

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

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RESIDENTIAL OWNERS ASSOCIATION

Volume 21, Issue 4

14900 TURTLE POINT DRIVE

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

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TREASURER



NKONYE MWALILU
DIRECTOR



Lake Manassas ROA BOARD OF DIRECTORS From THE BOARD

As summer fades into fall, so too has another important milestone for our community—the LMROA Annual Meeting and Board Election. By the time you receive this issue of *The Connection*, three Board seats will have been filled. We extend our sincere appreciation to our departing members, Dennis Kryway (former President) and Jeff Holbrook (former Treasurer), for their dedication and service to the community over the past two years.

**For full election results and current Board positions,
please visit the Announcements page on our website at www.LMROA.com**

Financial Update

We're pleased to report that the Association's financial standing remains strong. Thanks to consistent collection efforts, delinquencies remain around 3.5%, very close to the industry standard of 3%.

As many of you know, rising service contract costs—such as maintenance and snow removal—necessitated a modest increase in homeowner assessments for Fiscal Year 2026. The Board continues to explore every opportunity to keep assessments as low as possible. For example, we recently renegotiated the American Disposal trash removal contract at a reduced rate, and we are reviewing other contracts—including gate attendant, landscaping, and additional services—for potential cost savings.

Looking ahead, several project proposals will be under consideration this fall and into 2026, including:

- Tennis and basketball court repairs and resurfacing
- Pavement milling, paving, preventive maintenance, and crack filling in various areas
- Tree maintenance and removal in overgrown or hazardous sections
- Replacement of diseased or dying shrubs throughout the community

Off Duty Police Patrols

The Prince William County Sheriff's Department continues to patrol the community on a random basis. During these patrols, citations may be issued for violations such as running stop signs, speeding, impaired driving, or driving without a license.

In addition, the Prince William County Police Department will monitor speeding periodically in response to complaints received from the Association. To support this effort, two speed monitors are positioned throughout the community to both record speeds and remind drivers to slow down.

Community Input

Your feedback is important to us. The Board and its committees encourage all residents to share concerns, suggestions, or recommendations for community improvements. To help us respond efficiently, we ask that residents direct their input to concerns@LMROA.com. This ensures our Community Management Staff can properly track, address, and follow up on every submission.

We hope you enjoyed a wonderful summer and wish you a beautiful fall season filled with time to relax and prepare for the holidays ahead.

Dennis, Tom, Ron, Jeff, and Nkonye

Management REPORT



Michelle Wingo
Community Manager



Karen Jackson
Assistant Manager/
Covenants Administrator

"Tidying up the leaves is part of autumn's rhythm—

What falls must be gathered, so beauty can be enjoyed again."

- Anonymous

Fall is here, bringing warm days, crisp evenings, and the beautiful colors of changing leaves. As summer winds down—and many of its chores along with it—some seasonal tasks like lawn care continue a bit longer and help prepare your property for winter and spring.

Routine maintenance this time of year often means extra clean-up, especially when it comes to leaves. Please remember to bag leaves and place them at the curb for Monday pickup by American Disposal. Leaves should be collected regularly and not blown onto neighboring properties, common areas, or into wooded areas or streams. American Disposal will remove up to 10 bags of lawn debris per pickup, provided they are placed in paper lawn bags or appropriately marked containers. (Plastic bags cannot be collected.)

As we move into winter, here are a few helpful tips to keep your property in great shape:

- Clean gutters to prevent ice build-up and water damage.
- Disconnect and store garden hoses to avoid frozen pipes.
- Trim any overhanging branches that could become hazardous in snow or ice.
- Check outdoor lighting to make sure walkways and entrances stay safe during darker evenings.

The fall and winter months also bring the holiday season—a wonderful time for gatherings with friends and family. If you are hosting guests, please be sure to log them into GateKey ahead of time. While parking rules are somewhat relaxed on major holidays, at other times please notify the site office by phone or email if your guests will need to park on the street. As a courtesy, remind visitors to park in your driveway first, and if street parking is necessary, to ensure cars are parked legally and not blocking mailboxes, hydrants, or neighbors' driveways.

From all of us at the HOA, we wish you and your loved ones a safe, warm, and joyful holiday season!

Michelle & Karen

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PAYING YOUR HOA ASSESSMENT

We offer five convenient ways to pay your HOA assessments. Here's a quick guide to help you choose the method that works best for you:

1. By Mail (with a Coupon Book)

Coupon books are mailed out at the end of each fiscal year, usually arriving around late June. If you haven't received yours by July 1st, give CMC's Customer Service team a call at .703.631.7200, who can send you a replacement book at no charge.

When mailing your payment:

Use the address printed on the coupon:
P.O. Box 61148, Phoenix, AZ 85082

Be sure to include your payment coupon or write your Lake Manassas account number in the memo line of your check—especially if your check's address is different from the property you're paying for.

Note: Payments are not accepted at the Site Office in Lake Manassas. If you need to mail your payment elsewhere, you can send it to: CMC, PO Box 10821, Chantilly, VA 20153

2. In Person

You're welcome to visit the CMC Corporate Office during regular business hours:

Monday–Thursday: 9:00 AM–5:00 PM
Friday: 9:00 AM–2:00 PM
Address: 4800 Westfields Blvd., Suite 300,
Chantilly, VA 20151

We accept Personal checks, Money orders, or Certified bank checks. Sorry, we can't accept cash, credit card, or e-check payments in person.

3. Online Bill Pay (via Your Bank)

You can also pay your assessment using your bank's online bill pay service. When setting this up:

- Use the account number and address from your payment coupon
- Set the payee as Lake Manassas
- If you own multiple properties, create a separate account for each one

Important: Due to recent changes, your bank must send a paper check to our processor—electronic payments are no longer accepted.

Mail the payment to: CMC, PO Box 61148,
Phoenix, AZ 85082-1148. Phone: .703.631.7200

Make sure to schedule the payment early enough for it to arrive and be processed before the due date. Please note your bank may charge a fee for this service.

4. Direct Debit (Auto-Pay from Your Bank)

For the ultimate convenience, CMC offers a free Direct Debit service. With this option, your assessment will be automatically withdrawn from your checking or savings account on the third business day of each month.

To set it up:

- Complete a Direct Debit form for each property/account
- Attach a voided check
- Submit your form and check via: Email: askus@cmc-management.com

Fax: 703.631.9786

Mail: CMC, PO Box 10821, Chantilly, VA 20153

Forms must be received by the 10th of the month before the debit begins or changes. For example, to start in February, submit by January 10.

Only Direct Debit adjusts automatically if your assessment amount changes with the new fiscal year.

Selling your home?

Be sure to send written notice to CMC before settlement to stop the debit. It can take 2–4 weeks to process account closures, so this step is important.

You can download the form at:
<https://www.LMROA.com/pay-now>

5. Online via Town Square

You can also make payments online through Town Square at: <https://www.townsq.io>

To get started: Register with your account number and ZIP code

Choose either:

E-check: \$2.95 fee

Credit card: \$2.95 + 3.5% of the payment amount (Visa, MasterCard, AmEx, Discover accepted)

A fee applies each time a payment is made.

For help with **Town Square**, contact:

Phone: 844.281.1728

Email: support@townsq.io

If you have any questions or need assistance with any of the payment methods, don't hesitate to reach out. We're here to help make the process as smooth as possible!

BUDGET & Finance

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



Harry Horning,
Chair

The Budget & Finance Committee is committed to working closely with the Board of Directors to review and, when possible, renegotiate contracts in order to reduce costs and protect the financial well-being of our Association. Our goal is to ensure the long-term stability and sustainability of the community we all share and enjoy.

We are grateful for the continued support of our homeowners and value your input as we plan for the future together. If you are interested in volunteering with the Budget & Finance Committee—or would simply like to attend a meeting to learn more—we warmly encourage you to join us.

Please reach out anytime at concerns@LMROA.com. We look forward to working with you!

Sincerely,

Harry, Bob, Darren, Phil, Romesh and Dan

Community VISITOR ACCESS

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



Rex Luzader, Chair

Please watch your speeds! The following table indicates speeding is excessive in the areas recently monitored. A new speed hump will be installed on Spyglass near 15696 during fall paving. Additional humps may be recommended based on data from the speed radar signs.

Please slow down and YIELD to the vehicle on the right in the traffic circle at Turtle Point and Spyglass.

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

Thank you for your cooperation in making our streets safe.

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. The gate services contract will be issued for bid later this year. The committee has begun random audits of attendant adherence to our Post Orders.

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.

The committee needs a volunteer due to the untimely passing of George Argodale. Please contact concerns@LMROA.com if you are interested in volunteering.

Location	Date	Max speeds mph
15945 SHL	4/3-5/2	57 4/3, 73 4/18
8223 Roxborough	5/3-6/7	53 5/6, 60 5/18
8345 Roxborough	6/13-6/23	6/14 60
15696 SHL	5/3-6/23	68 5/18, 81 6/17, 10 Greater than 50



We are seeking new members. Our committee meets quarterly and plays an important role in preparing newsletters, updating the website, and enhancing communication with residents. Residents interested in serving on the committee may contact Michelle Wingo at mwingo@cmc-management.com for more information.

Sincerely,

Darren, Jane and Kevin



We are pleased to share that the much-anticipated Verizon FIOS installation is moving forward and will soon be available in (Section 2B) portions of Spyglass Hill Loop, Roxborough Loop, Tryon Way, and Ransom Oaks Court.

You may have noticed flags or Miss Utility markings around your property, and by the time you receive this communication, work may be well under way. Although we have not been given an exact timeline, installation was expected to begin in mid- to late-September. Verizon has stated they will remain within the street right-of-way (HOA property) when working across lots without easements.

We know many of you are excited to see this long-awaited installation move forward. We will keep you informed via community update blast emails as we receive updates or additional information pertaining to FIOS installation in locations other than Section 2B of Lake Manassas.

Verizon has partnered with Lambert Cable to complete the site work. If your property is directly affected, you should receive a notice or hang tag with project details. If you have any questions or concerns, please contact Lambert Cable at customerconcerns@lambertcable.com or call 1-855-435-7527.

Board Liaison: Nkonye Mwalilu
Kevin Cao
Jane Houston



George Argodale

It is with deep sadness that we share the news of the passing of George Argodale, a valued member of both the Community Visitor Access Committee and Chairman of the Communications Committee.

George dedicated his time and talents in service to the community, and his contributions will be remembered with gratitude. George was also posthumously named the 2025 Lake Manassas Volunteer of the Year for his dedication in service to the community.

On behalf of the Board of Directors and the entire Association, we extend our heartfelt sympathy to his family during this difficult time.



Kathy Cumber,
Acting Chair

Understanding Your HOA's Due Process: A Fair Approach to Community Compliance

Living in a homeowners' association (HOA) community means sharing in the benefits of a well-kept, harmonious neighborhood—but it also means following certain rules that help maintain the quality and

value of our community. To ensure fairness and transparency, our Association follows a clear Due Process whenever there's a potential violation of the rules. Here's what you can expect if something needs attention.

Step 1: Opportunity to Correct

If a resident or homeowner is found to be in violation of the community's rules or regulations, the Association may first issue what's called an Opportunity to Correct notice. This friendly reminder outlines the issue and gives the homeowner a reasonable amount of time — 30 days for most violations — to fix it.

If the same issue happens again within that time frame or isn't corrected, each new occurrence may be treated as a separate violation and further enforcement may proceed without another warning.

Step 2: Violation Notice

If the problem isn't resolved, the Association will issue a formal Violation Notice via certified mail. This notice will:

- Describe the nature of the violation
- Cite the specific rule or regulation that has been broken
- Outline potential consequences (such as monetary fines assessed to your account)

Possible Sanctions:

- Up to \$50 per violation
- Or \$10 per day for ongoing issues (up to 90 days)

Step 3: Your Right to a Hearing

Every homeowner has the right to contest a violation. If you receive a Violation Notice, you have 10 days to request a hearing in writing before the Covenants Committee. At the hearing, you can present your side of the story, bring



witnesses or evidence, and be represented by an attorney.

The Committee will review the case and notify you of its decision via certified mail.

Important:

If you don't request a hearing by the deadline, the Committee may move forward with fines or other sanctions. If you don't request or attend a hearing, you give up your right to appeal the decision of the Committee to the Board of Directors.

Special Note: Mowing Violations

Mowing is a major part of our community's curb appeal, so it follows a slightly different enforcement process. You'll receive an Opportunity to Correct notice with 10 days to bring your lawn into compliance. If action isn't taken within that time, the Association will send a 48-Hour Notice of Intent to Mow notice and proceed to mow the yard and charge the cost to your account.

Appeals and Final Decisions

If you attend a hearing and disagree with the outcome, you may appeal the Committee's decision to the Board of Directors.

However, if you don't request or attend a hearing, you give up your right to appeal, and any fines or sanctions will remain on your account unless waived by the Board in rare circumstances.

A Fair and Respectful Process

Our community values fairness, communication, and respect. These due process steps — outlined in Resolution No. 2021-111001 and Policy Resolution No. 2010-02 — are designed to ensure that every resident has a voice and the opportunity to resolve issues before further action is taken.

If you have any questions about the process, would like to request an extension, or if you ever receive a notice and aren't sure what to do, don't hesitate to reach out to the Site Office or attend a Covenants meeting. The Covenants Committee meets monthly, generally on the 3rd Monday of the month at 6 pm in the Site Office. We're here to help keep our neighborhood the beautiful, welcoming place we all enjoy.

Board Liaison: Dennis Kryway
Kathy Cumber, Acting Chair
Lesley Holbrook
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MODIFICATIONS & CONSTRUCTION



Diane Boyle, Chair

Thinking about sprucing up the outside of your home or making an improvement? That's wonderful—and we're here to help guide you through the process! Before starting any exterior project, residents must first obtain approval from the Modifications & Construction Committee (MCC). Following this

step not only keeps our community looking beautiful and consistent, but it also helps protect the value of your home.

Why Approval Matters

When it comes time to sell your home, you'll need to provide resale documents to potential buyers. These include confirmation that all exterior changes meet our community's design guidelines. If a project was completed without prior MCC approval, it could cause delays in the sale process. Taking care of approvals now prevents future headaches later.

Inspection Findings

During Spring/Summer 2025 inspections, it was noticed that some modifications were made before approval applications were submitted. Please remember:

- If you do not have written MCC approval for an exterior change, or if your project was altered without secondary written approval, a violation notice may be issued.
- Construction deposits will only be returned if projects are completed according to the approval granted and within the construction timeline set in the Design Guidelines. If you need more time or want to adjust your plan mid-project, please contact us for approval.

Application Deadlines & Requirements

To give the committee enough time to review, applications must be submitted at least **TEN DAYS** prior to a scheduled meeting. Incomplete applications cannot be fully reviewed, so please be sure all requested information is included before submitting.

- If your application is missing information, you'll have 30 days to provide the additional materials.

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

- Applications not completed within this timeframe will be denied.
- Applications are available at www.LMROA.com

Community Inspections

In addition to reviewing applications, the MCC also helps monitor the upkeep of our community. From March through November, monthly common area inspections are conducted. While staff and committee members routinely walk the property, residents' observations are extremely helpful. If you see something that needs attention—such as fallen debris, declining trees, or other issues—please contact the site office so we can address it promptly.

For street light outages, please report them to management and include both the pole number (if available) and the nearest street address. While some lights are managed by our Association, others are maintained by Dominion Power or the Lake Manassas Master Association. Once reported, our staff will notify the correct entity for repairs.

Meetings

The MCC typically meets on the second Monday of each month at 5:00 PM at the Swim and Tennis Center office. Occasionally, meetings are rescheduled due to member availability, so we encourage you to confirm dates on the LMROA calendar. If you need assistance—our management staff will gladly help. Please contact Michelle or Karen by sending an email to concerns@LMROA.com.

Thank you for helping us keep our community looking its best and maintaining the standards that make Lake Manassas such a special place to live.

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Swim & Tennis

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

Hello neighbors! Whether you're a poolside lounge, a tennis pro, a pickleball newbie, or just love a walk through the trails, our community amenities are here for you to enjoy with family and friends. With three miles of beautiful asphalt trails, tennis and pickleball courts, full-size basketball courts, a tot lot for our youngest residents (ages 12 and under), and of course, the pool in the summer, there's something to keep everyone smiling all year long!

Pool Time

Another splash-tastic pool season has wrapped up, and we hope everyone enjoyed cooling off, catching up with neighbors, and seeing the fresh restroom renovations. A big shout-out to the Blue Dolphins swim team, who had another season full of fun, team spirit, and memories to last a lifetime! Don't miss their feature article and photos on pages 12 & 13.

Tennis

Looking for friendly match play? Come out Mondays, Wednesdays, and Fridays from 9–11 am for some great tennis fun. If you plan to play in high school, join us Mondays from 5–6 pm. Just bring your racquet, balls, and your best serve! For details, reach out to our very own Grete Bravo at gstrombravo@gmail.com for more information.

Court Repairs

We aim to keep our courts in top shape! The Committee is currently reviewing proposals for resurfacing and repairs, which will be presented to the Board for approval. Stay tuned for exciting updates—we hope our courts will shine brighter than ever in spring/summer 2026!

Get Involved!

Want to join the Swim & Tennis Committee? Or maybe just sit in on a meeting to see what we're about? We'd love to welcome you! Keep an eye on Community Update emails or check the LMROA calendar at www.LMROA.com for upcoming dates.

Grete, Betsy, Kristin & Shery

CLASSIFIEDS

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Gary Huebner, PGA
General Manager

It's hard to believe that schools are back in session and football season is upon us. Time does indeed fly! It seems the heat and heavy rainstorms of summer finally eased up in mid-August, bringing us all some relief and some beautiful fall-like weather. Somehow, our agronomy team kept the critical areas of our golf course in fantastic playing condition throughout the hot, wet summer. Great job by Ed Long and his team – it wasn't easy!

Fall is a great time of year to spend time outdoors enjoying the comfortable temperatures and color changes in the landscape. We hope you will all find time to relax and dine in the Brass Cannon and on our beautiful, covered terrace! Our golf shop is fully stocked with fresh fall apparel, so visit soon to see new styles and to plan for the gift-giving season.

While the golf course views in the fall are exceptional, we ask you to share with your families that the course is not an open playground! We often see young people riding bikes on fairways, on greens and through bunkers, or playing "pick-up" football on the course. Remember that the golf course is private property and using it for personal recreation is not allowed and can become a dangerous situation. We have had numerous instances of people driving cars, private golf carts, bicycles and ATV's on the playing areas of the course this season, and this has caused damage to the turf in some sensitive and high-maintenance areas. Please respect the course and the Stonewall property!

September and October are busy months at Stonewall with plenty of golf tournaments, weddings and events happening each week. Please call or go online for dining reservations and to check availability. We do our best to announce any event-based closings through social media and email, but things occasionally pop up at the last minute.

There are still dates available for holiday parties with us, and we encourage you to reach out to Sarah Puckett, our Director of Sales, to book your group gatherings and parties before it's too late! Send Sarah an email at spuckett@stonewallgolfclub.com and she will be happy to help you.

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

Gary Huebner, PGA



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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/5	15013 Ransom Oaks Court	\$1,059,900	0		3,158
ACT	15169 Windy Hollow Circle	\$ 899,900	4		3,316
ACT	7990 Amsterdam Court	\$ 959,900	32		3,512
ACT	15709 Spyglass Hill Loop	\$1,150,000	34		3,574
A/C	8130 Cancun Court	\$1,125,000	89	09/30/25	3,622
CLS	8353 Roxborough Loop	\$1,140,000	5	08/27/25	4,119
CLS	8429 Link Hills Loop	\$1,000,000	8	07/31/25	4,414
CLS	15855 Spyglass Hill Loop	\$1,400,000	4	06/27/25	4,001
CLS	7974 Turtle Creek Circle	\$ 790,000	12	06/18/25	3,409
CLS	8109 Crooked Oaks Court	\$ 931,000	80	6/17/25	3,181
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
ACT	8238 Snead Loop	\$ 4,300	48		3,766
ACT	112 Windy Hollow Circle	\$ 4,100	27		2,522
PND	15520 Tuxedo Lane	\$ 4,200	12	09/01/25	3,585
PND	8187 Snead Loop	\$ 4,500	13	08/15/25	3,165



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Harry is a resident of Lake Manassas

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Lake Manassas Blue Dolphins Make a Splash: A Season to Remember!



*Photos provided by team
photographer, Laura Tiso.*



As the warm days of summer begin to fade, another swim season for the Lake Manassas Blue Dolphins closes. We're thrilled to look back on a season filled with personal bests, team spirit, and unforgettable moments in the water. These dedicated Blue Dolphins showed incredible determination and sportsmanship. We saw hours of practice pay off with impressive performances and broken team records; even more importantly, we witnessed the growth of friendships and a true sense of community among our swimmers.

None of this would be possible without the support of the entire Lake Manassas neighborhood. Thank you for your patience with the occasional early morning traffic, your generous support of our fundraisers, and for sharing our pool with the team. We want to give a special shout-out to a few Lake Manassas neighbors who made this season a huge success: **Lori Casteel** for coordinating the season's social events, the **Barlow-Kelpis family** for running meet concessions, **Albert Samaan** for handling the finances as team treasurer, and **Lisa Durst** for coordinating our Divisionals participation. Thank you to these folks and all our volunteers for making every meet and every practice a positive and uplifting experience for our swimmers.

A huge debt of gratitude is also owed to our incredibly generous sponsors. Their continued commitment to the Lake Manassas Blue Dolphins is absolutely vital to our success, allowing us to provide equipment, coaching, and a fantastic experience for all our swimmers. We are immensely grateful for their partnership. We would like to extend a special thank you to **JT Wheeler State Farm Insurance**, **Broad Run Off Road**, **Jim and Dawn Gaskill RE/MAX Gateway**, **SpaSelect**, **Nation's Capital Swim Club (NCAP)**, and **Pizza Margherita**. We're especially proud to note that **JT Wheeler**, **Jim and Dawn Gaskill**, and **Sam Kelpis** of **SpaSelect** are all our wonderful neighbors right here in Lake Manassas! A huge thank you to Lake Manassas neighbors for supporting our team.

This year, we also celebrate a significant milestone: 25 years of the Lake Manassas Blue Dolphins! This incredible quarter-century legacy has been built on the tireless dedication of countless neighbors. We want to take a moment to especially thank founding and long-time contributors like **Estelle and Dave Baird**, **Muffin and Ray Wilcoski**, **Kathy and Hermann Segmuller**, **Scott Arnold**, and **Amy Larsen** for their vision and dedication. Over the years, so many Lake Manassas families have stepped up to coach, manage, organize events, officiate, and ensure that our team runs smoothly season after season. Their hard work, passion, and commitment have shaped season after season of swimmers and fostered a beloved community tradition. To every single person who has contributed their time and talent over the past 25 years – thank you.

We're already looking forward to next season and continuing to build on the wonderful traditions of the Lake Manassas Blue Dolphins. Thank you again to our generous Lake Manassas community for enabling this summertime tradition. Go Blue Dolphins!



Creative Ideas to Liven Up Your Holiday Celebrations This Year

The cooler weather and the first leaves starting to fall signals that the holiday season is just around the corner! It's time to start planning those festive gatherings that bring friends and family together. While classic traditions like decorating the tree and sharing a meal are timeless, injecting a bit of creativity into your holiday party can make it truly memorable.

Following are some creative ideas to help you liven up your holiday party this season:

1. **Themed Costume Party:** Why not carry the momentum from Halloween and don your favorite costumes again? Throw a themed costume holiday party this year where guests can get creative with their outfits. Whether it's an ugly sweater extravaganza, a winter wonderland masquerade, or even a holiday movie character bash, a themed costume party adds a playful twist to the festivities.

2. **Interactive DIY Stations:** Set up DIY (Do-It-Yourself) stations where guests can create their own holiday-themed crafts or treats. Provide supplies for making ornaments, gingerbread houses, wreaths, or personalized gift tags. This not only gets everyone engaged but also leaves them with unique mementos to take home.



3. **Holiday Karaoke:** Spread some cheer with a holiday karaoke session. Create a playlist of classic carols and contemporary holiday hits, and let your guests take the stage. This is a surefire way to get everyone singing along and laughing together.

4. **Gift Exchange with a Twist:** Put a creative spin on the traditional gift exchange by incorporating some games. Consider a White Elephant gift exchange, a Secret Santa with quirky clues, or even a Scavenger Hunt leading to the final gift. These activities add an element of surprise and laughter to the gift-giving tradition.

5. **Themed Photo Booth:** Set up a themed photo booth with holiday backdrops, props, and even costumes. This is a fantastic way to capture joyous moments and create lasting memories. You can share the photos digitally afterward, so everyone has a keepsake to remember the event.

6. **Cooking or Mixology Contest:** Tap into your guests' culinary and mixology skills by hosting a friendly competition. Whether it's a cookie bake-off, a hot cocoa mixology challenge, or a festive cocktail-making contest, this is a delicious way to add some friendly rivalry to the party.

7. **Outdoor Adventure:** If weather permits, consider taking your holiday party outdoors. Host a bonfire with s'mores, organize a holiday-themed scavenger hunt in your yard, or even transform your garden into a winter wonderland. Fresh air and outdoor activities can invigorate the party atmosphere.



8. **Live Entertainment:** Hire local performers such as carolers, magicians, or even a small band to provide live entertainment. Their presence will bring an extra layer of enchantment to your holiday gathering and keep the spirits high.

9. **Holiday Trivia and Games:** Test your guests' holiday knowledge with a round of festive trivia. Create a mix of questions about holiday traditions, movies, and history. Additionally, you can organize classic games like Charades, Pictionary, or holiday-themed Bingo for some interactive fun.

10. **Cultural Celebration:** Embrace the diversity of your guests by incorporating different cultural holiday traditions. Encourage them to share their customs, stories, and even traditional dishes. This not only educates everyone about various holiday celebrations but also fosters a sense of unity and understanding.

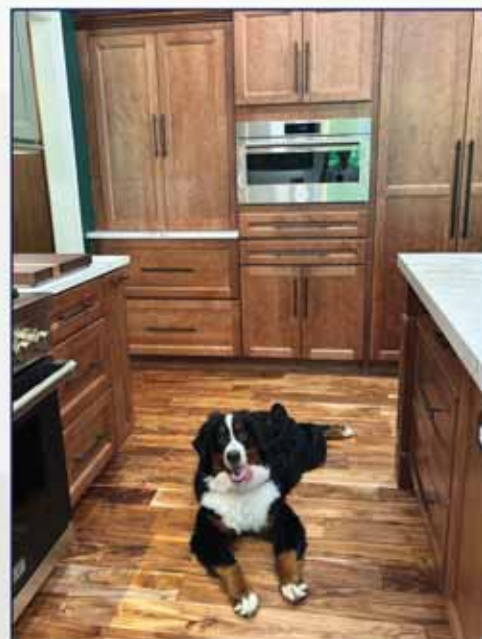
Incorporating these creative ideas can transform your holiday party into a lively and unforgettable event. Remember that the most important thing is to create an atmosphere of warmth, joy, and togetherness. By infusing your personal touch and a dash of innovation, you'll create cherished memories that will be talked about for years to come. So, get ready to embrace the holiday spirit and host a celebration that will truly stand out!





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~ The VanBuecken Family



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Magazine

community calendars

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
October 2025			1	2	3 MCC applications due by Noon	4
5	6	7	8	9	10	11
12	13	14	15 MCC Meeting 5pm CVAC Meeting 5:30pm	16	17	18
19	20 Covenants Meeting 6pm	21	22	23	24	25
26	27	28	29	30	31 MCC applications due by Noon	Happy Halloween

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Lake Manassas Connection submission deadline Site Office Closed	2	3	4	5	6
7	8 MCC Meeting 5pm	9	10	11	12	13
14	15 Covenants Meeting 6pm	16	17 CVAC Meeting 5:30pm	18	19	20
21	22	23	24	25 Merry Christmas Site Office Closed	26 Site Office Closed	27
28	29	30	31 New Years Eve Site Office Closed	December 2025		

FALL IN Lake Manassas CROSSWORD PUZZLE

Grab a cup of cider and settle in!

Our Fall Crossword Puzzle

is the perfect way
to welcome the season.



Answer Key on page 20

Across

2. The place where you pick your own orange gourds
4. A symbolic horn filled with fruits and vegetables
6. Mexican holiday honoring deceased loved ones, November 1-2 (Translated to English)
10. The month when fall begins
11. The sport most commonly associated with Thanksgiving Day
13. A popular Halloween tradition where neighbors decorate their car trunks and hand out candy
15. Holiday signaling the start of the fall shopping season
16. Popular Local Venue, located in Bristow, hosting concerts and fall events
17. Northern Virginia's most famous mountain range for fall leaf viewing

Down

1. Late-September festival featuring German beer & food that celebrates the arrival of the next month.
3. Traditional carved decoration seen on porches
5. A large balloon parade that is held annually in New York City on Thanksgiving morning
8. Drink made from pressed apples
9. Transparent figure said to haunt old houses and battlefields
12. National day for expressing gratitude, fourth Thursday in November
14. Small mammal often spotted gathering acorns before winter

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
UVA Health Haymarket Medical Center	571.261.3250
UVA 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

Halloween Decor



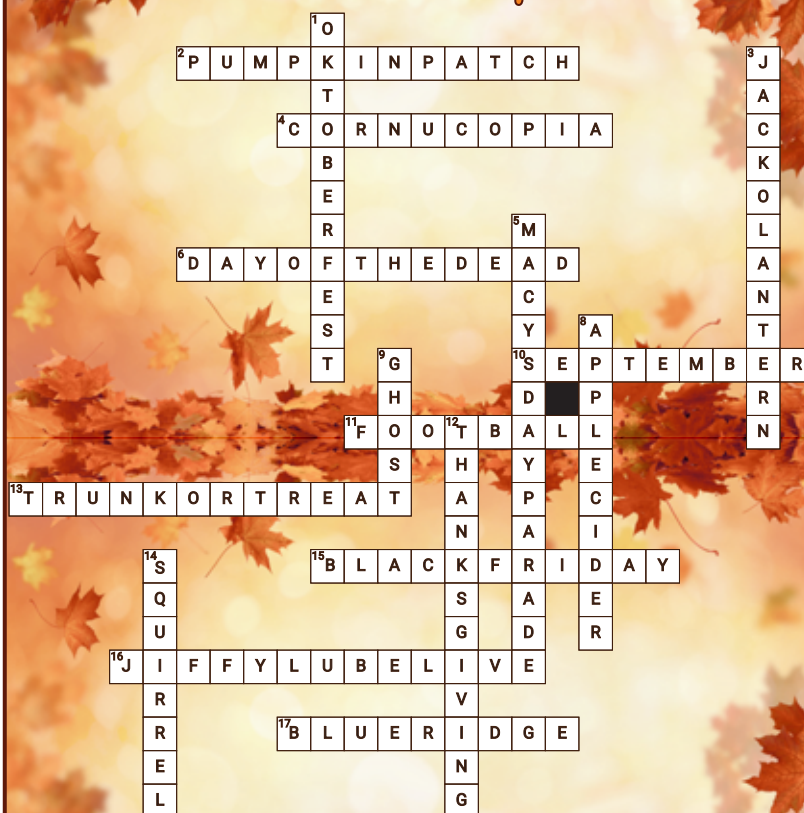
A REMINDER:

The Board has implemented a 2025 trial adjustment for the display of Halloween decorations.

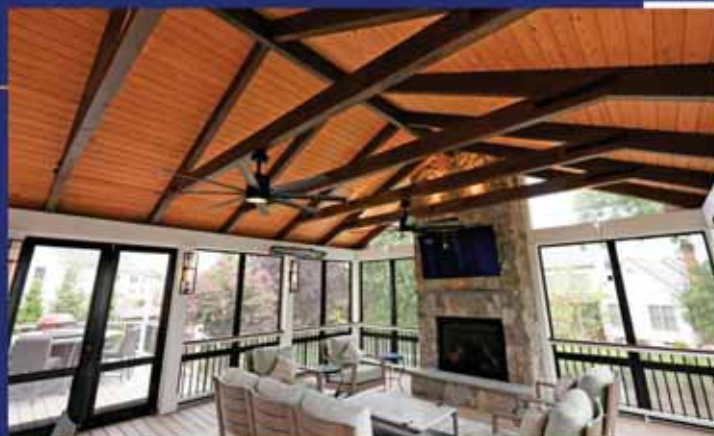
Decorations may be displayed beginning **October 1st** and must be **removed** by the end of the day on **November 7th**.

Any decorations displayed outside of these dates will be subject to enforcement according to the Association's Due Process rules.

Answer Key



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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.

WIND & TRASH DO NOT MIX WELL TOGETHER

Wind and trash/recycle materials are not a good mix. Here's are some tips to avoid trash from blowing onto your street and yard.

- Bundle it. Consider tying your newspaper and magazines.
- Place plastic and crushed bottles inside brown paper bags, or at the bottom of your container.
- Consider getting a container with a lid that is marked as recycling.

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THE NEXT ISSUE IS WINTER 2026

THE DEADLINE FOR ARTICLES & PHOTOS IS:

DECEMBER 1

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