

LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

WINTER 2026

VOLUME 22, ISSUE 1



LAKE MANASSAS CONNECTION

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RESIDENTIAL OWNERS ASSOCIATION

Volume 22, Issue 1

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Tom Cumber, President
& LMROA Rep on LMA Board
Ronald Frost, Vice President
Donald Minogue, Treasurer
Anthony Pankuch, Secretary
Nkonye Mwalilu, Director

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Harry Horning, Chair ~ concerns@LMROA.com

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SWIM & TENNIS CENTER

Grete Bravo, Chair ~ concerns@LMROA.com

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Community Management Corporation
(CMC) 4800 Westfields Blvd., Suite 300
Chantilly, VA 20151 - 703.631.7200
Adrienne Harper, Portfolio Manager

Customer Service Center - 703.631.7200
Website: www.cmc-management.com
After-Hours Emergency - 703.631.7200

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Karen Jackson, Asst Manager/Covenants Adm

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VICE-PRESIDENT



DONALD MINOGUE
TREASURER



ANTHONY PANKUCH
SECRETARY



NKONYE MWALILU
DIRECTOR



From THE BOARD

A New Year and a New Chapter for Our Community

Happy New Year to all our residents! As we begin 2026, the Board of Directors (the Board) would like to share some updates and highlights from our recent Annual Meeting and election.

We are pleased to welcome back former Board member **Don Minogue** and extend a warm welcome to our newest member, **Tony Pankuch**. Congratulations also to **Ron Frost** on his reelection. The Board for 2026 is as follows:

- **Tom Cumber**, President
- **Ron Frost**, Vice President
- **Don Minogue**, Treasurer
- **Tony Pankuch**, Secretary
- **Nkonye Mwalilu**, Director

During the annual meeting, the Board posthumously awarded the **Volunteer of the Year Award** to **George Argodale**. George's daughter, Jacquelyn, along with her twin toddlers, attended as former HOA Board President **Dennis Kryway** presented the award to George's wife, Wafa. George was an invaluable member of our community, contributing through his committee involvement and innovative ideas. He will be deeply missed.



Board President Dennis Kryway presents the Volunteer of the Year Award posthumously to Wafa Argodale, wife of the late George Argodale

The community also wishes to express its sincere appreciation for the contributions **Dennis Kryway** brought to the Board as a member and most recently as president. We thank him for his dedication, wish him the best in his future endeavors, and hope he will return to the Board someday.

We would also like to thank **Brentsville District Supervisor Tom Gordy** for attending the meeting and taking the time to answer residents' questions about county activities.



Brentsville District Supervisor Tom Gordy addresses the membership at the 2025 LMROA Annual Meeting

Financial Update

The Association continues to be in strong financial health. As of October, our reserve account held a balance of **\$2,224,373.92**, ensuring we are prepared for future repair and replacement obligations, including road improvements and sports court repairs this spring/summer. The delinquency rate is currently **3.7%**, slightly above the standard 3% for homeowner associations. The Board continues to work closely with **Chadwick Washington** to address and pursue delinquent accounts.

FIOS Update

While we do not yet have a firm commitment from Verizon, we remain hopeful that the final phase of FIOS installation will conclude in **spring or summer of 2026**.

We appreciate the continued support and involvement of residents and welcome you to attend Board and committee meetings, or reach out to us with any questions, concerns, or comments by email to concerns@LMROA.com.

Wishing you the best in the year ahead!

Tom, Ron, Don, Tony, and Nkonye

Management REPORT

“Cheers to a new year and another chance for us to get it right.”

~ Oprah Winfrey

As we welcome 2026, it's a perfect time for a fresh start and a renewed commitment to keeping your community safe, clean, and enjoyable for everyone.



Michelle Wingo
Community Manager

Pet Waste & Trash:

Please remember to clean up after your pets. Not only is this courteous, it keeps your shared spaces healthy and pleasant for all residents. Additionally, all household trash should be bagged and placed inside your totes or left in bags at the curb. Loose trash left inside of the container can fall out when the automated trucks empty the bins. Littering anywhere in the community, including the Swim & Tennis parking lot or along roadsides, requires the Association to hire cleanup services—costs that ultimately impact all residents.

Parking Over the Holidays:

We understand that during holiday gatherings, guests may occasionally need to park in the street. While this is understandable for short periods, it should not become routine. Street parking is only permitted with advance notification to the site office staff.

Snow & Winter Safety:

We are pleased that your landscape contractor, Yellowstone Landscaping (formerly KCS) has contracted with the Association for snow removal this year. Please do not remove snow markers placed near drains, fire hydrants, or certain curb locations. These markers help snowplow drivers maintain visibility and ensure safe, thorough clearing—especially at night. Plowing begins when approximately two inches of snow accumulates, with main roads cleared first, followed by residential streets, cul-de-sacs, and pipe stems.

Traffic & Security:

As a reminder, Sheriff Deputies continue to randomly patrol the community at all hours -- day and night -- on a regular basis. Please obey stop signs and drive slowly; radar may be used, and citations can be issued. If you see suspicious activity, report it immediately to the police. Follow up with an email to concerns@LMROA.com. Please do **not** report suspicious activity to gate attendants, whose primary role is visitor/vehicle access control.

As you embrace the possibilities of a new year, commit to doing your part to maintain a safe, clean, and welcoming community. By following these simple guidelines, you can ensure 2026 is a fresh start filled with harmony and enjoyment for all residents.

Happy Holidays, a joyful New Year, and the very best in 2026!

Michelle & Karen



Karen Jackson
Assistant Manager/
Covenants Administrator

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Have Something on Your Mind? Let's Talk!

Do you ever feel your voice isn't fully heard within the HOA? Have a concern you'd like to discuss directly with the Board? Our Board President, Tom Cumber, is making himself available for one-on-one conversations with residents at the Site Office.



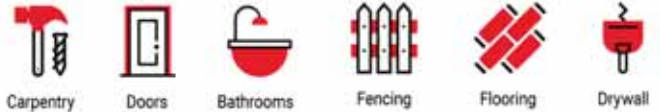
To maintain privacy and confidentiality, please schedule your visit in advance by emailing concerns@LMROA.com. We'll work with you to set up a convenient day and time for your meeting.

Your feedback matters — and we're here to listen!

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SNOW REMOVAL POLICY

The Association may begin plowing when the two inch mark is neared. Our contractor is prepared to handle any potential large snow storms.

- * Salt and sand is applied on an as needed basis.
- * Main roads are plowed first followed by secondary roads, cul-de-sacs and pipe stems.
- * It is recommended that you shovel your driveway after a plow comes through. If you must shovel before a plow comes through, always shovel to the right, facing the street.



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

- * Weather can change throughout the day. Always use caution when walking on sidewalks.
- * Please do not approach any vendors.

Contact the LMROA Onsite Manager, Michelle Wingo with any questions or email concerns@lmroa.com

Budget & Finance



Harry Horning,
Chair

MEMBERS:
 Harry Horning, Chair
 Romesh Deora
 Dan Hurt
 Darren Moore
 Robert Owens
 Phil Porter
 Don Minogue, Board Liaison

Working Together for a Strong Financial Future

The Budget & Finance Committee is looking forward to a productive year ahead as we continue to support the Board of Directors in maintaining the financial health of our community. In the coming year, the Committee will collaborate closely with the Board in any capacity requested — particularly in the preparation of annual budgets, review of contracts, and other financial matters as needed.

We believe transparency and resident involvement are key to strong fiscal stewardship. All residents are welcome and encouraged to attend Budget & Finance Committee meetings. Meeting dates are shared through email blast notifications and are always available on the community's online calendar at www.LMROA.com.

Your participation and feedback are valued as we work to protect and enhance our community's long-term financial well-being. We look forward to seeing you at an upcoming meeting!

Communications

MEMBERS:
 Diane Dempsey, Chair
 Kevin Cao
 Jane Houston
 Darren Moore
 Tony Pankuch, Board Liaison



Welcoming Our New Chair – Diane Dempsey!

The Communications Committee is pleased to welcome our newest member and Committee Chair, **Diane Dempsey!** Diane brings great enthusiasm and a fresh perspective to how we share information throughout our community.

Looking ahead, the committee will be exploring ways to enhance our communication channels — from improving the effectiveness of blast emails, to refreshing newsletter content, and even evaluating potential upgrades to our community website or the possibility of new online platforms. Our goal is simple: make it easier, faster, and more enjoyable for residents to stay connected and informed.

We Want to Hear from You!

This newsletter is for the community, and your ideas help shape it. Do you have a feature you'd love to read or a topic you think neighbors would enjoy? Some suggestions might include:

- Resident spotlights or neighbor success stories
- Upcoming events, clubs, or interest groups
- Local business highlights or service recommendations
- Community project updates
- Seasonal activities, recipes, or tips
- Photos from around the neighborhood
- Volunteer opportunities and committee news

If you have ideas, big or small — we encourage you to share them!

Get Involved

Residents are always welcome to attend Communications Committee meetings. When scheduled, meeting dates and details can be found on the online calendar at www.LMROA.com and will also be shared through community update blast emails sent by site staff. If you are a member in good standing and would like to become a part of the Communications Committee please reach out to Michelle Wingo at mwingo@cmc-management.com.

As we begin a new year, we wish everyone a **Happy and Healthy 2026!** We look forward to bringing you exciting content and meaningful updates throughout the year.

Thank you for reading — and stay tuned!



MEMBERS:
 Kathy Cumber, Acting Chair
 Lesley Holbrook
 Joe Greenlee
 Allison Roberts
 Dorothy Mulroy
 Darren Moore
 Nkonye Mwalilu, Board Liaison



Thank You & What's Ahead

The Covenants Committee would like to extend a sincere *thank you* to all residents who worked diligently this year to correct covenant violations. Your cooperation helps maintain the beauty, harmony, and overall value of our community. We truly appreciate your partnership in upholding our shared standards.

As we look toward the year ahead, the Committee will be reviewing our current covenants policies, processes, and timelines to ensure they remain clear, fair, and effective for everyone. Any updates will be shared with the community once finalized.

With the winter season in full swing, we would also like to offer a friendly reminder that all holiday decorations should be removed by the end of January. This helps keep our neighborhood looking tidy and consistent throughout the year.

If you ever have questions or concerns about covenants, please know you are welcome to reach out. Residents may contact the on-site staff at any time or attend our monthly Covenants Committee meetings, which are open to the entire community. Meetings are generally held on the third Monday of each month at 6:00 pm. at the site office. We encourage participation and appreciate your input.

Finally, if you find that you need additional time to bring your home into compliance, all you need to do is communicate with site staff. We are happy to work with you to create a reasonable action plan and timeline that ensures a smooth path to correction.

Thank you again for your ongoing support and commitment to our community standards. We look forward to continuing to serve you in the coming year!



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Community VISITOR ACCESS

MEMBERS:
Rex Luzader, Chair
Andrew Roberts
Dan Kasmierski
Ronald Frost, Board Liaison



Rex Luzader, Chair

The committee needs volunteers due to the resignations of Mike McGary (relocation) and Louise Noyes (unexpected commitments).

Thanks to both for their service. Daniel Kasmierski joined the committee.

Please contact concerns@LMROA.com if you are interested in volunteering.

Please slow down! See the article on page 22 - Rules for Roundabouts. The vehicles approaching the circle from the Western side of Spyglass are not slowing down and fail to realize the entry for the Eastern side of Spyglass into the circle is shorter. Landscaping in the area is being evaluated and will be trimmed if necessary to improve field of vision for both sides.

Please watch your speeds! Data collected across from 15823 Spyglass Hill, heading North from 9/27 – 10/16 and 15787/15791 and Spyglass Hill, heading North from 9/27 – 10/3 indicated speed limits were being respected. However, *Data collected at 15934 Spyglass Hill, heading West from 10/18-10/24 indicated approximately 20% of the vehicles recorded were traveling more than the speed limit with peak speeds of 50 mph. Please slow down!!*

The speed hump to be installed on Spyglass near 15696 has been delayed to next spring. Additional humps will be recommended based on data from the speed radar signs.

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 was issued for bid in early December. Included in the bid is an option to use a video-based entry system in place of a gate attendant at the Baltusrol gate. Cost savings are significant using this technology and allows the resident to open the gate for visitors.

The committee will continue 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.

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MODIFICATIONS & CONSTRUCTION



Diane Boyle, Chair

As we welcome 2026, the Modifications & Construction Committee (MCC) is excited to continue our commitment to keeping our community's common areas beautiful and supporting homeowner improvements that enhance property values for everyone.

Supporting Your Home Projects

Planning a home improvement or exterior alteration? Remember, the MCC must review and approve all exterior modifications before work begins. This step not only keeps your project in compliance with community guidelines but also helps streamline the resale process. When it's time to sell, resale inspections confirm that all modifications are approved—avoiding delays and ensuring a smooth transition for potential buyers. To request resale documents, please visit www.cmc-management.com.

Submitting Complete Applications

A complete application helps us process requests quickly and efficiently. Incomplete submissions will be held until all required information is provided, and applicants have 30 days to supply missing items before an application is denied. The application form is conveniently available online at www.LMROA.com. For questions or guidance, email our management team at concerns@LMROA.com—we're here to help!

Streamlined Review Process

To ensure timely decisions, all applications—including supporting documents and samples—should be submitted **at least ten days before an MCC meeting**. This allows

sufficient time for review, any necessary inspections, and follow-up on missing materials. Following this timeline helps us provide prompt approvals so your project can move forward without delay.

Community Inspections & Landscape Care

The MCC conducts monthly inspections of common areas from March through November, providing recommendations to the Board to keep our neighborhood vibrant and well-maintained. Recent projects included root treatments and rejuvenation pruning on Zelkova trees along Kamehameha Place, including areas in front of homes.

Our site staff also perform routine inspections, but your observations are invaluable! If you notice anything that needs attention—such as declining trees, damaged landscaping, or streetlight issues—please report it to management. Include details like the nearest address or streetlight pole number. Depending on the situation, we coordinate with the HOA, Lake Manassas Association, or Dominion Power to resolve issues efficiently.

Meeting Information

The MCC generally meets **the second Monday of each month at 5:00 PM** at the Swim & Tennis Center office. Meeting dates may occasionally change, so check the online calendar at www.LMROA.com or email concerns@LMROA.com to confirm before attending.

Thank you for partnering with us to maintain and enhance the beauty and value of our community. Wishing you a happy and healthy start to the new year!

Warm regards,

Diane, Jeff, Lisa, and Sue

Christmas Tree Removal

American Disposal will pick up Christmas trees placed at the curb on the first two Mondays in January.

Please remove ornaments, tinsel, and lights.

Do not place trees in plastic bags. Thank you!





MEMBERS:
 Grete Bravo, Chair
 Kristin Knodt
 Maria Powell
 Betsy Unikel
 Don Minogue, Board Liaison

Happy Holidays from Your Swim & Tennis Committee!

As we celebrate this joyful season, we're excited to share a quick reminder that our outdoor amenities remain open all winter long! Weather permitting, residents may continue to enjoy the **tot lots, tennis courts, pickleball courts, and basketball courts daily until 10:00 p.m.** It's a wonderful way to stay active and enjoy the fresh winter air!

Please note: for everyone's safety, our facilities may be temporarily closed during periods of **inclement weather, ice, or snow.** We'll reopen as soon as conditions allow.

We kindly ask all residents to take a moment before leaving the courts or play areas to **pick up any trash,** remove **personal belongings,** and look over the space to ensure it's clean and ready for the next neighbor to enjoy. Your help in keeping our community looking great is truly appreciated!

Looking ahead, the Swim & Tennis Committee is currently working on **spring court repair plans** and will be presenting bids to the Board of Directors for review at an upcoming meeting. We're excited for improvements that will benefit the entire community!

A few friendly reminders:

- Thank you for **respecting the facilities and sharing the courts** with others.
- Guests must be **accompanied by a resident** when using any recreation area.
- Parents—please remind children that **bicycles, electric bikes, scooters, and skateboards** are not

permitted in the breezeway at the Swim & Tennis Center or on any of the sport courts.

- Be mindful of **young children nearby** and use **extra caution in the parking areas,** especially when riding e-bikes.

Thank you for helping keep our recreation areas safe, welcoming, and fun for all. We wish every resident a season filled with warmth, laughter, and plenty of playtime outdoors.

Happy Holidays and see you on the courts!

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*Stonewall
Golf Club*
AT LAKE MANASSAS

Gary Huebner, PGA
General Manager

2025 was another great year at Stonewall Golf Club and the Brass Cannon, with good weather for golf and a busy year of events. The off-season for golf is upon us, and we hope we don't have the amount of snow and ice cover that we endured in January 2025!

Our Brass Cannon restaurant hours have been adjusted for the winter months, but we are still open for business every day of the week. Sunday Brunch service begins at 10am, and lunch service is available beginning at 11am Monday through Saturday. Dinner service is available Wednesday through Saturday. On Sundays, Mondays and Tuesdays, we will offer our Lunch Menu and keep the bar open until 5pm or whenever golf traffic slows down. We encourage you to continue your much-appreciated support of the Brass Cannon!

**Brass Cannon
Winter Hours of Operation**

Monday	11am – 5pm
Tuesday	11am – 5pm
Wednesday	11am – 9pm
Thursday	11am – 9pm
Friday	11am – 9pm
Saturday	11am – 9pm
Sunday	10am – 5pm

The Stonewall golf course will stay open all year (weather permitting), and you can enjoy Winter Rates on greens fees during January and February. If you like a good bargain, visit our golf shop for off-season clearance specials on apparel, accessories, and equipment!

Our popular **Cannon Club** rewards program continues for 2026 with no significant program changes from 2025. The Cannon Club program includes discounted rates and early access to tee time reservations (2 weeks in advance) with **no online**

booking fees! Cardholders also earn Rewards Points on all Greens Fees and Golf Merchandise purchases that can be redeemed on future Greens Fees. The annual fee for 2026 is **only \$175**, and that covers the 2026 calendar year!

As always, we encourage you to reach out to us for your meeting, party & celebration needs in 2026 and beyond. Sarah Puckett, our Director of Sales, has been very busy booking events for 2026 and even 2027, but there are still many great dates available. Be sure to plan ahead because our calendar fills up quickly!

Construction of our new Teaching & Club-Fitting Studio building is underway on our practice range! Soon you'll be able to get golf instruction and professional club-fitting in an indoor setting featuring full-flight capability onto the practice range! Patrick McCarthy (PMC Golf Academy) has the latest technologies, including TrackMan®, available to help you get the most out of your golf game! Be sure to visit **pmcgolf.com** and get signed up for some of the many game-improvement offerings Patrick and his team have available to all.

Here's to a terrific 2026! We look forward to seeing you soon.

Gary Huebner, PGA & GM

The Brass Cannon
AT STONEWALL GOLF CLUB

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Real Estate in Lake Manassas

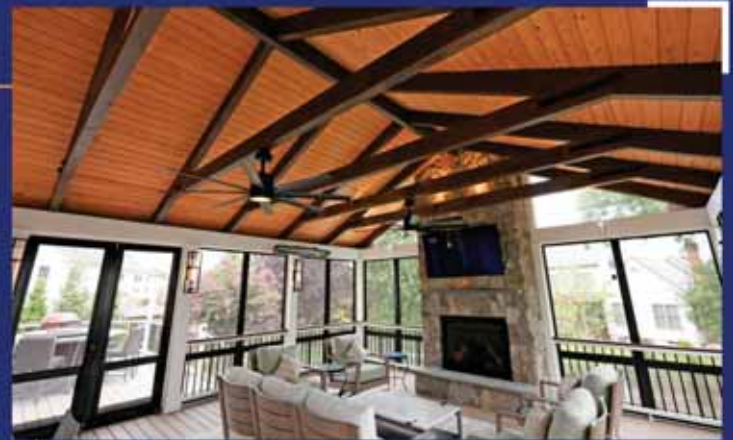
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Stats Courtesy of:
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STATUS	ADDRESS	SALES PRICE	DOM	CLOSE DATE	ABOVE GRADE SQ FT
C/S	8301 Hancock Court	\$1,375,000	0		4,920
A/C	15709 Spyglass Hill Loop	\$1,025,000	111	12/15/25	3,574
A/C	8178 Snead Loop	\$975,000	44	12/10/25	3,778
PND	15013 Ransom Oaks Court	\$995,000	65	12/31/25	3,158
PND	8318 Roxborough Loop	\$1,440,000	7	12/05/25	4,089
CLS	7990 Amsterdam Court	\$930,000	78	10/31/25	3,512
CLS	15169 Windy Hollow Circle	\$905,000	17	10/29/25	3,316
CLS	8130 Cancun Court	\$1,050,000	89	09/15/25	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	8	06/17/25	3,181
CLS	8277 Roxborough Loop	\$1,050,000	19	06/04/25	2,763
PND	15112 Windy Hollow Circle	\$3,500	104	12/01/25	2,522
CLS	8449 Link Hills Loop	\$4,195	54	12/01/25	4,374
CLS	8135 Cancun Court	\$4,500	30	11/24/25	2,842
CLS	8187 Snead Loop	\$4,200	41	10/03/25	3,165

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MEN'S SENIOR GOLF LEAGUE - Summer of 2025

The following are the highlights from the Men's Senior Golf League 2025 season.

Summer Season Summary – Over eleven weeks, 51 golfers in Four Flights played 390 rounds, averaging 91.5 strokes. The season saw 176 birdies, 2 eagles, and no hole-in-ones. The League hosted the first two rounds of a four-round Medal Play Event (finals set for Fall), plus several Closest to the Pin Contests and other small events.

Summer Season Primary Award Winners – First Flight - Ron Bochette and Scott Kim, Second Flight - Doug Cary, Bill Kuhlmann and Bob Leazer, Third Flight - Mark Bumgardner and Steve Golis and Fourth Flight - Dick Markle and Patrick Normyle.

Fall Season Summary – Over eleven weeks, 49 golfers played 347 rounds, averaging 91.1 strokes. The group had 127 birdies, one eagle, and no hole-in-one. Closest to the Pin Contests were occasionally held. The season finished the last two rounds of the Medal Play Event, where Sam Bailey, Doug Cary, Jim Williamson, and Spenc Fall

Fall Season Primary Award Winners – First Flight - Ron Bochette, Gene Devereaux and Scott Kim, Second Flight - Steve Golis and Bill Kuhlmann, Third Flight - Brian Colbus and Jim Williamson and Fourth Flight - Spencer Brown and Patrick Normyle.

Match Play Event – The League successfully conducted its annual Match Play Event. The Flight Winners were First Flight - Gene Devereaux, Second Flight - Art Gose, Third Flight - Brian Colbus, and Fourth Flight - Patrick Normyle. Brian Colbus won the Errol Unikel Match Play Championship Trophy, signifying his inaugural victory in the Championship Finals.



The Greenlee Cup - The Greenlee Cup Event was competed between Spencer Brown's – Bogey Busters – and Mark Bumgardner's – Paladins. The Paladins won The Cup. However, the winner was not determined until the final four Individual Matches were completed. In the end Mark's Paladins defeated Spencer's Bogey Busters 21.5 to 18.5. It was a very spirited and competitive Event – literally, right to the end.

PALADINS THE GREENLEE CUP WINNING TEAM



Rusty Paul, Art Gose,
Steve Golis, Walt Phillips,
Doug Cary, Brian Colbus,
team Captain,
Mark Bumgardner,
Greg Starheim, Bill Burch,
Ron Bochette, TS Park,
Mike Luecke
Missing – Jim Williamson,
Dick Knodt, James Lim

MEN'S SENIOR GOLF LEAGUE – 2026

The Men's Senior Golf League is preparing for its twelfth season, scheduled to take place from April through October 2026. Detailed information regarding the upcoming season and registration process will be circulated in early March 2026. Individuals interested in joining the League as new golfers are encouraged to submit their contact information—namely, name, email address, and telephone number to Joe Greenlee at armygreen766@comcast.net. Thank you.



Scan to View Project Showcase



My family recently had the pleasure of working with Golden Rule Builders for the second time, and I couldn't be more pleased with their exceptional service. Having worked with them previously, I knew they were a top-notch choice for our new project, and they didn't disappoint! We initially used them for a home addition, and then a home renovation and we couldn't be more in love with our new home.

From start to finish, Golden Rule demonstrated incredible flexibility and maintained a stellar schedule on both of our projects. I highly recommend Golden Rule for any design or construction needs.

- Victoria Makay

Grateful gatherings begin in a well-crafted kitchen.

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SMILE! You are NOT on Candid Camera!



Did You Know? Your Community Gates Are Monitored with Surveillance Cameras?

As part of our ongoing commitment maintain the integrity of our gated entrances, the Association would like to remind residents that **surveillance cameras are installed at all community gates.**

These cameras serve one primary purpose: **to record vehicles and license plates that tailgate or cause damage to the gate equipment.** By doing so, we help keep repair costs down and reinforce responsible access through our gated entry points.

How We Identify Vehicles

Thanks to our vehicle registration system and GateKey visitor access records, management is often able to match a vehicle to an owner without the assistance of law enforcement when gate damage occurs. While we cannot identify every offender, we are successful **the majority of the time**—which significantly reduces the financial impact on all homeowners.

If You Hit a Gate Arm...

Accidents happen! If you ever make contact with a barrier arm, for your safety do not attempt to lift or repair a barrier arm. This is not only dangerous but may result in additional damage to gate mechanisms.

Please notify the site office or a gate attendant right away.

Reporting damage immediately helps you avoid additional administrative fees that may be charged when staff must spend time tracking down the responsible party and starting the collections process.

Why This Matters

Unreported damage results in unnecessary costs—and those costs eventually affect the community as a whole. By using surveillance responsibly and encouraging residents to report incidents, we help ensure:

- Faster repairs
- Lower administrative expenses
- Reduced risk of increased assessments for gate maintenance

Thank you for doing your part to keep your gate system reliable, safe, and cost-effective for everyone!



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Harry is a resident of Lake Manassas

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From Scary....







Remember to please remove all holiday decorations by January 31



community calendars

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
JANUARY 2026				1 Happy New Year Site Office Closed	2 Site Office Closed	3
4	5	6	7	8	9	10
11	12 MCC Meeting 5pm	13	14	15	16	17
18	19 Martin Luther King, Jr. Birthday Covenants Meeting 6pm Site Office Closed	20	21 CVAC Meeting 5:30pm	22	23	24
25	26	27	28	29	30 MCC applications due by Noon	31
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY

FEBRUARY 2026

1	2	3	4	5	6	7
8	9 MCC Meeting 5pm	10 Communications Meeting 6pm	11	12	13	14
15	16 President's Day Covenants Meeting 6pm Site Office Closed	17	18 CVAC Meeting 5:30pm	19	20	21
22 30	23	24	25	26	27 MCC applications due by Noon	28

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Lake Manassas Connection submission deadline	3	4	5	6	7
8	9 MCC Meeting 5pm	10	11	12	13	14
15	16 Covenants Meeting 6pm	17	18 CVAC Meeting 5:30pm	19	20	21
22	23	24	25	26 LMROA Board Meeting (Tentative) Closed 5pm - Open 6pm	27	28
29	30	31	31	MARCH 2026		

“Why Didn't My Street Get Paved?!”

.....Planning and Scheduling Road Work Projects

Road work in a large community requires significant planning and preparation. To properly plan for major repairs and replacements, the Association engages the services of a **Reserve Specialist** approximately every five years to conduct a **comprehensive Reserve Study**. Interim updates to the Study are typically completed every two to three years to ensure the Association remains financially prepared to maintain its infrastructure.

Because the community's roads are privately owned, **VDOT does not perform maintenance or repairs**. The responsibility for snow removal, preventive maintenance, and eventual replacement of road surfaces rests entirely with the Association. To meet these obligations, the Association must **set aside funds in its Reserve account**—money collected over time through homeowners' monthly assessments. While annual operating budgets cover recurring expenses like snow removal, **major projects such as milling and paving are funded through Reserves** that have been intentionally accumulated for long-term asset replacement.

The Reserve Study plays a crucial role in this process. It provides a **financial and physical analysis** of the community's assets, estimating both their remaining useful life and the cost of their eventual repair or replacement. During the Study, the Reserve Specialist conducts a site inspection, reviews maintenance records, and evaluates the condition of major compo-

nents such as roadways, lighting, stormwater systems, sport courts, pools, and landscaping. Based on these findings, the Specialist prepares a forecast and funding plan that helps the Board determine when and how to schedule projects responsibly.

Road work is one of the **most significant capital expenses** for the Association. Regular maintenance activities like **crack filling and seal coating** can help extend the life of the pavement and delay costly full replacement. However, over time, every roadway will require **milling and repaving** to ensure safety and longevity.

The Reserve Study provides guidance on **which projects to schedule and when**, based on the expected useful life of each asset. While all roads are included in the Study, not all are scheduled for repair or replacement at the same time. For example, the Study may recommend repaving a portion of Spyglass Hill Loop in Fiscal Year 2026 and the remaining section in Fiscal Year 2028, allowing the Association to plan and fund projects in a financially sustainable way.

The current **Reserve Study** is available to homeowners on the community website at www.LMROA.com. If you have questions about the Study or the Association's plans for common area maintenance, please email us at **concerns@LMROA.com**. Homeowners are also encouraged to attend **Board meetings**, where they can learn more and share feedback during the **Open Forum** portion.

Happy Holidays!

Hurry!
You still have time
before the holidays!

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CMC Corporate/ Emergencies	703.631.7200
Gatehouses Baltrusol gatehouse	703.754.9465
Stonewall gatehouse	703.754.9951
Stonewall Golf Club Pro Shop	703.753.5101
Brass Cannon Restaurant	703.753.6140
Cable (Comcast) 24-Hour Repair	703.670.3500
Electric 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

Rules For Roundabouts

Lately there have been concerns expressed about vehicles not properly adhering to the rules for the Roundabout at the intersection of Turtle Point and Spyglass Hill Loop in Lake Manassas. Some concerns may be caused by a lack of understanding/confusion on the proper use of a roundabout. In addition, there has been substantial damage done to the Roundabout by drivers not navigating the Roundabout properly. Thus we hope this brief article will clarify any misunderstanding on navigating the Roundabout safely.

Lake Manassas is made up of multiple streets, with stop signs, yield signs, golf cart crossing signs and so on. You will always see stop signs at all intersections with the exception of the ROUNDABOUT at the intersection of Turtle Point Drive and Spyglass Loop, where you will see yield signs.

So what is a Roundabout? A Roundabout is a circular unsignalized intersection where traffic flows counterclockwise around a central Island. Who has the right of way? In Virginia, drivers MUST YIELD to vehicles and pedestrians already in the roundabout before entering. All vehicles enter the Roundabout merging to the right. The roundabout at Turtle point and Spyglass Loop has yield signs at all entrances, which are there to caution the driver to slow down and look for vehicles and pedestrians already in the roundabout. The following are the rules to keep in mind when navigating a Roundabout,

ROUNDAABOUT RULES TO FOLLOW:

1. Slow down when approaching the Roundabout
2. Yield to all pedestrians, bicyclists and vehicles that may be in the Roundabout.
3. Look left and yield to all traffic in the Roundabout.
4. Enter the Roundabout to the right moving counterclockwise.
5. Do not stop in the Roundabout unless it's an emergency.

THE MOST COMMON MISTAKES TO AVOID:

1. Failing to give proper right of way (most common cause of accidents in a Roundabout).
2. Entering the Roundabout too fast.
3. Failing to yield to pedestrians.

Your attention to these simple rules will help to avoid any mishaps.

Please keep in mind that the Prince William County Police, and the Sheriff's Department patrol all streets in Lake Manassas and will write tickets for traffic violations.

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 an opportunity to correct 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 are leaning, have faded or are in disrepair. Paint color samples are available at the site office where if you wish, you can purchase paint for \$20 a can.

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 vehi-

cles 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 be assessed \$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 bag or 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.





LAKE MANASSAS CONNECTION

OFFICIAL PUBLICATION OF THE LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION

The *Lake Manassas Connection* is published at no cost to the Lake Manassas Community Association and its residents. Any revenue earned by the publisher comes solely from advertising. Please support the advertisers who support the Community.

THE NEXT ISSUE IS SPRING 2026

The deadline for articles & photos is: MARCH 1

Please forward all submissions to concerns@lmroa.com

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