact your insurance companies. Prevent an identity thief from adding him/herself to your policies.

Once you take these steps, pay close attention to your accounts. Be your own fraud investigator by taking notes of everyone you speak to, the date and time of the call and what you talked about.

It's always important to be wary of thieves. Try not to stuff your purse or wallet with all your things — from your checkbook, pay stubs and credit cards to ATM cards, driver's license and health insurance cards. It can take years to recover from identity theft because thieves can hold onto your information and trade it with others. Order your free credit report annually to watch for suspicious charges or accounts.

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Loudoun County's Newest Winery Is Now Open! CREEK'S EDGE WINERY



Welcome to Creek's Edge Winery just outside of Lovettsville, VA, behind the historic Taylorstown store. Established in 2010, alongside the Catoctin Creek, the vineyard contains 4.5 acres planted on a 17% grade – that's extreme dirt farming! Varietals include Chambourcin, Chardonnay, Merlot, and Cabernet Sauvignon.

This building is an Amish structure, crafted with the best hardwoods, and in the tradition of raised barns from years gone by. We have embraced the land and used natural materials throughout - local stone, black walnut from the property, and handcrafted metalwork. We partnered with the land instead of trying to change it, taking its cues and reducing our impact.

Designing and building the winery has been a labor of love, with extreme attention to detail. The interior of the iconic silo mimics the interior of a wine barrel, complete with oak strapped with metal. The interior of the silo serves to connect the main level with the upstairs private area (*perfect space for the bridal party to get ready!*) and the downstairs aging barrel room and wine-making operations. The exterior pays homage to the surrounding farmlands and heritage of the property.

After many years in "corporate America," Tedd and Dana Durden embarked on building a winery that would be a warm and inviting environment to come and enjoy the wine and stay for the views. Tedd and Dana set out to create lasting family traditions which can be passed through the generations.

The couple lives nearby and has embraced the Taylorstown community. They have taken care to restore the barn on the property, and to build a winery that blends with the land around it.

Memorable events such as weddings, birthday parties and wine dinners, even corporate and rehearsal dinners are catered at The

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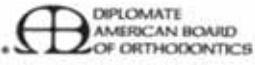


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Manassas Fall Jubilee

Saturday, October 4th - 10:00 am - 5:00 pm

Experience Old Town Manassas and enjoy some family fun at the 32nd Annual Fall Jubilee! This year's Jubilee will include an assortment of live entertainment for both kids and adults. With over 100 crafter and community booths, live music and entertainment, wine tastings in their very own Wine Garden (located on the Manassas Museum lawn), farmer's market, children's rides and activities and a pumpkin patch (sponsored by Wegmans Food Markets). You are sure to find something for everyone in the family! The Fall Jubilee is a free to the public, community event and is scheduled rain or shine.

Taste of the Potomac at Rippon Lodge

Saturday, October 4th - 11:00 am - 5:00 pm

Celebrate and enjoy our region's local flavors! Local breweries and wineries will be set-up on the front lawn of Rippon Lodge. Your tasting tickets will get you a tasting at each beer and wine vendor. Local food vendors will also be selling their tasty local treats. Listen to live music while enjoying good food and drinks with a view of the Potomac at Prince William County's oldest home. The historic house will be open for tours throughout the day. Rippon Lodge Historic Site, 15520 Blackburn Road, Woodbridge, VA 22192, 703-499-9812.

Haunted Happenings

Saturday, October 25th 10:30 am - 12:30 pm

Grab the family and your dog and join Historic Manassas, Inc. & the Old Town Business Association for a wickedly good time in Old Town Manassas. Stop by City Hall to grab a trick-or-treat bag and parade down Center St. with other ghouls and goblins. After the parade stop in the shops, play games and have your costume judged for the contest.

Merry Old Town: Christmas Tree Lighting Ceremony

Friday, December 5th - 5:30 pm - 8:00 pm

Make time to enjoy old-fashioned family fun at the "Merry Old Town" celebration in Old Town Manassas! The holiday fun begins at 5:30 pm with holiday music. At 6:00 pm Santa arrives at the Manassas Depot via VRE train. The Annual Christmas Tree Lighting will be at 6:30pm at the Manassas Museum. Take a free hayride around Old Town and go for a skate at the Harris Pavilion ice rink. Of course, Santa will hear the Christmas wishes of all the children at the Harris Pavilion gazebo.

Merry Old Town: 69th Annual Greater Manassas Christmas Parade

Saturday, December 6th - 10:00 am - 12:00 pm

Join us for the 69th Annual Greater Manassas Christmas Parade on December 6th. Please visit www.gmchristmasparade.org for details, including parade route.

Center for the Arts at the Candy Factory

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703-330-2787



The Center for the Arts of Greater Manassas/Prince William County sponsors theatrical productions for children and adults, teaches arts classes, promotes visual arts and provides community outreach programs for local youth. Founded in 1984 by a group of artists and art lovers, the Center aims to enrich the quality of life in the Northern Virginia suburbs through arts performance and education. A theater, the Caton Merchant Family Gallery and classrooms are located in the historic Candy Factory building.

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703-367-7872



Ben Lomond is an antebellum farm that served as a hospital during the Civil War. The house was referenced in many Civil War-Era documents as the Kringle House because of the men who lived here in 1861. Many of the soldiers that were brought to the hospital penned their names and brief messages on the walls of the home. The grounds are home to a 5,200 square-foot garden of old roses (one of the largest public gardens devoted to antique roses in the U.S.) Inspired by a French garden, the collection has approximately 160 separate cultivars and 200 individual rose shrubs.



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Wolf Trap Welcomes All To Its Annual Holiday Sing-a-long

Saturday, December 7 - 4pm to 5:30pm - at the Filene Center

Guests are encouraged to bring a candle, a bell, a Toys for Tots gift, and their grand holiday spirit to this free, family-friendly event!

To celebrate the joy of the holiday season, Wolf Trap Foundation for the Performing Arts will host its annual Holiday Sing-A-Long on Saturday, December 7 from 4 pm to 5:30 pm at the Filene Center at Wolf Trap National Park for the Performing Arts. Featuring "The President's Own" United States Marine Band, along with choral and vocal groups from across the metropolitan Washington area, this family-friendly event will include an array of Christmas carols and Hanukkah songs to warm your heart and spread holiday cheer.

Wolf Trap also will host a Toys for Tots collection at the entrance of the venue prior to the Sing-A-Long. Guests are invited to bring a new, unwrapped toy to the event. Toy donations are voluntary and are not required for admission. The Sing-A-Long is a free, non-ticketed event, presented by Wolf Trap Foundation to benefit the community. Gates to the Filene Center open at 3pm. Parking is free. The Wolf Trap Metro shuttle bus will not be running for this event. Concessions will be open with holiday beverages and snacks available for purchase.

Following Wolf Trap tradition, both audience and chorus alike bring bells to participate in a "Jing-A-Long" during the song "Jingle Bells" and bring candles for an elegant candlelight procession set to a traditional performance of "Silent Night." Other holiday favorites included in this year's program span everything from "O Come, All Ye Faithful" and "Let it Snow" to "Hanukkah Dance" and "Dreidel."

The Holiday Sing-A-Long began in 1968 when Wolf Trap's founder, Catherine Filene Shouse (1896-1994), invited local church choirs to her home to sing Christmas carols and share in holiday cheer. Since then, it has grown significantly, welcoming thousands of families and a multitude of volunteer singers from community churches and choral groups who fill the house at the Filene Center each year.

Choruses participating in this year's Sing-A-Long include the Capital Accord Chorus, Colvin Run Elementary School, Forestville High School, Good Shepherd United Methodist Chancel Choir, High Point High School Chorus, Idylwood Presbyterian Church Choir, Longfellow Middle School, Mount Vernon High School Melodious Majors, Mt. Zion Chancel Choir, St. Theresa School, Trinity Presbyterian Westminster Choir, and the UUCA TrUUbadours.

About Wolf Trap Foundation for the Performing Arts - Wolf Trap Foundation for the Performing Arts, a 501(c)(3) nonprofit, founded by Catherine Filene Shouse (1896-1994), produces and presents a full range of performance and education programs in the Greater Washington area, as well as nationally and internationally. Wolf Trap features three performance venues, the outdoor Filene Center and Children's Theatre-in-the-Woods, both located at Wolf Trap National Park for the Performing Arts, and The Barns at Wolf Trap, located down the road from the national park and adjacent to the Center for Education at Wolf Trap. The 7,028-seat Filene Center is operated in partnership with the National Park Service and annually showcases an extensive array of diverse artists, ranging from pop, country, folk, and blues to classical music, dance, and theatre, as well as multimedia presentations, from May through September. The Barns is operated by the Foundation year round, and during the summer months is home to the Grammy-nominated Wolf Trap Opera Company, one of America's outstanding resident ensemble programs for young opera singers. Wolf Trap's education programs include the nationally acclaimed Wolf Trap Institute for Early Learning Through the Arts, Children's Theatre-in-the-Woods, a diverse array of arts education classes, grants, and a nationally recognized internship program that was included in Bloomberg Business Week's 2009 List of "Best Places to Intern." As part of its ongoing commitment to protect and preserve the environment, Wolf Trap offers metro access and is a founding member of the Green Music Group. Wolf Trap Foundation is supported in part by the Virginia Commission for the Arts and the National Endowment for the Arts.

For more information, please call 703.255.4096 or e-mail camillec@wolftrap.org.

Hylton Performing Arts Nature Visions Photo Expo

September 28 - November 16

Buchanan Partners Art Gallery

Enjoy a selection of twenty-five highly-honored nature photographs from the 2013 Nature Visions Photo Expo, the exhibit represents the very best of the nearly 800 images entered into the competition by members of seven participating camera clubs. These clubs are the Loudoun Photography Club, Manassas-Warrenton Camera Club, McLean Photography Club, NIH Camera Club, Northern Virginia Photographic Society, Reston Photographic Society and the Vienna Photographic Society.

Gallery Reception: Thursday, October 2 / 6 pm - 8 pm

Featured will be wines from Cana Vineyards and Winery of Middleburg. Gallery Receptions are free and open to the public. RSVP to Hylton@gmu.edu

The Buchanan Partners Art Gallery is open to the public Tuesday-Saturday, 10 am-6 pm, Thursday, 10 am-8 pm and two hours before performances. For more information about the gallery, visit HyltonCenter.org/gallery.

Funny People

October 4, 2014 at 8:00 pm

Gregory Family Theater

A new, hot group of the area's best up and coming stand-up comedians come to perform. From the obvious to the dark, self-loathing to the inspiring don't miss one great laugh after another! Starring Brandon Fisher, Melvin Joppy, Daylon Morris and many more. \$15.00

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CMC Corporate / Emergencies	703.631.7200
Gatehouses Baltrusol gatehouse	703.754.9465
Stonewall gatehouse	703.754.9951
Stonewall Golf Club Pro Shop	703.753.5101
Brass Cannon Restaurant	703.753.6140
Cable (Comcast) 24-Hour Repair	703.670.3500
Electric NOVEC (Cooperative)	888.335.0500
Gas Columbia of Virginia	800.543.8911
24-Hour Emergency	800.544.5606
Main Street Mailboxes	703.753.5521
Mental Health Emergency Services	703.792.7800
Trash (American Disposal)	703.368.0500
Water/Sewer (PW County)	703.335.7900

EMERGENCIES

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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 Volunteer	703.754.1112
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
Gas - Columbia	800.543.8911
Library Administration	703.792.6100
Licenses / Auto/Business	703.792.6710
Miss Utility	800.552.7001
Power - Virginia Dominion	888.667.3000
Sanitation - Sewer	703.335.7900
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
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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

@COMMUNITY @CLUBS



Hand & Foot Card Game -

Contact: Suzanne at 703-727-5775 or swbrooks@comast.net

Time and Date: TBD - call Suzanne

Hand and Foot meets regularly once a month, but, not necessarily the same day of the week of every month. We meet in the evening at 7PM and rotate homes if desired, but hosting is not a requirement to participate. Refreshments are very low key. Hostesses provide water. So far, all members live in Lake Manassas. Any number of people can play. The more the merrier and the goal is FUN!!!

Description: Hand and Foot is similar to the Canasta card game. It is a card game of the rummy family of games believed to be a variant of a card game called 500 Rum. It can be played by 2, 3, 5 or 6 players, or played by four in two partnerships. Players attempt to make melds of 7 cards of the same rank. When they play all the cards in their hand, they continue on to play all the cards in their foot and then be the first to "go out," which ends the game. The highest score after four plays wins the game.

Mah Jongg

Contact: Suzanne at 703-727-5775 or

swbrooks@comast.net. **Time and Date:** Mah Jongg meets weekly every Thursday morning from 10:30AM

– 12:30PM, refreshments are minimal and stressfree-water is a mainstaple and grapes have been an easy offering for most of us, we have approximately 12 members so far and we rotate homes. Not all of us live in Lake Manassas but all of us live within a 4 mile radius. We are open for new players and to teach people who are interested in the game; the goal is FUN!!!

Description: Mah Jongg, which originated in China, is played by four players using a set of 136 tiles based on Chinese characters and symbols. Each player begins by receiving thirteen tiles. In turn players draw and discard tiles until they complete a legal hand. It is a game of skill, strategy and calculation and involves a certain degree of chance. We play according to the National Mah Jongg League rules.

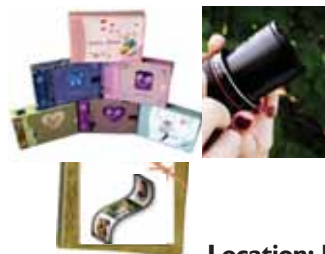


Photo Fun

Contact: Helen Watt at 703.743.5499 or hwattmemories@gmail.com.

Time and Date: 10am-2pm and/or 7pm-11pm on the 2nd Friday of each month

Location: Helen's home. Feel free to bring a snack or drink to share.

Description: Ready to have fun with your photos? Join us once a month to honor and celebrate those we love with all the great photos we're taking. Bring your piles of printed pictures to get organized, photo album project to work on or your laptop for all those jpg files. There's lots of great table space to spread out. I'm a busy mom of 3 and know, for me, working with pictures is not overwhelming when I focus on simple solutions and lots of great friend time together sharing our stories. Hope you can join us or stop by to check it out. *Please RSVP!*

OCTOBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5	6	7	8	9	10	11
12	13 5pm Modifications & Construction PWC SCHOOLS CLOSED 	14 7pm Swim & Tennis Center	15	16	17	18
19	20 7pm Covenants	21	22	23	24	25
26	27	28	29	30	31  Halloween	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
NOVEMBER						1
2	3	4	5	6	7	8
9	10 5pm Modifications & Construction	11 VETERANS DAY PWC SCHOOLS CLOSED	12	13	14	15
16	17 7pm Covenants	18	19 7:00 pm Community Safety/ Visitor Access	20 7:00 pm Budget & Finance	21	22
23 30	24	25	26 PWC SCHOOLS CLOSED HALF DAY	27  PWC SCHOOLS CLOSED	28 PWC SCHOOLS CLOSED	29

DECEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8 5pm Modifications & Construction	9 7pm Swim & Tennis Center	10	11	12	13 10am Environmental Committee
14 Pearl Harbor Day 	15 7pm Covenants	16	17  HAPPY HANUKKAH	18 6pm LMROA Board Meeting (tentative)	19	20
21	22 PWC SCHOOLS CLOSED	23 PWC SCHOOLS CLOSED	24 PWC SCHOOLS CLOSED	25  PWC SCHOOLS CLOSED	26  PWC SCHOOLS CLOSED	27
28	29 PWC SCHOOLS CLOSED	30 PWC SCHOOLS CLOSED	31  PWC SCHOOLS CLOSED			

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7	8	9	10
11	12 5pm Modifications & Construction	13	14	15	16	17
18	19 PWC SCHOOLS CLOSED 7pm Covenants	20	21 7:00 pm Community Safety/ Visitor Access	22 7:00 pm Budget & Finance	23	24
25	26	27	28	29	30	31

Community Committee Meeting Information

All committee meetings are held at the onsite management office. Board meetings are held at the Stonewall Golf Club.

Please watch the website calendar www.lakemanassasroa.com and the bulletin boards at the entrance gates for the latest information.

Budget and Finance: Meetings are held on the fourth Thursday of every other month at 7 pm

Communications Committee: TBA

Community Safety/Visitor Access Committee: Tentatively, meetings will be held on the third Wednesday, every other month at 7 pm.

Covenants Committee: Meetings are held on the third Monday of every month at 7 pm.

Environmental Committee: Meetings are held on Saturdays quarterly at 10 am.

Modifications Committee: Meetings are held on the second Monday of every month at 5 pm.

Swim and Tennis Center: Meetings are held very other month on the second Tuesday of the month at 7 pm.



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Lake Manassas Connection

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Summer Issue - Deadline: June 1

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