

Lake Manassas Connection

Official Publication of the Lake Manassas Residential Owners Association

Spring 2012

Volume 8, Issue 2



Lake Manassas Connection

Official Publication of

The Lake Manassas Residential Owners Association
Volume 8, Issue 2

Lake Manassas Resident Owners' Association
14900 Turtle Point Drive - Gainesville, VA 20155
Community Management Corporation

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LAKE MANASSAS ROA BOARD OF DIRECTORS

P resident's Report

It is Spring and we have come through a very mild Winter. In addition to the weather, we are about to face some interesting changes in our community.



Errol Unikel, President



Ted Brewer, Secretary



Don Minogue, Treasurer



Ed Long, Director



Warren Watkins, Director

BOARD TRANSITION TIME IS HERE. THE CURRENT BOARD WILL "DISSOLVE."

Although not certain until our Declarant (we will refer to the Declarant as the developer) makes the final decision, it appears now that the current board of directors will terminate sometime in the September 2012 timeframe. That means Don Minogue and I will be stepping off the board along with Warren Watkins, Ted Brewer and Ed Long.

WHAT DOES THIS MEAN FOR OUR COMMUNITY?

- TRANSITION basically refers to the time and series of events when the developer passes control of the board of directors and associated governance responsibilities to the community through the Residential Owners Association. This involves a series of transactions and activities that cover items such as the following:
- Legal documents (e.g. by-laws, pending lawsuits, existing liens, etc.)
- General documents and operational records (e.g. capital reserve studies, board meeting minutes, owner files, contracts, contractor contacts, etc.)
- Financial books and records (e.g. tax returns, annual budgets, audit records, etc.)
- Insurance (policies, agents, claims, etc.)
- Inspections (e.g. government inspections, common areas, maps, plats, etc.)
- Organization and ROA turnover meeting (e.g. community notices, election, appointment of representative to Lake Manassas Association Board – the "master" association)
- Administrative and operational matters (e.g. gate operations / visitor access procedures, transition timeline)

Once the developer sets the date to turn over control – for planning purposes, we are assuming it will be September 1, 2012, then a Special Meeting must be called within 30 days to elect a new board of directors.

Our next LMROA Annual Meeting is scheduled for September 27, 2012.

What makes most sense at this time is to hold our new board member election at the September 27 meeting. In the short term, we will:

- appoint a NOMINATING COMMITTEE
- solicit interest from the community for board candidates
- put the processes in motion to hold a formal election in September
- revise the completion dates for a number of our transition checklist activities

For our new board members to be elected in the Fall, one critical requirement is that we solicit the interest of a number of residents who have been involved enough in community management and have sufficient experience to facilitate a smooth transition. Past experience on the board as well as committee leadership and involvement may be important considerations.

We will be electing FIVE board members at the Annual Meeting with staggered terms of one, two and three years.

continued

P resident's Report

Some good news, as mentioned in my last president's letter, is that we have established a Transition Committee to help plan and guide us through the process. The chairperson is Bob Hale and members include residents Al Wavering, Doug Brady, Rowland Bowers, Bill Kuhlmann, Don Minogue and Errol Unikel. The committee is already working closely with our attorneys at the Chadwick Washington law firm and CMC, our management company. Sara Ross is the lead attorney working with us and Adrienne Harper, CMC portfolio manager is working on the transition along with Michelle Wingo, our onsite manager. They are supported by CMC Division Director, Jan Ward.

No matter what happens, in addition to the transition committee, board members and management company, this community would not run well without our very important group of committee chairs and members who help us manage Lake Manassas in so many ways. Now that we will be relying on ourselves to provide the leadership and make all the key decisions to operate our community in an efficient and cost effective manner, we will be ever more dependent on our committees.

I would like to issue a CALL TO ACTION. Please contact me as soon as possible if you would like to participate actively in one of the following roles:

1. Becoming a member of our Lake Manassas Board starting September 27, 2012.
2. Becoming a member of one of our Lake Manassas Committees starting anytime. You can find more information about what our committees are doing in this newsletter.

Thank you all for your support and interest in our community. We look forward to your ideas and suggestions as we move forward to this next phase in the life of Lake Manassas. Please send to errol@unikel.us

Sincerely yours,



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M anagement Report

Michelle Wingo
CMC On-Site Manager



On-Site Management Office

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mwingo@cmc-management.com

703.753.7745 (office)

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Portfolio Manager

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703.230.8597 (office)

703.930.4995 (cell)

aharper@cmc-management.com

Welcome - Michelle Wingo, CMC OnSite Manager

The Lake Manassas Residential Association welcomes Michelle Wingo as our CMC onsite manager. Michelle is here to help us run our community and to handle resident's comments and concerns. She brings experience and a professional approach to her job. Michelle has worked in community management for several years in Fairfax and Prince William Counties. She has been with Community Management Corporation for five and a half years as an assistant onsite manager for a very large nearby community. Michelle has been a resident of Northern Virginia for almost forty years and currently resides in Warrenton with her husband and three daughters.

Michelle can be reached at the onsite management office, 14900 Turtle Point Drive, Gainesville, VA 20155, by email at mwingo@cmc-management.com or by phone at 703.753.7745.

POOL REGISTRATION: A new pool entry gate and electronic key card entry system has been installed. All residents who wish to use the pool must register using the pool registration which can be printed off from our web site at www.lakemanassasroa.com. Please bring your completed pool registration form with you to the office when you register. Pool registration will begin on April 16th at the onsite management office during the hours of 10 a.m. to 5 p.m., Monday through Friday. Please call 703.753.7745 prior to your arrival to ensure that the manager will be available. For your convenience, there will be two "after hours" registration dates:

Wednesday, April 25th-5:00 to 7:00 pm
& Saturday, May 19th-10 am until 2 pm

One electronic entry key card will be issued to each home and is required to enter through the pool gate. If you arrive at the pool without your card and another family member with your card is not present, please see the community manager, Michelle Wingo, who is onsite Monday through Friday from 9 a.m. to 5 p.m. If you require additional cards, the cost is \$50 per card. Note that for delinquent accounts, new pool passes will not be issued.

SWIM TEAM: There will be three home meets this summer. Please note that there will be no open swim until 1:00 p.m. on the day of a home meet. The schedule for the 2012 swim season is as follows:

- 6/16 Ben Lomand (Home)
- 6/23 Southbridge (Home)
- 6/30 Westridge (Away)
- 7/07 Urbanna (Home)
- 7/14 Veterans Park (Away)
- 7/21 Stonewall (Away)
- 7/28 Purple Divisional at Southbridge

COVENANTS INSPECTIONS AND SUGGESTIONS: Just a reminder that ongoing regular inspections are performed to ensure that all properties in the community are in compliance with our LMROA Covenants. Inspections are performed by our management company, CMC. We will be putting more information about property inspections in our newsletters and on the website. Check our LMROA Community Handbook, which was distributed to all residents, for useful information covering Design Guidelines, Use Restrictions, Property Maintenance Standards and Enforcement Procedures. This handbook is also available on our web site at www.lake manassroa.com. Our management company will be performing a Comprehensive Inspection of the community beginning in the month of April. It is expected to take 30 to 60 days to complete. 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 should be considered in your Spring clean up plans:

(CONTINUED)

M anagement Report

- Mailboxes. Please look at your mailbox and if repairs are needed, complete them as soon as possible. If you need help with your repairs or need to replace your mailbox, you may wish to contact Main Street Mailboxes at 703.753.5521. If you need a new mailbox, consider purchasing the aluminum style post to reduce maintenance.
- Yards and Lawns. Now is the time to tackle lawn maintenance items such as weed/crab grass control, dead trees and shrubs and edging and replenishing the mulch in your beds.
- 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 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: Please obey the laws of the road. Motorists are reminded that passing a school bus is prohibited when it is stopped to load or unload passengers, unless a physical barrier or unpaved median separates the traffic going in either direction. 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. Help keep our neighborhood safe. Obey all traffic signs and laws.

LOOK OUT FOR YOUR COMMUNITY: Although LMROA does have police patrols throughout the community on a limited basis, we 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 look out for the community and keep Lake Manassas clean and safe.

ROAD REPAIRS: There are a number of pavement repairs scheduled for the Western and Eastern Peninsulas this Spring/Summer. We will

notify homeowners via email of dates of these road improvements as soon as the final contracts have been signed.

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.

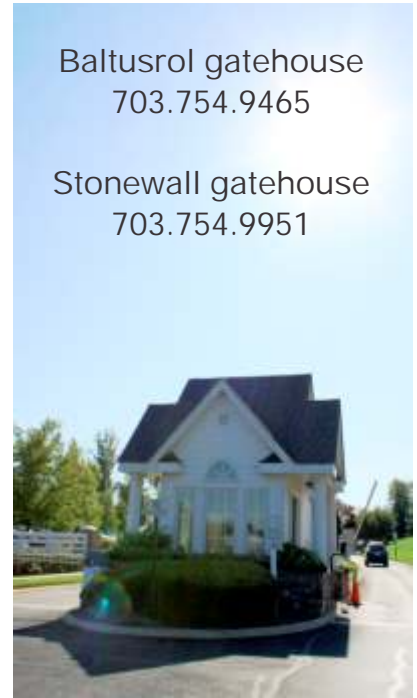
TRASH REMOVAL: Our trash removal service is provided by American Disposal. Trash is collected weekly on Mondays and Thursdays and with recycling on Mondays. A special pick up service is available but must be scheduled in advance. Please call the phone number below for details and scheduling. Please be 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. Please be sure to cover all trash as winds can blow your trash making the community a mess. Be a good neighbor and tie it down. American Disposal 603.368.0500

COURTEOUS NEIGHBORS: With Spring and Summer comes an increase in the number of trespassing reports and barking dog complaints.

- 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.
- 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. Please be considerate of your neighbors.
- 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.

Thank you in advance for the consideration of your neighbors.

REMINDER TO ANNOUNCE GUESTS: Residents must notify the gate house of all visitors and vendors coming to Lake Manassas prior to arrival. Also, please utilize our standing visitor list system that allows you to put frequent visitors on a standing list kept in both gatehouses. Thank you for your cooperation.



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D o you know???

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.

Did you notice our new Lake Manassas Flag flying high on Baltusrol Drive? Our new flag has the lake, ducks, geese and plants included in the design representing the pleasant features of our neighborhood. Our thanks for the selection of our new flag design goes to Errol Unikel and Don Minogue.

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.

Verizon FIOS is being installed in the neighborhood. Additional information about its availability will be provided at a later date.

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 to arrange for a pick up and repair

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.pwccgov.org/library. Source: Prince William County Reports Winter 2012.

You can watch the Board of County supervisors meetings live on line at www.pwccgov.org/BOCS. These meetings are held on Tuesdays at 2 p.m. and 7:30 p.m. Source: Prince William County Reports Winter 2012.

Here are several links regarding topics that may be of interest to the community:

Work on strengthening the T. Nelson Elliot Dam in Lake Manassas is continuing. For the latest information, go to <http://www2.insidenova.com/news/2011/jul/31/5/lake-manassas-dam-getting-stronger-ar-1209270/>

Current plans for the Route 29 South and I-66 West Interchange are available at the Virginia Department of Transportation (VDOT) building on Linton Hall Road. An aerial view is also available at http://www.virginia-dot.org/projects/northernvirginia/gainesville_improvements.asp. Scroll to the middle of the page and click on 'What's Being Done' or 'Video Rendering'.

For the latest information about the Virginia Railway Express (VRE) Gainesville-Haymarket Extension, go to <http://www.vre.org/about/G-H/whats-new.html>

For safety and other reasons, there are no plans to open Lake Manassas for boating and recreational use at this time. For current information, go to <http://www.dgfvirginia.gov/fishing/waterbodies/display.asp?id=82>

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Jim Short, Chair

COMMITTEE ROSTER

Mike Hegeman
Volunteers Needed

Budget & Finance Report

Since the last newsletter, Mike Hegeman and I have continued to 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 (for those that have registered) at <http://community.associawebsites.com/sites/LakeManassasResidentialOA/Pages/FinancialDocuments.aspx>. If you have an interest in getting involved in this area, we are still seeking additional members for this committee. Please contact Michelle Wingo (mwingo@cmc-management.com) or me (jwshort@comcast.net) for more information or if you are interested in volunteering.

The next Budget & Finance Committee meeting will be on Thursday, May 24 at 7:00pm at the on-site management office. From there forward, we will schedule meetings on the fourth Thursday of every other month at 7:00pm at the on-site management office. In the meantime, Mike and I will continue to review the reports, report/investigate any anomalies discovered and support the Board as needed in this area. I look forward to hearing from you!

Jim Short

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Anne Jeffery, Chair
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COMMITTEE ROSTER

- Norma Jo Greenlee
- Todd Harman
- Kristin Knodt
- George Layne

C ommunications Report

We created a new area on our web site to display Lake Manassas clubs and activities. All residents are invited to join in on the fun. Go to www.lakemanassasroa.com and log in (*See below). Then, scroll down the page and click on the word 'here' to view our clubs and activities. If you would like to start another group or add additional activities, please contact Kristin Knodt at kristink096@gmail.com.

If you have not registered to use the website, please sign on and do so today so that we can keep you informed on important news and happenings in the community on a 24/7 basis. Your email address will not be shared with persons or organizations outside of Lake Manassas. So, please get connected by adding your name and email address to the list of residents at www.lakemanassasroa.com. If you are uncomfortable with giving out your email address, you can create a separate email address to be used only for Lake Manassas information. Kristin Knodt at kristink096@gmail.com will be glad to assist you.

* Here are specific step-by-step instructions on how to register and add your email address on the Lake Manassas web site:

- Go to www.lakemanassasroa.com Look at right hand side and find the Get Connected box in light green.
- Click on Sign up for new account.
- You will need your account ID number to enter on the next screen.
- Click Next and create your login ID and password.
- You will be asked to enter an email address
- Log in to website
- Left side Menu find Documents and underneath click on words Phone Book
- On right side Menu find word Preferences and underneath click on My Preferences. Here you can make changes to your account and decide what email information you want to receive.

Elsewhere in this issue is a wine trail developed by your communications committee. We thought this would be an excursion worth taking this Spring. We hope you like the idea.

Shout Out to our Creative Residents...

Calling all managers, event organizers, photographers, writers and editors

A very clever resident has come up with the idea of creating a Lake Manassas Commuter Connection. Residents could meet in a place where other commuters could find each other. With the cost of gas going up, this is an attractive idea and coupled with the use of the HOV lane could save commuters considerable time and expense. If you would like to accept the challenge of managing this project, please send a message to newsletter@lakemanassas.com.

Another great idea worthy of your consideration is to form a Lake Manassas Social Activities Committee. Would you like to organize neighborhood seasonal events like a July 4th picnic, a Halloween parade and other holiday gatherings? If this sounds like something you would like to organize and manage, please contact Michelle Wingo at mwingo@cmc-management.com.

We revised the layout and appearance of this publication with the intent of improving communications among residents, our committees and the board. Please let us know what other topics you would like to see in this newsmagazine. This is your Lake Manassas Connection. You can easily contribute information by submitting articles and photographs that you would like to share with the community to newsletter@lakemanassas.com.

Additionally, we will appreciate hearing from residents who are interested in assisting us with the preparation of this newsmagazine. If there are any photographers, writers and editors who might enjoy lending their time and talents in support of this newsmagazine, 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 also interested in becoming a committee member, please contact Michelle Wingo at mwingo@cmc-management.com.

Anne Jeffery



Rowland Bowers, Chair

COMMITTEE ROSTER

(James) Gary Seyster

Dick LaFrance

Robert Glista

Wayne (Dennis) Campbell

Community Safety & Visitor Access Report

A scope of work and RFP for updating the camera surveillance system at each gate and the pool area has been prepared. The committee expects to review bids and make recommendations to the Board at the next meeting.

Rowland Bowers

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Cara Campbell, Chair

COMMITTEE ROSTER

- Rowland Bowers
- Kathy Cumber
- Phil Gross

Covenants Report

Spring is in the air early this year with the mild winter we experienced. Bulbs bloomed a month ahead of schedule and the pollen count is high. Below are reminders of the LMROA Property Maintenance Standards. Details can be found in the handbook. Be preemptive and make a start on all those projects that were put on hold over the winter. Properties are inspected on a regular basis in order to insure the standards of the community are upheld.

- **Yard Maintenance** - Turf and plantings are expected to be kept in accordance with the community's property maintenance standards. Grass must be no higher than 6 inches, turf and vegetation should be watered during dry periods, turf should not have weeds in excess of 25% of the turfed area. Hedges, shrubs and trees should be pruned and trimmed. Planted beds should be weeded regularly and dead plants should be removed and replaced.
- **Exterior Maintenance** - Exteriors of residences are to be maintained on an ongoing basis. Exterior building components such as gutters, shingles and doors which are missing, broken or otherwise in a state of disrepair should be replaced or repaired as quickly as possible when there is visible or extensive damage.
- **Mailboxes** - Mailboxes need to be kept in a good state or repair. Repaint as frequently as needed and replace rotten wood immediately. Consider upgrading your mailbox to the new aluminum approved box.
- **Modifications** - Modifications to the exterior of properties must be approved in advance by the modification committee. Examples include but are not limited to decks, patios, playground equipment, pools, hot tubs, fire pits, fences, changes to paint colors outside the approved color palette and landscaping projects. Specific details of modification needing approval and the process can be found in the handbook. Do not purchase items without prior approval.
- **Helpful Hints for the Lawn** - Spring is a season of preparation for the longest growing period of your lawn during the year. Although many homeowners may not realize it, this pre-emergent preparation time is critical to the look and feel of a weed free lawn you can realize through the summer well into the fall. A well applied spring pre-emergent weed treatment will greatly reduce weed problems and the work associated with removal for the remainder of the summer season.
 - **Application Time Frame:**
 - Initial treatment March 1st - 30th (before the ambient temperature is consistently 70 degrees)
 - Follow-up treatment June 1st -15th
 - Materials Needed: Turf builder fertilizer with pre-emergent additives
 - **Application:** Purchase at a hardware store or gardening center a turf builder fertilizer with a pre-emergent additive. Be sure to apply the fertilizer before the outside temperature is a consistent 70 degrees and weed germination begins to occur. Apply the treatment to a dry lawn, but within 2-3 days of rain or watering. Apply the fertilizer consistently and evenly with a broadcast type spreader being careful not to get it into flower beds or anywhere that emerging bulbs and other plants may be – the pre-emergent will prevent these from blooming!

If you are not comfortable performing this or are short on time, you can hire a landscape maintenance company to do it for you.
- **Volunteering Anyone?** The Covenants Committee is looking for additional members to help out. The Committee meets monthly and then as needed to conduct hearings. Meetings are held the 3rd Monday of each month at the onsite management office at 7 p.m.

Cara Campbell



Allan Thomas, Chair

COMMITTEE ROSTER

- Linda Malamu
- Harry Jenkins
- Bill Kuhlman
- Kathy Rogers

E nvironmental Report

We have submitted Program Authorization Requests to the Board for the following projects:

- Completing Irrigation for the Overlook Circle
- Installing irrigation for the small circle on Spyglass Hill Loop
- Adding irrigation for the circle on Bonnie Briar Loop

It is anticipated that a portion of these projects will be completed this year.

Work is continuing on the five year plan and priorities have been established for each area of the community that is within our responsibility. Proposals will be obtained for additional landscaping projects that can be accomplished within our budget in the areas of primary concern. This is planned within the next three months with implementation to be accomplished this Summer.

Work is in progress to establish the best solution for the pruning or replacement of the trees on Cancun Court that are becoming a problem.

Our committee welcomes ideas and concerns from all of our residents that will help keep Lake Manassas the premiere community in the area.

Residents are welcome to attend our committee meetings. The next two committee meetings will be held on April 7, 2012 and July 14, 2012 at 10:00 AM at the on-site management office. We can use more volunteers for the Committee from all residents who are interested and can take time to participate. We can use more volunteers for the Committee from all residents who are interested and can take time to participate.

Allan Thomas

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Peter Metrinko, Chair

COMMITTEE ROSTER

- Diane Boyle
- Harriet Miner
- Craig Ackerman
- Sara Howard
- Paul Jeannin – Consultant

M odifications Report

The Modifications Committee had a fairly quiet winter, as most exterior projects wait until the warmer months. Nonetheless, the Committee approved several major exterior changes to homes and the application “in basket” has just filled up for March. In several recent applications we suggested minor modifications to detail work so the exterior work would look original to the house and blend in with the neighborhood. We believe the homeowners were appreciative. We also joined with the Covenants Committee in making recommendations to the board about how to handle applications for the placement of trampolines.

We also welcomed a fifth member to the Committee, Sara Howard, who with her husband Leroy and four sons Austin, Dakota, Ashton and Shane, recently relocated from Coronado, CA. She is an active duty member of the U.S. Navy going on 20 years of honorable service and plans to retire next year. Her husband is a federal employee and aside from their full time jobs they are pursuing Master’s Degrees. Sara said: “We are excited to be a part of the Lake Manassas family and giving back to our community by volunteering our time as needed. Thank you all for welcoming us and making our transition smooth.” And we thank YOU, Sara, for giving of your time.

We meet the second Monday of every month at the pool house at 5 p.m., and residents are always welcome. Upcoming meetings are on April 9th and May 14th.

Peter Metrinko



Grete Bravo, Chair

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- Craig Lindsay
- Susan Malley
- Karrol Harris
- Dave Whithed

S wim and Tennis Center Report

- The pool gate has been installed and the Management Office will send out instructions by email for residents to pick-up pool passes.
- The Swim and Tennis Committee (STC) are in the process of looking into resurfacing and repairing all courts. We are receiving bids, will evaluate them and give our recommendations in the near future.
- The STC is looking into converting court 5 to multi-use, such as volleyball and basketball. We are receiving bids, in conjunction with the resurfacing of all the courts.
- Court 6 has been converted into a basketball court with the installation of 2 basketball hoops. Painting of lines and repairing of cracks will await the resurfacing and repairing of other tennis courts.
- The STC is also looking into getting weekend/summer concessionaires, like Tropical Smoothie or a pizza vendor.
- A tennis program is planned with weekly classes and clinics for kids and adults of all levels. Saturday match play for kids is planned under the new USTA Quick Start rules using low compression balls and a modified court. We plan to have social doubles round of robin play on Friday nights.
- The Swim Team is still going strong and will soon have the yearly registration drive.
- Lake Manassas will not be hosting Divisionals this summer.
- The STC plans to have a pool party for all residents for the Memorial Day Weekend opening of the pool as well as a party for Labor Day weekend closing of the pool.

Grete Bravo



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Spyglass Hill Loop

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Real Estate Sales In Lake Manassas

From 12/1/2011-3/10/2012

ADDRESS	SOLD PRICE*	ORIGINAL	DOMM**	AGE
15709 Spyglass Loop	\$505,000	\$589,900	297	8
8125 Crooked Oaks Court	\$524,300	\$564,900	148	16
8385 Pedigrue Court	\$585,000	\$585,000	206	7
8272 Roxborough Loop	\$601,400	\$699,000	86	9
14891 Alpine Bay Loop	\$620,000	\$699,000	58	20
8023 Bonnie Briar Loop	\$785,000	\$799,000	227	8

*NET Sold Price; Includes Seller Subsidies

**DOMM means "Number of Days on Market, Multiple-List"



Spring Short Game Review

By Erika Larkin, Director of Instruction

Spring and Golf season are nearly here! Here is a quick reminder from our Director of Instruction, Erika Larkin, PGA of some basic short game techniques so that you get off to a good start this year when you hit the course for the first time. Remember the putting green and chipping areas are accessible to you for practice at no charge anytime during our normal business hours.

Putting : Keep your feet shoulder width apart and tilt your chest down so that your eyes are staring straight down at the golf ball. Make sure the putter head is flat against the ground and the ball is lined up with the sweet spot of the putter. Try and swing the putter with an even stroke length back and through and with smooth rhythm. Keep your lower body very still (no weight shift or rotation) and your wrists should not bend at all during the stroke. Practice on all different length putts to dial in your aim and distance control.

Chipping: A classic chip shot is a low trajectory shot from just off the green in short grass. I would recommend you treat the setup and stroke like a putt with a few adjustments-choke down on a pitching wedge or sand wedge, keep your feet very close together and stand closer to the ball than you would normally

with a full-swing with this club. Lean your weight (center of gravity) and the handle of the club towards the green to help keep the club de-lofted through the swing. Stay very steady in this position as you swing the club head low to the ground (with no wrist bend or rotation - more like a putt). It should take very little effort to hit a soft crisp shot that bumps and rolls on the green right up to the flag!

For more golf tips and a schedule of instruction for all ages and skill levels visit Erika's website at www.larkingolf.com.

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