

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

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VOLUME 21, ISSUE 3



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RESIDENTIAL OWNERS ASSOCIATION

Volume 21, Issue 3

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**Karen Jackson, Asst Manager/Covenants
Administrator**

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From THE BOARD

FISCAL YEAR 2026 BUDGET

By now, all homeowners should have received a copy of the Fiscal Year 2026 Budget and the accompanying explanation letter. If you have not received your copy, please contact Management at concerns@LMROA.com. Coupon books for the upcoming fiscal year were mailed to all owners in June.

During this year's budget planning process, the Budget & Finance Committee, in collaboration with the Board of Directors and Management, worked diligently to reduce expenses wherever possible. We are proud to report that through successful negotiations, we were able to decrease costs in several areas, most notably our trash disposal contract.

Of course, like many communities, we continue to experience increases in certain areas such as minimum wage, labor, insurance, and utility costs. Inflation and rising service rates are factors beyond our control, but we remain committed to finding efficiencies while maintaining the high standards our community expects.

RESERVE PROJECTS

A new Reserve Study was conducted this year, helping us better plan for the future. We are currently soliciting bids for road work, as well as for repairs to our tennis and basketball courts.

We're also excited to report that a major renovation of the Swim & Tennis Center bathrooms was recently completed. This was the first significant renovation at the facility since its original construction nearly 30 years ago. It represents a significant investment in the longevity and comfort of one of our most valued amenities. Additionally, the pool was re-plastered and white coated prior to the 2025 swim season.

Other smaller projects underway include parking lot repairs and striping, fire lane painting, and repainting of stop bars and speed humps. With a large irrigation system supporting our common areas, annual maintenance and repairs are always necessary. As you've likely seen in your own homes, utility and water costs have continued to rise, and the Association is similarly impacted.

FIOS

Regarding FIOS availability all easements have been recorded with Prince William County. We are awaiting scheduling from Verizon for the completion of the groundwork needed on the western peninsula in Lake Manassas so that they are able to offer FIOS to the entire community. FIOS is currently available to residents on the eastern side of the community as well as some residents on the western side of the community. We will continue to keep you apprised through blast email notifications of any updates we receive, however we encourage you to contact Verizon directly with questions or for service information.

2025 ANNUAL MEETING & ELECTION

Lastly, please watch your mail and email for details about the upcoming LMROA Annual Meeting -- including the "Call for Candidates", which will be mailed in July. Your participation is important, and we encourage all residents to get involved!

Thank you for your continued support and engagement as we work together to enhance and maintain the quality of life and property values in our community.

Warm regards,

Dennis, Tom, Ron, Jeff, and Nkonye

Management REPORT

"It always seems impossible until it's done!"

~ Nelson Mandela



Michelle Wingo
Community Manager



Karen Jackson
Assistant Manager/
Covenants Administrator

As summer begins to take hold we hope you're finding time to enjoy the many amenities the community has to offer. Life moves quickly, and we understand that things can get hectic — between work, family, and everything in between, it's easy for things like home maintenance tasks to fall to the wayside while you wonder how it's all going to get done. You're not alone ... we've been busy too!

Covenants inspections are currently underway as part of our ongoing efforts to maintain the appearance and value of the community. If you receive an *Opportunity to Correct* notice in the mail and feel you may need additional time to address a maintenance item, please don't hesitate to reach out to us. We're here to help and happy to work with you wherever possible.

It's been a full and productive spring for the management team as well! Renovations to the Swim and Tennis Center bathrooms are now complete (check out the photos on page 13), and the FY 2026 budget was drafted, approved, and mailed to all homeowners on May 30th. Coupon books should arrive by the end of June. If you haven't received yours, let us know and we'll be glad to get another copy out to you.

In April, a full Reserve Study was completed, and we're currently working with contractors to obtain bids for much-needed maintenance, including road repairs, and updates to the tennis and basketball courts.

Looking ahead, we're gearing up for our Annual Meeting! Be on the lookout for the "Call for Candidates" letter in your mailbox soon. If you're interested in getting involved by running for the Board, we'd love to hear from you. Just complete the candidate form and send it in with your statement.

As always, we encourage everyone to take a moment to slow down, breathe, and enjoy **your** community!

If you have any questions, comments, or concerns, you can always reach us at **concerns@LMROA.com**.

Enjoy the summer!

Michelle & Karen

Congratulations to Our Lake Manassas
Graduates



We Are So Proud of You
& Wish You the
Best with
Your Future Endeavors!

Lake manassas residential owners association:

Did You Know?

The community we know as Lake Manassas began taking shape in the 1980s, when it was purchased by the Lake Manassas Limited Liability Company (LMLLC) and rezoned as a Planned Residential Community. Like many planned communities, Lake Manassas is governed by a legally recorded Declaration of Covenants, Conditions, and Restrictions. These covenants operate under Virginia law and establish five separate associations—four of which are members of the Lake Manassas Association (LMA).

Who Are the Members of the LMA?

The LMA acts as an umbrella association made up of:

- Lake Manassas Residential Owners Association (LMROA)
- Lake Manassas Non-Residential Owners Association (LMNRA) –representing commercial properties
- Robert Trent Jones Golf Club (RTJ)
- Stonewall Golf Club (SGC)

Each of these groups appoints one representative to serve on the LMA Board of Directors. Since January 1, 2013, LMROA has had a voting resident member on the LMA Board.

What Does the LMA Do?

The LMA is responsible for managing shared infrastructure that benefits all member associations. This includes:

- Baltusrol Boulevard and Lake Manassas Drive
- Turtle Point Drive, from the RTJ entrance to the Stonewall Gate House
- Landscaping and the asphalt trail along Turtle Point Drive
- All storm water ponds within residential areas and those near the Stonewall Golf Course

The LMA operating budget is funded by maintenance and base assessments paid by the four member associa-

tions. About 15% of LMROA's annual budget goes toward LMA maintenance and operating costs.

What About LMROA?

LMROA officially became a resident-controlled association on January 1, 2013. We are responsible for managing and maintaining key common areas across the community as follows:

Eastern Peninsula:

- Swim and Tennis Center (pool & facilities, tot lot, sport courts)
- All trails, open spaces, roads, and landscaped traffic circles within residential areas
- Amsterdam Gate (easement granted by LMA)

Western Peninsula:

- Stonewall Gate House
- Landscaping around and behind the Gate House on Turtle Point Drive
- Neighborhood roads, traffic circles, open spaces, and retaining walls

Please note that the storm water ponds along holes 5, 6, and 7 are owned and maintained by LMA and the pond near hole 4 is managed by SGC.

Repairs to LMROA-owned roads, sidewalks, and trails are funded through our replacement reserves, which are covered by the base assessment shared by all homeowners.

Why This Matters

We often receive questions about who owns and maintains various parts of the community. While the system may seem complex, it's designed to ensure that each association maintains its property in a way that enhances the value and quality of life across the entire development.



Portions of this article were adapted from an original piece written by resident Rowland Bowers, which appeared in the Fall 2013 issue of *The Connection*.

Communications



Board Liaison:
Nkonye Mwalilu
George Argodale, Chair
Kevin Cao
Jane Houston

My name is George Argodale and I'd like to take this opportunity to introduce myself to you as the new chairman of the community's Communications Committee. It's a privilege to serve in this role, and I'm looking forward to working with Kevin and Jane as we revitalize this important committee.

The Communications Committee plays a key role in keeping everyone informed and connected. We assist with the creation and development of our community newsletter and help maintain and update our website. We also partner with the Board to share timely updates through email blasts and other communication tools.

To best serve our community, we encourage every resident (homeowners and renters) of Lake Manassas to create an account on our website www.LMROA.com

One of our newest initiatives will be to include the use of **resident opinion surveys** — a way to better understand what topics matter most to you. These surveys will help the Board make informed decisions and ensure that the community's voice is heard.

As we breathe new life into this committee, **we're actively seeking volunteers!** Whether you have experience in writing, editing, design, web content, or simply have great ideas and enthusiasm, we'd love to hear from you. No prior experience is necessary — just a willingness to contribute and collaborate.

We're also looking for **ideas for newsletter and website content or any topics you'd like to see explored** for the benefit of the community. Your input will help us create a newsletter and communication strategy that reflects the interests and spirit of our neighborhood. Your ideas can be emailed to concerns@lmroa.com.

If you're interested in joining the committee, have content ideas, or just want to learn more, please reach out! We welcome your participation and look forward to working together to strengthen connections and keep everyone informed.

Warm regards,

George Argodale, Kevin Cao, & Jane Houston

Budget & Finance



*Harry Horning,
Chair*

Board Liaison:
Jeff Holbrook
Harry Horning, Chair
Romesh Deora
Darren Moore
Robert Owens
Phil Porter

The Budget and Finance Committee is pleased to share that as part of a collaborative effort between the Board of Directors and management team we worked to develop the Fiscal Year 2026 budget. This resulted in a balanced and forward-looking financial plan that was approved by the Board and mailed to the membership on May 30, 2025.

The FY 2026 budget includes a modest increase to the general assessment, as well as adjustments to pipe stem and town-home maintenance fees. These changes reflect necessary contributions to the community's Reserves and increases in contracted services that support ongoing maintenance and upkeep.

We appreciate the community's continued support as we work to ensure the long-term financial health and sustainability of our shared neighborhood. If you are interested in being a volunteer on the Budget & Finance Committee please email us at concerns@LMROA.com

Sincerely,

Harry, Bob, Darren, Phil & Romesh



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MODIFICATIONS & CONSTRUCTION



Diane Boyle, Chair

Board Liaison: Tom Cumber
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Lisa Jacques
Sue Minogue
Anthony Pankuch

Are you thinking about making changes or improvements to your home's exterior? We kindly ask that you submit your plans to the Modifications Committee (MCC) for review and approval before getting started. This process helps keep our community looking its best — and it's especially important if you're planning to sell your home, as resale documents must confirm that all exterior modifications are approved. Obtaining prior approval helps prevent potential delays or citations down the road.

From March through November, monthly inspections of the common areas are conducted to support the ongoing beauty and upkeep of our shared spaces. Based on these inspections, the MCC may recommend enhancements such as replacing trees, shrubs, or other landscaping elements to keep our surroundings vibrant and inviting.

While our team and site manager perform routine inspections, we truly value your eyes on the ground. If you notice any issues that need attention—like fallen debris or declining trees—please don't hesitate to contact Michelle at the site office. Your input helps us respond more quickly and efficiently to the needs of our community.

Similarly, if you notice a streetlight that's out, please email the site staff at **concerns@LMROA.com**. If possible, include the pole number, nearby address, and closest cross street. Our staff will determine who owns the light and work to get it repaired promptly.

The Modifications Committee typically meets on the second Monday of each month at 5:00 p.m. at the Site Office, located at the Swim and Tennis Center. Occasionally, meeting dates may shift, so we recommend checking the online calendar or contacting Michelle ahead of time if you'd like to attend.

A quick reminder: applications must be submitted **no later than noon, ten days before** a scheduled meeting—this deadline ensures we have time to review each request and, when needed, conduct a property visit. You can find application forms and full meeting details on our website at www.LMROA.com.

Thank you for your continued cooperation and commitment to keeping Lake Manassas a beautiful, welcoming place to call home. We appreciate all you do to support the Modifications Committee and the community as a whole.

Wishing you a wonderful summer!

Warm regards,

Diane, Lisa, Sue & Tony

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Board Liaison: Ronald Frost
Rex Luzader, Chair
George Argodale
Rich Marianos
Mike McGary
Andrew Roberts

Please watch your speeds!

Both speed radar signs are now back in operation.

There have been reports of a white Mercedes traveling at high speeds in the Western Peninsula.

Please slow down!!!

PWC Police and Sheriffs are patrolling the neighborhood and will give citations for speeding, etc. Speeding 20 mph over the posted limit may result in a reckless driving charge and can carry hefty penalties including loss of driving privileges. Thank you for your cooperation in making our streets safe.

Thanks to George Argodale, our Post Ordes and related documents have been updated. Following Board approval they will be posted in the Gate Houses and the committee will begin audits of gate attendant adherence to them.

Please report any problems with gate attendant performance and gate access to concerns@lmroa.com. Resident feedback concerning attendant performance will help us focus on those needing improvement.

Please register and use Gate Key to register your guests and planned visitors. Attendants are instructed to turn away any visitor not registered in Gate Key. You may call the Gate house and leave verbal instructions for the attendants on a one-time limited basis. Please do not abuse this privilege.



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*Kathy Cumber,
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Board Liaison:
Dennis Kryway
Kathy Cumber,
Acting Chair
Lesley Holbrook
Joe Greenlee
Allison Roberts

ANNUAL INSPECTIONS UNDERWAY

We want to let all homeowners know that our annual property inspections are currently in progress. You may notice site staff walking or driving through the neighborhood, taking notes and photographs of homes. This is a normal part of the inspection process and nothing to be alarmed about.

If a violation is found on your property, you will receive written notification outlining the issue and the corrective action required. We kindly ask that you address any noted violations promptly to avoid the need for further action. If you anticipate needing additional time to complete a repair, please reach out to the on-site management office at concerns@LMROA.com to discuss your situation.

Some of the most frequently observed violations include:

-  Overgrown grass or weed control issues
-  Decks, trim, shutters, or doors in disrepair or needing paint
-  Leaning or unmaintained mailboxes

We understand that some maintenance tasks can be more difficult depending on the season. However, summer is an ideal time to stay on top of these responsibilities and avoid carrying any open violations into the colder months.

STREET PARKING REMINDER

Street parking continues to be one of the most common concerns we hear from residents. Street parking is not permitted without prior authorization from management—even if your driveway and garage are already full.

While we understand this may be inconvenient for households with multiple vehicles or visiting guests, these rules are essential to maintaining the safety and appearance of our community. If you need temporary street parking, please contact concerns@LMROA.com to request authorization and review the guidelines

LEASING AND TENANT RESPONSIBILITY

If you are a non-resident owner and have tenants living in your home, please remember that you are responsible for ensuring your tenants follow all community use restrictions and maintain the property appropriately. Additionally, a copy of the lease must be presented to Association management. This is a critical part of preserving the overall appearance and integrity of our neighborhood.

COVENANTS QUESTIONS OR CONCERNS

For any questions, concerns, or to report a possible covenant violation, please email concerns@LMROA.com. Site staff will investigate all reports in accordance with the Association's Due Process Policies and Procedures.

Please note: Due to privacy regulations, we are unable to share information about violations concerning another property.

JOIN US

The Covenants Committee meets on the third Monday of each month at 6:00 pm at the on-site office. All owners are welcome and encouraged to attend.

We appreciate your cooperation and commitment to keeping Lake Manassas a beautiful and well-maintained community.

Wishing you a wonderful summer!

Warm regards,
Kathy, Allison, Joe, & Lesley



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Swim & Tennis

Board Liaison: Tom Cumber
Grete Bravo, Chair
Kristin Knodt
Maria Powell
Shery Samaan
Betsy Unikel

Summer is here, and we're excited to welcome everyone back to the Swim and Tennis Center for another fun-filled season!

POOL HOURS

Despite a chilly start over Memorial Day weekend, the pool is now **open daily** from **Noon to 8 pm**, just in time for summer break! **When public schools are back in session** this **August**, weekday pool hours will shift to **4 pm to 8 pm**, while **weekend hours** will remain **Noon to 8 pm**. On **holidays** like Independence Day and Labor Day, the pool will be open from **Noon to 7 pm**. A copy of the pool rules can be found on the community website by going to www.LMROA.com.

BLUE DOLPHINS SWIM TEAM

Our Blue Dolphins are back in action! Morning practices take place before the pool opens, and during evening practices, a portion of the pool will remain available for residents. This summer, they're hosting **three home Swim Meets**—check the full schedule on the community online calendar at www.LMROA.com.

FACILITY UPGRADES

We're thrilled to announce that the Swim and Tennis Center bathrooms have been beautifully renovated! After thoughtful planning and careful budgeting, the committee selected a contractor who delivered fantastic results. We invite everyone to stop by and see the improvements firsthand.

TENNIS & PICKLEBALL COURTS

Warranty repairs are scheduled to address a crack on the pickleball courts. We're also in the process of gathering bids for additional court maintenance, with plans to present proposals to the board later this summer.

TOT LOT REMINDERS

Mosquito treatments at the tot lot have resumed. As a friendly reminder, the tot lot is designed for children **12 and under**, and **adult supervision is required at all times** to ensure a safe and happy play space for our youngest residents.

GET INVOLVED!

We warmly invite all residents to join the **Swim and Tennis Committee!** Meetings are held quarterly (as needed) at the Swim and Tennis Center Site Office. Your ideas, feedback, and involvement help us continue to enhance our community amenities.

If you have questions, suggestions, or concerns, please reach out to our site manager at **concerns@LMROA.com**.

Here's to a fantastic summer of sunshine, swimming, and community fun. We can't wait to see you poolside or on the courts!

Warm regards,

Grete, Betsy, Kristin, Maria, & Sheri

2025 SWIM SEASON HOURS

The pool is open daily from Noon until 8 pm.

On **August 18** when schools **are back in session**, weekday hours revert back to 4 pm until 8 pm.

The pool will close for the season at 7 pm on **Monday, September 1**.

SWIM TEAM

Swim Team practice in the morning takes place **before** the pool opens to residents at noon; in the evening when the team practices, the pool remains open and is shared with residents and Swim Team members.

2025 remaining Swim meets are scheduled for **Saturday June 28 and July 12**. There may be a slight delay in opening times on those dates for post-meet pool clean up.

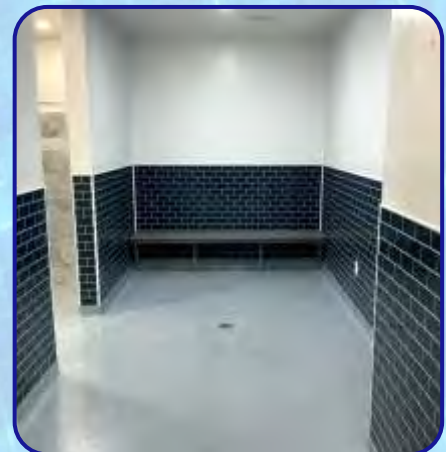
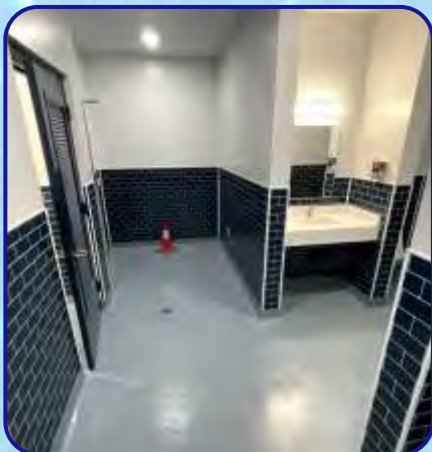
Exciting News:

SWIM & TENNIS CENTER RESTROOM RENOVATIONS COMPLETE!



We're thrilled to announce that the long-awaited renovations to the Swim and Tennis Center restrooms are now complete! The Association partnered with Specialty Services of Virginia, working closely with the Swim and Tennis Committee and our management team to carefully select materials and design a thoughtful renovation plan.

Thanks to the collaborative efforts of all involved, the updated restrooms are a welcome improvement to one of our community's favorite summer spots. The Board and Committee are very pleased with the final results and invite you to stop by, take a look, and enjoy all the amenities the Swim and Tennis Center has to offer this season!



Thanks to
Specialty Services
of Virginia
for these photos.



Gary Huebner, PGA
General Manager

Summer is here, and it's time for outdoor activities, dining and socializing with friends! Our covered outdoor terrace area is the perfect place to relax and enjoy food & drinks with friends! Come over to enjoy the great views and atmosphere, as well as some of Chef Sandy's fabulous food creations! Where else in NoVA can you dine outdoors, under cover, and with a view that's far more inviting than a road or parking lot? Each month, on the 3rd Thursday of the month, we have live music planned for your entertainment. Many of you know about Bart Harris, and he'll be entertaining at the Brass Cannon each month through the summer and into fall. Join us!

The Stonewall golf course is in excellent condition and our agronomy team is working on projects to improve cart paths and lake views to make the golfer experience even better. Please remember that the course is private property, and residents should not be walking the cart paths or allowing children to play games, etc. on the course area.

Our golf shop is fully stocked with fresh apparel, accessories and equipment, so visit often to see new styles and items as they arrive and pick up a nice treat for yourself or to use as a great gift!

Be sure to visit pmcgolf.com and sign up for any of the many game-improvement opportunities Patrick McCarthy and

his team have available to all! Participation in clinics, classes and individual coaching has been outstanding, and PMC Golf enjoys great reviews from all who take advantage of the programs. This summer, our plan is to build a teaching studio building on our practice range tee to create an even better environment for lessons, clinics & club-fitting!

As always, we encourage you to reach out to us for your meeting, party and celebration needs for the 2025 holiday season and beyond. Sarah Puckett, Director of Sales, has great dates still available, but the calendar fills up quickly!

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

Gary Huebner, PGA



The Brass Cannon
AT STONEWALL GOLF CLUB

- ◆ EVENTS
- ◆ RESTAURANT
- ◆ GOLF

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Men's Senior Golf League

Registration Form - FALL Season- 2025

The Men's Senior Golf League will begin its Fall Season – 2025 on July 9, 2025. The League is open to anyone who is age 50 years and older with an established USGA Handicap Index. All skill levels are invited to join. The League offers golfers regular play (each Wednesday @ 8:30 am) at Stonewall Golf Club. The League gives golfers the prospect to improve golf skills, the occasion to meet and play with other golfers, a chance to participate in individual and team competitive events and most importantly – the opportunity to have fun! Golfers are not required to play every Wednesday but only when their personal schedule permits.

The League is divided into two seasons – Summer and Fall. The Summer Season will have been completed at this reading. The Fall Season will be 12 weeks in length and begins July 9, 2025, and ends on October 1, 2025. Interested golfers can sign up for the Fall Season prior to August 13, 2025. The registration fee for the Fall Season is \$50.00.

Many of the League's play dates/days are Open Play. However, individual/team events are usually scheduled each month. At the end of the Fall Season League Awards are presented in six categories to recognize the skill and performance of the golfers in each flight. At the end of the Fall Season in October, The Greenlee Cup (the League's version of the USGA's Ryder Cup) is played with two Teams facing off for The Cup. The Fall Season concludes with its Annual Awards Luncheon.

The League is divided into at least four flights based on the skill level (handicap) of the golfers in the League and more importantly to make the League fun and fair for all golfers. League golfers can choose to play from the White or Combo Tee which is a combination of the White/Red Tees. While the League's more skilled golfers play from the White Tee, most of the League's golfers play from the Combo Tees since those tees seem to make the course more enjoyable while continuing to offer a reasonable challenge. The Combo Course has its own distance, course rating and slope and is recognized in the Golf Handicap Information Network (GHIN).

If you are interested in joining the League, please complete the form below and drop it off along with a check with the appropriate amount made out to Joe Greenlee in the Stonewall Golf Pro Shop as soon as possible but not later than Wednesday, August 13, 2025. You can also mail your form and check to Joe Greenlee, 8294 Roxborough Loop, and Gainesville, VA 20155. Additional information regarding the conduct of the League will be distributed once you join the League. In the interim, if you have any questions, please contact Joe Greenlee via email at (armygreen766@comcast.net) or mobile phone at 703.597.9524. Please leave a message if your phone call is not answered.

(PLEASE PRINT)

Name:

Address:

Phone:

Email:

GHIN#

USGA Handicap Index:

Preferred Tee (Check One): ☐ White ☐ Combo

Fall Season \$



Real Estate in Lake Manassas

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

*Stats Courtesy of:
Jim & Dawn Gaskill*

STATUS	ADDRESS	SALES PRICE	DOM	CLOSE DATE	ABOVE GRADE SQ FT
C/S	15855 Spyglass Hill Loop	\$ 1,350,000	0		4,001
ACT	7990 Amsterdam Court	\$ 974,000	90		3,512
ACT	8130 Cancun Court	\$ 1,200,000	29		3,622
A/C	8109 Crooked Oaks Court	\$ 965,000	8	06/17/25	3,181
PND	7974 Turtle Creek Circle	\$ 795,000	12	06/18/25	3,409
CLS	8277 Roxborough Loop	\$ 1,050,000	19	06/04/25	2,763
CLS	15698 Spyglass Hill Loop	\$ 1,540,000	6	06/03/25	4,835
CLS	15944 Spyglass Hill Loop	\$ 985,000	49	06/02/25	4,008
CLS	7917 Turtle Creek Circle	\$ 845,000	10	05/30/25	3,409
CLS	8092 Crooked Oaks Court	\$ 975,000	4	05/21/25	2,505
CLS	8534 Link Hills Loop	\$ 1,390,000	0	05/16/25	5,594
CLS	14994 Alpine Bay Loop	\$ 1,250,000	26	05/07/25	4,116
CLS	8444 Link Hills Loop	\$ 1,420,000	3	04/22/25	4,842
CLS	7919 Turtle Creek Circle	\$ 825,000	5	04/15/25	3,409
CLS	7931 Turtle Creek Circle	\$ 885,000	4	03/20/25	3,131
CLS	15859 Spyglass Hill Loop	\$ 1,410,000	3	02/28/25	5,236
CLS	15798 Spyglass Hill Loop	\$ 6,500	38	03/20/25	6,046



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SUCCESSFULLY MAKE
PRUDENT DECISIONS
CONCERNING YOUR FUTURE
FINANCIAL CONDITION.

Harry is a resident of Lake Manassas

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PRINCE WILLIAM COUNTY PUBLIC SCHOOLS 2025 SCHOOL YEAR

August 18 - First day of school

August 29 - Labor Day weekend holiday
(schools and offices closed to the public)

September 1 - Labor Day holiday
(schools and offices closed)

September 23 - Holiday
(schools and offices closed in observance of
Rosh Hashanah)

October 2 - Holiday
(schools and offices closed in observance of
Yom Kippur)

October 13 - Division professional
development
(no school for students)

October 21 - Holiday
(schools and offices closed in observance
of Diwali)



November 3 - School-based conferences
/ professional development
(no school for students)

November 4 - Teacher workday
(no school for students)

November 11 - Veterans Day holiday
(schools and offices closed)

November 26 - Thanksgiving break
(schools and offices closed to the public)

November 27-28 - Thanksgiving break
(schools and offices closed)

December 22 - January 2 - Winter break
(Holidays observed during winter break
include Christmas, Hanukkah, Kwanzaa, and
New Year's Day) (no school for students)

Taken from PWCS website at pwcs.edu and is
subject to change

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community calendars

Don't miss the RTJ Fireworks Display on June 29th!

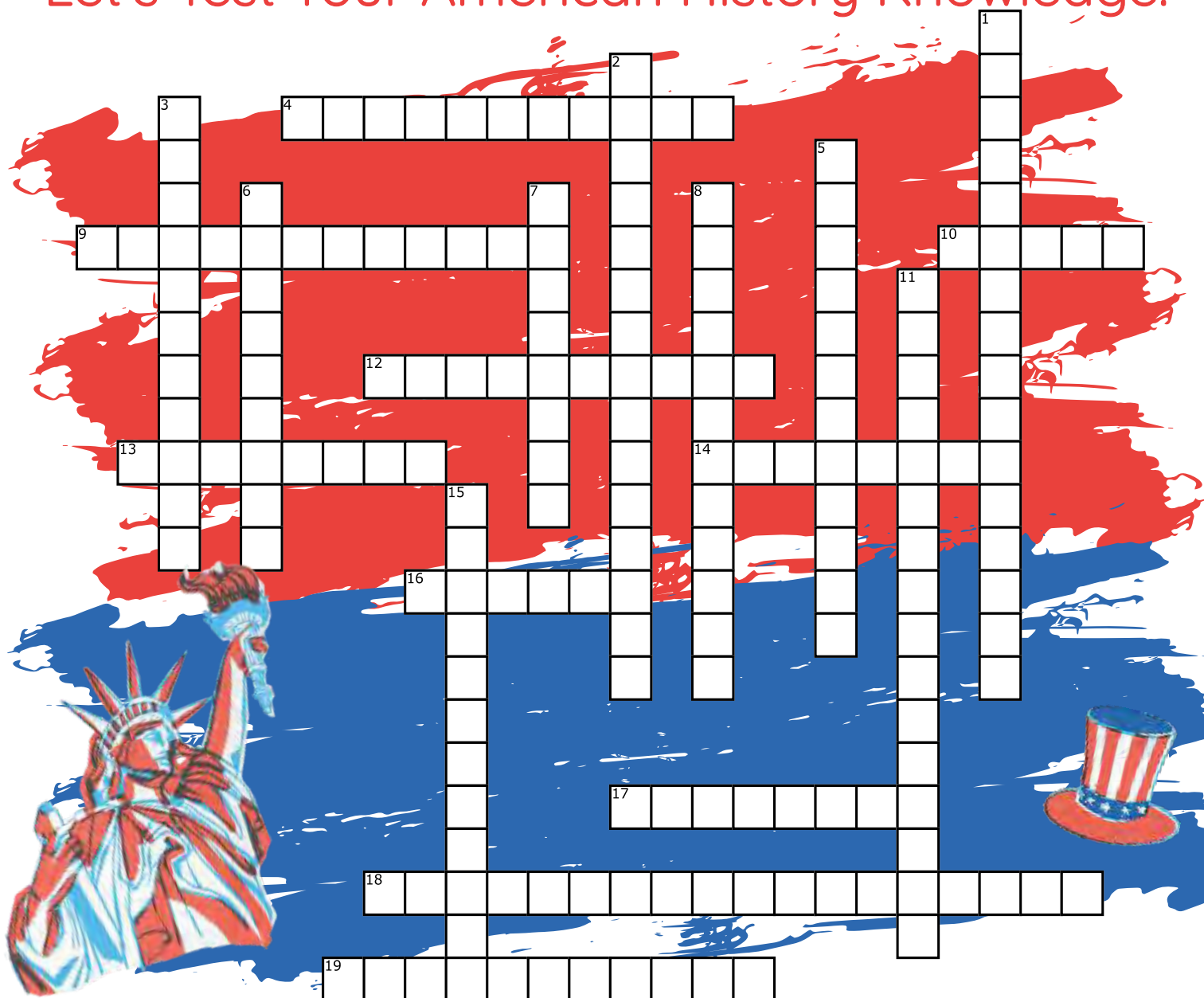
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>July 2025</i>		1	2	3	4 Independence Day Site Office Closed	5
6	7	8	9	10	11	12
13	14 MCC Meeting 5pm	15	16 CVAC Meeting 5:30pm	17	18	19
20	21 Covenants Meeting 6pm	22	23	24	25	26
27	28	29	30	31		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>August 2025</i>					1 MCC applications due by Noon	2
3	4	5	6	7	8	9
10	11 MCC Meeting 5pm	12	13	14	15	16
17	18 Covenants Meeting 6pm	19	20 CVAC Meeting 5:30pm	21	22	23
24 31	25	26 Site Office Closed	27	28	29 MCC applications due for September by Noon	30

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Lake Manassas Connection submission deadline	1 Labor Day Pool Closes at 7pm Site Office Closed	2	3	4	5	6
7	8 MCC Meeting 5pm	9	10	11	12	13
14	15 Covenants Meeting 6pm	16 LMROA Annual Meeting & Election 7pm (Tentative)	17 CVAC Meeting 5:30pm	18	19	20
21	22	23	24	25	26	27
28	29	30	<i>September 2025</i>			

To Celebrate The Fourth of July

Let's Test Your American History Knowledge!



ACROSS

4. Famous signature on the Declaration
9. City where the Continental Congress met in 1776
10. Famous American who said, "Give me liberty or give me death" (last name)
12. Last name of the man who presided over the Constitutional Convention
13. Thomas Jefferson's home state
14. Type of government created by the Constitution
16. He rode to warn colonists that the British were coming (last name)
17. American flag nickname (2 words)
18. Anthem written during the War of 1812 (3 words)
19. Phrase people used for the Americas in the 1600s (3 words)

DOWN

1. The building in Philadelphia where the Declaration of Independence was signed
2. The group of men who helped draft the Declaration (2 words)
3. The branch of government that makes laws
5. Large document signed in 1787 in Philadelphia
6. National symbol known for its strength & freedom (2 words)
7. Type of colonists who supported independence from Britain
8. The first ten amendments to the Constitution (3 words)
11. The war fought for American independence (2 words)
15. The country from which the U.S. gained independence

Answer Key on page 21

Lake Manassas community information

COVENANTS:

INSPECTIONS: While we understand that there are some aspects of property maintenance that cannot be attended to at various times of the year (especially painting and landscaping) and in certain weather conditions, please do your best to keep your property maintained according to LMROA guidelines. If you are issued a violation notice and need an extension of time to complete repairs, please put your request in writing and email to concerns@LMROA.com.

The LMROA Community Handbook contains useful information covering Design Guidelines, Use Restrictions, Property Maintenance Standards and Enforcement Procedures. Please be sure to correct any violations that may exist on your property. The following is just a sample of a few important inspection items that need to be continuously maintained:

MAILBOXES: Many mailboxes in the community have faded or are in disrepair and will need repainting.

If you need to replace your mailbox please contact Main Street Mailboxes at sales@mainstreet-mailboxes.com or 571.379.8454.

YARDS AND LAWNS. Lawn maintenance items such as weed/crab grass control, dead trees and shrubs and edging as well as replenishing the mulch in your beds need to be continued throughout the year. Please do not leave grass clippings on the sidewalk and/or street or dump on common areas.

HOME EXTERIORS. Look at your home and inspect for peeling and blistering paint, rotted wood, and staining and green algae. Please clean, repair or paint all affected surfaces.

PLAY EQUIPMENT. Outdoor play equipment must be approved by the Modifications and Construction Committee. Please obtain your approval before making any purchases.

STREET PARKING:

When you are receiving guests, parking in the street may be necessary. It seems, however, that the issue of vehicles parked in the street on a regular basis continues to be a problem.

When you moved into the community, you were provided with documents containing the Covenants, Conditions and Restrictions for the LMROA. **The guidelines state that there is no street parking permitted without prior authorization of management.** If you have room in your driveway then you should not have cars parked in the street. Understandably, for those who have multiple vehicles, rearranging cars to accommodate those who live in your home can be a nuisance, however, the parking rule was put in place to keep as many vehicles as possible off the roads for the safety and aesthetics of

the community. If you or your guests require temporary street parking, please contact the on-site office in advance. If you continually disregard the parking regulations, you may be called to a hearing before the Covenants Committee and also fined \$50 for each infraction.

TRASH:

Our trash removal service is provided by American Disposal. Trash is collected weekly on Mondays and Thursdays. Yard waste and recycling are now collected on Monday. A special pick up service for bulk items is available for a fee (white goods, construction debris, etc.), but must be scheduled in advance. Please call American Disposal 703.368.0500 for details and scheduling. Reminder - please be sure not to set your trash out any sooner than the evening before collection (approximately 6 pm); trash cans and containers must be stored out of sight prior to sunrise the day after collection and are not to be stored in your driveway. This includes trash left by a landscaping company. When trash is put out a day or two before pick-up, the overall effect presents an unsightly appearance in our lovely neighborhood. On windy days, trash is easily blown down the street making the street and the community unsightly. Be a good neighbor and tie it down and please be sure to cover all trash.

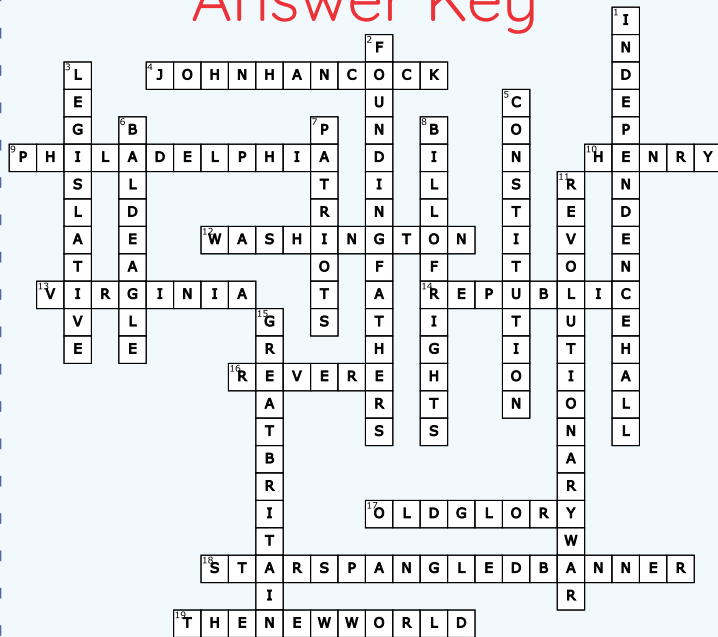
While we understand that trash bags at the curb may be necessary from time to time it is recommended that you use the can provided by American Disposal. This will eliminate any trash/debris scattered by birds and wildlife. NOTE: Residents should allow at least 3 feet between each trash can and space at least 10 feet from the mailbox or vehicles to allow for the side arm to grab the trash cans.

For information on special pickups, restrictions, and new yard waste rules, please go to www.americandisposal.com.

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



Crossword Puzzle Answer Key



LAKE MANASSAS COMMUNITY

On-Site Management Office	703.753.7745
www.LMROA.com ~ concerns@LMROA.com	
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 Dominion VA Power	866.366.4357
Main Street Mailboxes	571.379.8454
Trash (American Disposal)	703.368.0500
Washington Gas	703.750.1000
Water/Sewer (PW County)	703.335.7900

EMERGENCIES

Fire or Police (Emergency Only)	911
VA State Police	800.572.2260
Prince William County-PWC Police	703.792.6500
PWC Alleged Crime or Incident Report	703.792.5123
Fire Dept - Gainesville	703.792.5004
Gas - Columbia of Virginia	800.543.8911
24-Hour Emergency	800.544.5606
Novant Health Haymarket Medical Cntr	571.261.3250
Novant Health/Prince William Medical	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 Tag	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 Info	703.792.6000
Substance Abuse	703.792.7800
Election & Voter Information	703.792.6470
Department of Parks & Recreation	703.792.7060
Park Authority	703.792.7275
Recycling	703.792.4670
Library Administration	703.792.6100
Licenses/ Auto/Business	703.792.6710
Mental Health Emergency Services	703.792.7800
Miss Utility	800.552.7001
Schools Prince William Public	703.791.7200
Sheriff Non-Emergency & Info	703.792.6070
Social Services	703.792.7500
Tourism & Visitors Bureau	703.396.7130
Transportation Department	703.792.6825
Metro Customer Info	202.637.7000
OmniRide Commuter bus/ride	703.730.6664
Virginia Railway Express (VRE)	703.684.1001
Virginia Department of Transportation	703.366.1900
Verizon	800.483.3000
Zoning Administration	703.792.6830

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

THE NEXT ISSUE IS FALL 2025

The deadline for articles & photos is:

SEPTEMBER 1

Forward all submissions to concerns@LMROA.com

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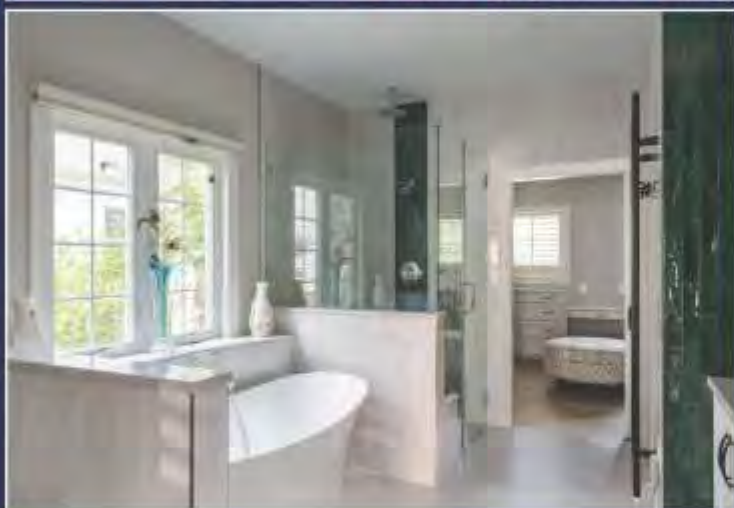
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