

Lake Manassas Connection

Official Publication of the Lake Manassas Residential Owners Association

Fall 2012

Volume 8, Issue 4



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Lake Manassas
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Lake Manassas Connection

Official Publication of
The Lake Manassas Residential Owners Association
Volume 8, Issue 4

Lake Manassas Resident Owners' Association
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President's Report

Good wishes to all of our residents.

We have had a productive year as we close an important era in the history of Lake Manassas. This is the year that our Declarant appointed board members will leave the Board of Directors by December 31, 2012. At that time, the current board will dissolve and be replaced by a newly elected **all resident board in January, 2013.**

Please note that there will be an **ELECTION** for 5 new board members taking place in January, 2013. More information on the election will be forthcoming soon.

For my final President's Report in the *Lake Manassas Connection* Fall, 2012 News Magazine, I thought it might be appropriate to offer a Report Card format to assess where we stand as a community. The following reflects my views of our general condition, although I am sure some residents may see some of the items a bit better or worse. The important thing is that we can all voice our views and contribute in some way to the quality of life in our community.

IMPORTANT NOTE: All of our progress is due to the great work of board members, our committee chairpersons and committee members, as well as from the support we receive from our management company—CMC. *Thanks to all of you.*

FINANCIAL CONDITION: A

As of July 31:

Cash and Investments = \$1,188,938.

Repair and Replacement Reserves Balance = \$1,070,982.

Delinquencies = \$88,688. After a proposed bad debt write-off of approximately \$40,000 (mostly due to one account), this will reduce to about \$48,000 which is the lowest level in many years.

An important additional financial contribution will come from the recent residential rezoning approval that will add up to \$550,000 to our accounts. We have already received \$200,000 from the developer of Lake Manassas which, by the time of this publication, will add to the numbers above. The other \$350,000 is expected to come to us over the next 4 to 5 years.

One might conclude that we are in the best financial condition in many years. Managing the budget has been a close partnership between the board and CMC, with input from our committees.

COMMITTEE STRUCTURE AND MEMBERSHIP: A

We have eight committees with experienced chairpersons covering all important aspects of community operations. Please see their individual reports elsewhere in this news magazine. Again, thank you to all of our committee members for your support. We have a strong team – BUT can always use more committee volunteers. Please sign up.

COMMUNICATIONS WITH RESIDENTS: A

Due to the work of our Communications Committee, our website has improved, our resident list for email communications is over 600, our bulletin boards provide useful information, and we have created our “new” Lake Manassas Connection news magazine – which has been a pet project of mine that is now about a year old. This news magazine is growing in popularity and pays for itself. Our blast emails inform residents quickly and cost very little. Website use still needs to grow as there is much useful information for residents available on the web.

QUALITY OF LIFE and COMMUNITY ATTRACTIVENESS: B+

Our published Design Guidelines and the work of our Covenants Committee and the Modifications and Construction Committee (MCC) provide the guidelines and process that keep our homes looking attractive and valuable. The process includes inspections, approval of proposed changes, follow-up and enforcement. On occasion, there are problems when residents see things differently, but we are all benefiting from this important LMROA function.

(Continued)



Errol Unikel, President



Ted Brewer, Secretary



Don Minogue, Treasurer



Ed Long, Director



Warren Watkins, Director

President's Report (Cont)

Our Environmental Committee has been diligent in assuring that we keep our common areas attractive and neatly maintained. That includes things like landscaping, walking trails, streets and curbs and retaining walls.

The Swim and Tennis Committee watches over our recreation complex to keep things attractive and operational and is currently advocating for many important improvements which will occur next Spring.

SAFETY AND VISITOR ACCESS: B-

This is challenging. In general, things work fairly well for the majority of our residents. There was never an intent to make Lake Manassas a fully "secure" community even though we are gated. There are various ways into the community and we share our area with a public golf course. Guard performance can always be improved. Our committee is diligent and has suggested going out for bids from gate guard companies to determine if improvements can be made at a reasonable price. There are procedures for residents to put visitors on standing lists. Also, a proposal for security cameras to monitor key areas of the community has recently been approved by the board. There have also been suggestions for asking the PW County Police to increase patrols inside our gates as well as to use their off duty patrol program. This area will continue to be a work in process.

THE BOTTOM LINE: A

We can all be proud that we are living in possibly the number one premiere community in Prince William County. People generally state that they love living in Lake Manassas and many who do not live here wish they could. Our home values have held up as well as anywhere in the Washington area if not better. Working together, we can continue to maintain and improve our wonderful community.

Thanks to all for your support.

Errol



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Management Report

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COVENANTS INSPECTIONS AND SUGGESTIONS: As a reminder, ongoing regular inspections are performed to ensure that all properties in the community are in compliance with our LMROA Covenants. Inspections are supervised by our management company, CMC. The LMROA Community Handbook contains useful information covering Design Guidelines, Use Restrictions, Property Maintenance Standards and Enforcement Procedures. The most current LMROA Community Handbook is available on our web site at www.lakemanassroa.com. When you log into the web site, click on **Our Community > For New Members** and you will see the Community Handbook link. You can also log in, click on **Amenities and Services > Architectural Review** and then **Modifications/Applications/Fee Chart** for more specific instructions. Please be sure to correct any violations that may exist on your property. 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, you may wish to 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 rotten 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 Safety and Visitor Access Committee has requested that the Board utilize the County's Off Duty Police Patrol Program to patrol our streets. The latter is a "pay for" service that will require a budget decision. 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.

ROAD REPAIRS: Thank you for your cooperation and patience during the recent road improvement project on the Eastern Peninsula. A number of concrete repairs to curbs and gutters as well as repairs and seal coating of roadways were completed in September. Concrete repairs to curbs, driveway aprons and sidewalks are planned for the Western Peninsula in October with asphalt repairs planned for next spring.

LEASING A PROPERTY IN LAKE MANASSAS: All leases must be of at least 12 months in duration and a copy of the lease must be submitted to the management office prior to tenant moving in. Without a copy of the lease, your tenants will not be issued vehicle decals, transponders or pool passes. We suggest you provide your tenants with a copy of the Lake Manassas Homeowners Handbook since they will be 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. 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.

(CONTINUED)

Management Report (continued)

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.

On Street Parking: Although on street parking is not permitted in Lake Manassas, we do understand there are occasions when temporary parking on the street may be necessary, for example, children's birthday parties and holiday dinners. Please contact the Management office to ensure the on site manager is aware prior to your event. ***If you park a vehicle in the street, you will receive a violation letter. After the second violation, you may be fined \$10 for each occurrence up to 90 days.***

Pets: During the early morning and late evening hours, please try to reduce the length of time of your dog's barking. 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.



Reminder to Register Guests: In order to expedite guests and vendors through our two manned gates, residents may notify the gate house of all visitors and vendors coming to Lake Manassas prior to arrival. This can be done by utilizing the daily list maintained at each gate house or our Standing Visitor List system that allows you to put frequent visitors on a standing list kept in both gate houses. Thank you for your cooperation.

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Special Announcements

Resident Vehicle Decal Required by October 30, 2012

Last March, Lake Manassas residents were notified that new vehicle decals were available to replace the decals issued in 2010. Residents were asked to obtain the new decals by June 30th. A number of residents have not obtained and displayed the decals.

Registration forms for all licensed vehicles maintained at a Lake Manassas residence are available at each gate and can be downloaded from www.lakemanassasroa.com also. Please list each licensed vehicle maintained at a Lake Manassas residence on this form and return it to the guard on duty. Decals will be mailed to you. You may also bring the form to the management office between 10:00 a.m. and 12:30 p.m., or by appointment, Monday through Friday.

Vehicles that are not displaying the new decals by October 30th may have their gate entry transponders turned off and will have to stop at the gate house each time they

enter the community. Displaying a decal on your vehicle is important for visitor access control and the safety of our community.

Verizon FIOS

Verizon will begin work on the Western Peninsula upon completion of the recording of easements within Lake Manassas. Keith Garrett at RJE Telecom anticipates that the recording of easements within Lake Manassas may not be completed before the end of the year.

Verizon representatives say that their hubs must be placed above ground and typically placed at or near property lines and that the green plates at the ground level are usually placed three to four homes apart.

Representatives from Verizon have assured us that Verizon will reimburse Lake Manassas homeowners for repairs if they damage the homeowners irrigations systems, invisible fences, etc. To resolve damage issues, please contact S&N Contracting at 1.800.757.6842.

Preparing for Winter

As winter quickly approaches we hope you have a safe and happy holiday season. Please keep in mind

Snow removal occurs once the depth of snow reaches 2 inches on the roads. Salt and sand is applied on an as needed basis. Main roads are plowed first followed by secondary roads and then 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.** That means less snow will be pushed back into your driveway when the plow comes through.

Skating or playing on any frozen pond or lake area is dangerous and it is prohibited!

Weather can change throughout the day. Always use caution when walking on sidewalks.

Please do not approach any vendors, but contact Michelle Wingo directly at 703.753.7745 with any questions or concerns. The Association looks forward to less snow this year as are most Virginia residents, but are prepared to handle any potential large storms.

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Community Information

Who to Call in an Emergency!!!

Other than 911 calls when someone is in imminent danger, you can call CMC's emergency number 703.631.7200 for emergencies such as potential damage from a tree that is about to fall within Lake Manassas. For other serious matters that require attention, such as an abandoned broken down car in the road, call the on-site management office at 703.753.7745 Monday through Friday from 9:00 a.m. to 5:00 p.m.

You Can Post a Help Wanted Ads for Free

If you need help with lawn/garden care, babysitting services, pet sitting or refinishing furniture, etc., you can place a Help Wanted ad on our web site www.lakemanassasroa.com under the links **Buy and Sell > Classified Advertisements**. Then In the box called Item Name, write Help Needed and in the Description Box explain the type of help needed. Or, if you can provide these and other services for a fee you can place a free ad following the same procedure. Be sure to first login on the website.

Where to Get Visitor Passes

Residents can get visitor passes for their guests from the guard at the gate. A visitor pass will allow your guest to enter the community for a specified period of time. The visitor pass must be displayed on the dashboard of your guest's car at all times.

You Can Get Free E-Books

If you have an e-reader and a Prince William County library card, you can download ebooks from the Prince William County web site. There are thousands of free books available to download at www.pwcgov.org/library.

Source: Prince William County Reports Winter 2012.

How To Get Disposal Equipment Repairs

If your current American Disposal equipment is in need of repair due to normal wear and tear, you can call American Disposal at 703.368.0500 and speak to one of their customer service representatives.

Two local (Bristow) Farmer Markets Open Year Round

Smart Market -

Sunday 10:30 am to 2:30 pm
Piney Branch Elementary School
8301 Linton Hall Road

Devlin Road Farmers Market

Sunday 10:30 am to 2 pm
Corner of Devlin Rd & Linton Hall Rd

Volunteers Needed

The following Committees are seeking volunteers. If you are interested in serving on any committee, please contact Michelle Wingo at mwingo@cmc-management.com for a Committee Interest Form and Non-Disclosure Document.

- Budget and Finance
- Environmental
- Covenants
- Communications
- Swim and Tennis Club
- Safety and Visitors Access
- Modifications and Construction
- New Development



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Community Information

T. Nelson Elliot Spillway Improvement Project -

"The Manassas Utilities and Public Works Department completed the Lake Manassas Dam rehabilitation project in September, originally estimated at 11.49 million. The construction was scheduled to take two years, but was completed in just 14 months, with a total cost of 8.55 million, for a savings of more than 2 million."

Source: www2.insidenova.com/news/2012/aug/24/lake-manassas-dam-project-complete-ahead-schedule-ar-2151764/

Public Access to Lake Manassas remains closed -

"Public access to Lake Manassas has not been available for several years. The City of Manassas cites additional concerns to establishing public access - terrorist threats and potential introduction of zebra mussels. For more information, please contact the City of Manassas Division of Water Utilities at 703-257-8380."

Source: www.dgif.virginia.gov/fishing/waterbodies

Route 29 South and I-66 West Interchange -

"The new Route 29/Linton Hall Road interchange is one of the largest construction projects in Virginia. The centerpiece is a pair of overpasses: one carrying Route 29 over the Norfolk Southern Railroad, and one carrying Linton Hall and Gallerher Roads over the railroad and Route 29. To further improve traffic flow, crews will also widen Route 29 to six lanes and eliminate driveway entrances and two traffic signals between I-66 and Virginia Oaks Drive." The Estimated completion date is June 30, 2015."

"Traffic Data -

In 2008, I-66 carried 82,000 vehicles a day between Route 29 and the Route 234 Bypass, and is expected to carry more than 175,000 vehicles a day by 2028. Route 29 carried roughly 57,000 vehicles a day through Gainesville and is expected to increase to 87,000 by 2035. Linton Hall Road carried 15,500 vehicles per day in 2005, and by 2035 is expected to grow to 42,000."

Source: www.virginiadot.org/projects/northern/Virginia/gainesville_improvements

Tri-County Parkway -

"The plan to build the Tri-County Parkway, connecting Loudoun and Prince William Counties is nearing fruition after 30 years. Despite opposition from a coalition of preservation and smart-growth groups, new documents show that County Supervisors, the National Park Service and the Virginia Department of Historic Resources are on board with plans to build a limited-access 10-mile highway from Interstate 66 in Prince William north to Route 50 in Loudoun County."

Source: *The Washington Post*, September 2 to 8, 2012
www.washingtonpost.com/princewilliam

Virginia Railway Express (VRE)

The Virginia Railway Express' response to the question, "When are you going to offer service to Gainesville/Haymarket, Spotsylvania, Bealeton and Richmond?" appears on VRE's Frequently Asked Questions page, as follows: "Currently, the rail line from Manassas west to Front Royal is a single, unsignaled "dark" track, unlike the dual tracks we normally operate on. Norfolk Southern, who owns the line, has indicated that investment in capacity and signal improvements will be required prior to the operation of commuter service. At least one additional track must be constructed from Manassas to Haymarket, and a modern signaling system installed, before any expansion to these areas is possible. In addition, the at-grade highway crossing at Route 29 would have to be eliminated. That said, ridership studies have shown this to represent our most promising near-term expansion opportunity. With growing public support, we are working to make this happen. It will be a number of years, however, until passenger trains begin to operate to Gainesville/Haymarket, and no decisions have yet been made as to what affect [sic] this will have on service levels to Broad Run. Service beyond Haymarket is not being considered at this time."

Source: www.vre.org/feedback/faq.htm



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Jim Short, Chair
jwshort@comcast.net

COMMITTEE ROSTER

Mike Hegeman
 John Coyle
 Romesh Deora

Budget & Finance Report

We are continuing the review the Monthly Financial Reports to ensure the funds that are being spent are reasonable and in line with the budgets that were established for this fiscal year. The Monthly Financial Reports are available on the community website at <https://community.associawebsites.com/sites/LakeManassasResidentialOA/Pages/FinancialDocuments.aspx>.

The next Budget & Finance Committee meeting will be on October 25 at 7:00 p.m. at the on-site management oce. Feel free stop by to hear firsthand what we are doing and to share your thoughts/input.

Jim



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Anne Jeffery, Chair
annejeffery27@hotmail.com

COMMITTEE ROSTER

Norma Jo Greenlee
Todd Harman
Kristin Knodt
George Layne

Communications Report

We are planning to host a Meet & Greet in January 2013 for residents who have moved into Lake Manassas since our last event in September 2011. At this reception, new residents will meet our LMROA Board members as well as neighbors in a social setting. We will send an announcement to all residents in a blast email with all the particulars as we get closer to the event. Come join us for some light fare, refreshments and good company. Contact George Layne at grlayne@msn.com for any additional information.

Speaking of blast emails, we hope we have been reaching all of you with pertinent neighborhood news and that you have been sharing this information. We encourage new and current residents to sign up to receive these blast emails and to check our web site at www.lakemanassasroa.com for more information about Lake Manassas, including LMROA Board meeting minutes, financial statements, prior issues of the Lake Manassas Connection and other neighborhood information. If you need any assistance with registration or adding your email address to the phone book on our web site, please contact Kristen Knodt at kristink096@gmail.com.

The Communications Committee is considering replacing our bulletin boards at each gate. We are researching different styles to find something that can withstand the rainy weather, humidity, high temperatures, bees and something that would make our posted announcements easier to change frequently and easier to read as you enter the community. If you have suggestions or ideas for replacing these bulletin boards, contact Norma Jo Greenlee at nj@nj-solutions.com.

We also wish to thank all of you for your submissions to each issue of this News Magazine this year. You have made the Lake Manassas Connection a more neighborly and personal publication and we truly hope you will continue to do so. We especially thank Renee and Dave Capouya for their Resident Spotlight articles and photographs which are only a taste of what you will see on their web site. And, thank you Menzie Pittman for your continued support of our musically talented young residents. We look forward to hearing from all of you and to share your stories and photos in future issues. Send your articles, photos and ideas to Todd Harman at manager@wvlogcabins.com and newsletter@lakemanassasroa.com.

As always, your assistance with the preparation of this newsmagazine would also be appreciated. Researchers, photographers, writers and editors are more than welcome to join us. Please contact me at annejeffery27@hotmail.com.

Residents are always welcome to attend our committee meetings. The communications committee meets on the first Thursday of each month at 7:00 p.m., at the on-site management office. If you are interested in becoming a committee member, please contact Michelle Wingo at mwingo@cmc-management.com.

Anne



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