

Lake Manassas Connection

Official Publication of the Lake Manassas Residential Owners Association

Winter 2012

Volume 8, Issue 1

Happy
New Year

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Lake Manassas Connection

Official Publication of
The Lake Manassas Residential Owners Association
Volume 8, Issue 1

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

BOARD OF DIRECTORS

Errol Unikel, President errol@unikel.us	703.754.2724
Ted Brewer, Secretary tbrewer@southstar-sterling.com	540.428.3050
Don Minogue, Treasurer dminogue2@comcast.net	571.261.3248
Ed Long, Director edstonewall@aol.com	540.428.3050
Warren Watkins, Director wbwatkins3@southstar-sterling.com	540.428.3050

MANAGEMENT COMPANY

Community Management Corporation (CMC)
4840 Westfields Blvd., Suite 300 - Chantilly, VA 20151

Nancy Goff (Temporary), On-Site Community Manager
nancygoff@cmc-management.com 703.753.7745
Fax 703-753-1886

Adrienne Harper, Portfolio Manager
aharper@cmc-management.com 703-230-8598
Customer Service Center 703.631.7200
Website: www.cmc-management.com
After-Hours Emergency 703.631.7200

COMMITTEES

Budget and Finance jwshort@comcast.net	Jim W. Short, Chair 703.753.3539
Communications annejeffery27@hotmail.com	Anne Jeffery, Chair 703.753.2234
Covenants wandccampbell@hotmail.com	Cara Campbell, Chair 703.743.9520
Community Safety/Visitor Access rthbowers@comcast.net	Rowland Bowers, Chair 703.753.1765
Environmental yourrealtyman@netscape.net	Allan Thomas, Chair 703.973.8550
Modifications cossack@comcast.net	Peter Metrisko, Chair 703.743.9986
Swim & Tennis Center gstrombravo@gmail.com	Grete Bravo, Chair 703.753.4116

NEWSLETTER CONTACT newsletter@lakemanassasroa.com

SOCIAL ACTIVITIES GROUP Open - contact
Contact Management Office if interested

Advertising & Publishing Contact

IMAGERY attn: Lake Manassas Connection
43488 White Birch Way - Ashburn, VA 20147
email: imageryads@aol.com
(please list Manassas Connection in the subject line)
TEL: 703.723.3400 - FAX: 703.724.9002

Welcome

Welcome to the first issue of the "new" Lake Manassas Connection.

This publication was designed to be user friendly, to offer residents a source for much valuable information needed throughout the quarter and to serve as a yearbook of sorts as it will be filled with many memorable moments.

We welcome all resident ideas and submissions. We value your input as this is YOUR Community Publication.

*If you have ideas for articles, announcements or photos please send them to newsletter@lakemanassas.com. The next deadline is **March 15, 2012** for the quarterly issue which delivers in April.*

Your input will help to make this publication the best it can be - so please don't hesitate to get involved and let us know how we can serve you better.

We did not include the "marketplace" for classified ads in this issue however you will be able to locate and place classifieds on our Web site in the future. This newsletter is now published at no cost to the homeowners association. Because it is self-supporting there is a fee for placing a classified in future publications. For information on classified and display advertising please contact imageryads@aol.com. Design of your display advertising, if required, will be done at no charge to advertisers

Happy New Year and Blessings for a year filled with good health and happiness.



Disclaimer -

The Connection is an official quarterly publication of the Lake Manassas Residential Owners Association. Publication in the newsletter of resolutions, rules, regulations and meetings duly adopted or called by the Board of residents of meetings or the adoption and implementation of these enactments of rules for the purposes of enforcement Neither the Lake Manassas Resident Association, the Board of Directors, the Communication Committee, the Board of Governors, staff nor Members make any representation as to the validity or qualifications of any advertisers. The Lake Manassas Connection staff reserve the right to decline any advertisement for any reason it deems appropriate. Submitted articles are the opinion of the author and do not reflect the opinions of the newsletter team, or the Association. Articles submitted are subject to editing for clarity and length and should not be self promoting or promoting a family member, friend, business, etc. The subject should be of general interest to our Lake Manassas Residents. Articles and photographs appearing in The Lake Manassas Connection may not be reproduced in any manner, without the express permission of Imagery.

President's Report



Errol Unikel, President



Ted Brewer, Secretary



Don Minogue, Treasurer



Ed Long, Director



Warren Watkins, Director

I hope everyone has had a healthy and happy holiday season with lots of quality time with family and friends. As we close out 2011, let's look at a few of the current and future highlights of interest to our community.

ANNUAL MEETING AND ELECTION:

We had a great turnout at our September 29 2011 annual meeting. Thank you for excellent community interest and participation. Overall, we reported being in strong shape financially and were very focused on various operational initiatives. Details of the reports presented at the meeting are on our website www.lakemanassas.roa.com.

Thank you residents of Lake Manassas for your confidence and support in electing me to another two-year term on our board. The board then elected me as President and Don Minogue as Treasurer for our terms. Our main mission is to protect the community's assets by maintaining and improving our infrastructure, protecting our property values and promoting a positive quality of life in Lake Manassas.

One question seems to be often asked of me. Why would anyone take on the board president's role and why would you want to do it again? Although some might answer differently, most in my position share a sense of responsibility to their community as well as a commitment and genuine concern for the well-being of the place they live. I am fortunate to have had a long career in the private sector and now have some time for this important task. And importantly, my experiences in business and especially as board president during the last two years help me better understand what needs to be done in the next few years.

TRANSITION TO ALL RESIDENT BOARD + RESIDENT INVOLVEMENT:

There are two critical messages that are important to all of our residents.

1. WE ARE WITHIN ONE YEAR OF OUR TRANSITION TO AN ALL-RESIDENT BOARD

2. WE NEED YOU TO JOIN US. We need to start transition activities in earnest.

Based on what I have read and heard about other communities, the transition to an all resident board will likely be challenging. 100% of the burden and responsibilities to administer and operate our community will fall on the shoulders of our resident board members, committee chairs and committee member volunteers. The best way to be prepared is to get engaged. By joining committees, residents can learn about what we do and how it gets done. How well we do will have an important impact on property values and the attractiveness of our community.

We have established a Lake Manassas Residential Owners Association (LMROA) Transition Team and you will be hearing more from them soon. The founding members include Robert Hale, Al Wavering, Douglas Brady, Rowland Bowers Don Minogue and Bill Kuhlmann. There is no doubt we have residents with a wide range of important skills, knowledge and backgrounds.

Your help will be invaluable. Please contact errol@unikel.us to discuss the possibilities.

CURRENT FOCUS AND PRIORITIES – highlights:

- We have had exciting changes in our management company (CMC) team over the past few months. Rebecca Watkins, our previous onsite manager was promoted within CMC in July. After other CMC changes, Nancy Goff has been our temporary onsite manager. Rebecca has resigned from CMC as of Dec 23 and we wish her well in her new endeavors. Our new and very experienced Portfolio Manager replacing Rebecca is Adrienne Harper. We are working with CMC to find a suitable replacement for our onsite manager very soon.

- One of my personal goals as President has been to create improved interactive communications between all residents with the board and our committees. The intent is to keep residents informed and engaged in community matters. We created the Communications Committee in 2010 with that goal in mind. Emphasis was on improving our website to make it more useful and informative, using email as a replacement to paper for communicating important information, and improving bulletin boards and signage to provide timely information. All of these are works in process and hopefully we are getting better.

- The latest communications initiative involves our quarterly newsletter – *THE LAKE MANASSAS CONNECTION*. With this issue we are launching a professional newsmagazine that still includes important board and committee information and adds more information about residents, informative articles and local happenings in the community and surrounding area. And it pays for itself. Our new arrangement with *Imagery Printing and Advertising* includes their picking up all of the production costs for the newsletter. Please Let Us Know How You Like This Newsmagazine. Share Your Comments and Ideas. Send input to newsletter@lake.manassas.com.

- The Budget and Finance Committee was recently launched to help us better track, manage and find opportunities to reduce operational

continued

President's Report *continued*

and capital costs. Along with collections of delinquent accounts, and trying to make that as profitable as possible, we will focus attention on contract costs and the myriad of operational costs and fees that we incur in running our community. One recent success was that we were able to save around \$50,000 over 5 years with our new trash removal contract. And we recently contracted with a new snow removal contractor with positive recommendations and more favorable pricing.

- A capital expenditure plan for FY 2012 was approved at our December board meeting which is based on our last Capital Reserve Study. Examples of expenditures schedules in the first half of 2012 follow:

- Tree and landscape improvements including irrigation
- Tree and landscape removal / remediation
- Repair and pavement overlay for Birnham Wood Ct., Horseshoe Bay Ct. and Crooked Oaks Ct.

- Crack filling and miscellaneous repairs to many other streets in both the Eastern and Western sections.
- Painting pool buildings and Stonewall gatehouse
- Security System repairs to cameras in pool area
- Walking Trail repairs
- Finally, our seven Committees are in action and as stated before, can use your help. Please read the committee reports elsewhere in this magazine to get more details on what they are doing. Without these volunteer committee chairs and their dedicated members, this community would not run well. In addition to the regular committees, Rowland Bowers has recently initiated an ad hoc Residential Rezoning Committee focused uniquely on the residential townhome development that has been proposed by our developer and if approved, would be built along Turtle Point Dr. across from Amsterdam Ct.

Thank you to all of our residents for your support and please let me know how we can continue to improve our operational effectiveness in Lake Manassas.



Management Report

Welcome

Adrienne Harper
Portfolio Manager

"There has also been some transition in management staff. As many of you know, Rebecca (Watkins) Lyons was promoted to Portfolio Manager in July and was replaced on site by Lisa Tarlecky. Since that time, Lisa has left and the search for the on site manager was still underway as of the deadline for the newsletter. In the Portfolio Manager position, there is a new face as well; Adrienne Harper has taken over for Rebecca.

Adrienne Harper, a long time employee of CMC, comes to Lake Manassas with a wealth of experience and knowledge. She has a strong background of transitioning developing communities which will prove valuable to the community."

Adrienne Harper
703-230-8597 (office)
703-930-4995 (cell)
aharper@cmc-
management.com

- Next BOD meeting- March, 27 at 6:30 pm - Stonewall Golf Club.

- New Vehicle Decals for 2012-2014- Please be on the lookout for information regarding the new decals that will be distributed upon the new Site Manager's arrival.

- Lawn reminder- Please keep your mulch beds with a layer of mulch thick enough to keep dirt from showing through and free of weeds. Plans for replacing dead or missing plantings can be submitted for approval during the winter months and planted in the spring.

- Preparing for Snow- Lake Manassas ROA has a new snow removal vendor for the upcoming winter, Titan Erosion Control. Keep in mind snow removal does not begin until 2" of snow have fallen. Main streets are cleared first, followed by secondary streets, and then pipe stems. Curb to curb expectations are on a case by case basis for each snow. Please do not approach any vendors, but contact Management directly with any questions or concerns (703-631-7200). The Association looks forward to less snow this year as are most Virginia residents, but are prepared to handle any potential large storms.

- Pet Etiquette- Residents with pets: Please be sure to always have your dogs leashed, do not let your cats roam the community and clean up any waste from your pet.

- As a reminder, playground equipment must not be visible from the golf course. Approval of location and landscaping plans to screen playground equipment is required

- When leasing a property in Lake Manassas, leases must be of at least 12 months in duration. Also, a copy of the lease must be submitted to the management office prior to tenants moving in

- The Annual Meeting and election was held in September which included a great resident turnout of approximately 150 people. We look forward to more residents joining us every year. Thank you to those who attended. We look forward to working with the entire Board in the coming year.

- The last quarter of 2011 was a busy one; most of which is discussed in the Presidents letter of this issue. Soon you will see tree removal along the trail system and lightning protection on the Tuxedo Lane Oak Tree in the common area. Also, coming soon is information regarding new decals for LMROA. The Board has rounded out the fall and into winter with much activity including approving two new committee charters and a Capital Expenditure Budget for the Fiscal Year 2012.

There has also been some transition in management staff. As many of you know, Rebecca (Watkins) Lyons was promoted to Portfolio Manager in July and was replaced on site by Lisa Tarlecky. Since that time, Lisa has left and the search for the on site manager was still underway as of the deadline for the newsletter. In the Portfolio Manager position, there is a new face as well; Adrienne Harper has taken over for Rebecca. Adrienne Harper, a long time employee of CMC, comes to Lake Manassas with a wealth of experience and knowledge. She has a strong background of transitioning developing communities which will serve valuable to the community.

Management will be working full steam ahead as many projects are planned for spring to beautify, maintain and improve your community. Have a safe and happy winter!

Your CMC Management Team

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What's New &

Did you know???

... **Congratulations are in order** for Errol Unikel and Don Minogue who will serve on the LMROA Board of Directors for the next two years as President and Treasurer, respectively. ".....These elections took place at our Annual Meeting on September 29, 2011. When the developer gives up their three board seats at the end of 2012, new elections will be held that will result in the transition to an all-resident Board of Directors. So, please get connected by adding your name and email address to the list of residents at www.lake-manassasroa.com. Click on the Phone Book link on the left side.

... **The Raffle Winners** at the LMROA Annual Meeting:

- 7982 Bonnie Briar (Sowden) - Four (4) Nationals Baseball Tickets and Parking to any game in 2012

- 14932 Alpine Bay (Garden) - \$50 gift card to the Brass Canon Restaurant

- 8116 Willingboro (Pittman) - \$50 gift card to the Brass Canon Restaurant

- 7951 Amsterdam (Young) - Certificate for a free foursome of golf at Stonewall Golf Club - \$400 value

Once again, we would like to acknowledge and thank everyone for their participation in the 2011 Annual Meeting either in person or via proxy.

...**Our newly established Budget & Finance Committee** with Jim Short as Chair welcomes residents to participate on this Committee. See his initial Committee Report within this Newsletter for additional information.

The Board understands the importance of transparency and therefore, the financials and other community documents are posted to the website each month. Please visit www.lake-manassasroa.com to review the community financials and please contact management with any questions.

... **Several links** regarding topics that may be of interest to the community:

The T. Nelson Elliot Dam in Lake Manassas is being upgraded to make it capable of withstanding a full "Probable Maximum Flood Event."

Source: InsideNOVA.com www2.insidenova.com/news/2011/jul/31/5/lake-manassas-dam-getting-stronger-ar-1209270/

What's Planned...

To see the plans for the Route 29 South and I-66 West Interchange you can go to the Virginia Department of Transportation (VDOT) building on Linton Hall Road. An aerial view is also available at www.virginiadot.org/projects/northernvirginia/gainesville_improvements.asp and click on 'What's Being Done' or 'Video Rendering'.

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

There are no plans to open Lake Manassas for boating and recreational use. For current information, go to www.dgif.virginia.gov/fishing/waterbodies/display.asp?id=82

... The **Lake Manassas Ad Hoc Resident Committee** met with Warren Watkins on Dec 5 to provide inputs and ideas for the proposed townhouse development planned along Turtle Point Drive near Amsterdam Court. More information is available from Rowland Bowers, chair of the ad hoc committee.

... The following Committees are **seeking volunteers**. If you are interested in serving on any committee, please contact Adrienne Harper (our new Portfolio Manager) at aharper@cmc-management.com for a Committee Interest Form and Non-Disclosure Document.

- Budget and Finance Committee
- Environmental
- Covenants
- Communications
- Swim and Tennis Club Committee
- Safety and Visitors Access
- Modifications Committee

... This Newsletter Got a Face Lift **The Lake Manassas Connection** with the intent to make it more useful and interesting for all of our residents. Your comments on the content, design and layout are welcome. Contact newsletter@lakemanassasroa.com.

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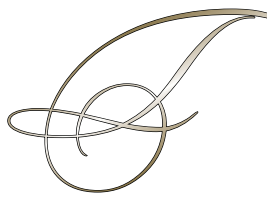
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Thanks To All The Committee Chairs & Members Who Attended Community Training In November



Phil Gross
Covenants Committee



Diane Boyle
Modifications Committee



George R. Layne
Communications Committee

Kathy Rodgers
Environmental Committee



Harriet Miner
Modifications Committee



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Jim Short, Chair

Committee Roster
Mike Hegeman
Volunteers Needed

Budget & Finance Report

As you may be aware, this Committee was formed on September 29, 2011 and I have volunteered to Chair this Committee. A charter has been drafted for this Committee, which has the following general responsibilities:

1. Review of the monthly financial statement prepared by the Association's management agent;
2. Review of the annual audit;
3. Making recommendations to the Board regarding the investment of Association funds;
4. Coordinating preparation of a proposed annual operating budget in conjunction with the Association's managing agent, the Board of Directors, and other Association Committees;
5. Making recommendations for capital improvements or enhancements and/or reviewing proposed improvements in terms of their financial impacts. As appropriate, prepare a proposed long-range capital improvements budget;

We are currently looking for additional members to help out. The Committee meets monthly and will be held in the evenings at the onsite management office by the pool. The requirements to be a member of the committee are:

1. A desire to constructively provide input to the overall budget and financial activities of the LMROA,
2. Be a member in good standing (all your dues are paid up) and
3. Be willing to sign a non-disclosure agreement.

Please contact Adrienne Harper aharper@cmc-management.com or myself for more information or if you are interested in volunteering.

I look forward to working with the Board and the other Committees to maintain the quality of our community while striving to minimize increases to our residents' dues.

Jim Short

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Communications Report



Anne Jeffery, Chair

Committee Roster

Maureen Brady
 Kristin Knodt
 Norma Jo Greenlee
 George Layne

Last year, we held two "Meet and Greet" receptions for our new neighbors this year. One reception was held on April 6th and the second on September 29th at the Brass Cannon Restaurant. The last event was sponsored by the Stonewall Golf Club, American Disposal, Chadwick Washington, Moriarty Elmore & Bunn and Power Systems Electric (PSE). We would like to thank everyone for helping us welcome our new neighbors.

With our enhancements to the signs at our entrances, we were able to post reminders when it was time to vote and quickly post information about the outcome of last September's election. We plan to change the décor with the seasons and post brief notices to keep everyone informed.

If you would like to be the recipient of neighborhood information about sanding and snowplowing schedules this winter and current information all year round, please send your email address to Adrienne Harper at aharper@cmc-management.com. We realize your email address is private information. It will not be sold or distributed. If you are not comfortable giving out your email address, you can create a sepa-

rate email address for us to use only for Lake Manassas information. There are several free email programs available such as gmail and hotmail that you could use. If you would like assistance with creating a separate email address, contact Kristin Knodt at kristink096@gmail. She will be glad to help you. To date, we have more than 300 out of 550 residents' email addresses.

Finally, we would like to encourage all of our residents to register on our website for access to valuable information on a 24/7 basis. Go to our website at www.lakemanassasroa.com and click "sign up for new account" on the home page. You will need your account number to sign in which you can find on your payment book for your Lake Manassas dues. After signing in, also please add yourself to our community phone book. Once done, you will have access to everything stored on the website plus periodic emails that will be sent to provide important community information. If you would like assistance, please contact Kristin Knodt at kristink096@gmail

Anne Jeffery

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Roland Bowers, Chair

Committee Roster
 (James) Gary Seyster
 Dick LaFrance
 Robert Glista
 Craig Ackerman

Community Safety & Visitor Access Report

The committee continues to monitor the implementation of revised Gate House Post Orders, training and performance of guards under the new orders, and the implementation of a voluntary standing and daily visitor access list.

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

The Committee will review with the Board the idea of implementing a visitor access policy that would turn away anyone not on a standing or daily list. There will be a survey of residents to determine if there is an interest in implementing this more stringent gate access protocol.

The Committee has worked with management on solutions for improving Amsterdam Gate Performance

The committee has reviewed and provided comments of the Lakeview rezoning proposal insuring that the community's ability to provide for a signal light at Lake Manassas Drive is not hindered by the rezoning, and that interparcel connectors do not pose an unwarranted intrusion into the community.

The committee will develop cost information regarding Amsterdam Gate replacement to ensure rezoning proffers for the replacement of the gate provide for adequate funding.

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Cara Campbell, Chair

Committee Roster

- Rowland Bowers
- Kathy Cumber
- Phil Gross

Covenants Report

It was great to see so many members of the community at the Annual Meeting. It is positive to see that so many took time to show their support of this community by attending and sharing their appreciation of progress and ideas for future changes.

As announced at the Annual Meeting the Covenants Committee is looking for additional members to help out. The Committee meets monthly and then as needed to conduct hearings. Meetings are held the 3rd Monday of each month at the onsite management office at 7 p.m. The requirements to be a member of the committee are:

1. A desire to see the community thrive by neighbors following the covenants,
2. Be a member in good standing (all your dues are paid up) and
3. Be willing to sign a non-disclosure agreement.

Please contact Adrienne Harper or myself for more information or if you are interested in volunteering.

As the recent dips in temperature indicate the seasons have changed. Winter has moved in and most of us have moved to indoor activities as well. This time of year provides an optimal opportunity to work on plans and gather estimates for spring projects such as painting, lawn maintenance and landscaping and hardscape enhancements.

Each season brings a new challenge to our yards. Hopefully there will be minimal snow

and ice damage this winter season. Should you find yourself in need of assistance there are several garden centers in the vicinity. Merrifield Garden Center has a free help desk in the greenhouse staffed with folks who can provide all sorts of helpful insights into yard maintenance and plant care. Their website www.merrifieldgardencenter.com is also packed full of great information. Meadows Farms has monthly specials and you can find a wealth of information at www.meadowsfarms.com. Another local Garden Center is Gateway Home and Garden Center at 4208 Lee Highway with great customer service.

I look forward to the transformation of the neighborhood as the seasons change yet again. Below is an overview of the guidelines for exterior seasonal and holiday decorating. More specific details can be found on pages 25 and 26 of the LMROA Handbook:

Seasonal decorations should reflect the present season.

Winter Holidays - decorations may be up from Thanksgiving through January 31st. Please ensure all dead vegetation is removed by January 31st.

All other holidays - decorations may be up two (2) weeks before the holiday and taken down within two (2) weeks after the holiday.

As always if you have questions or concerns regarding the community covenants please let me know.

Cara Campbell



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Environment Report



Allan Thomas, Chair

Committee Roster

- Linda Malami – Vice Chair
- Harry Jenkins
- Bill Kuhlmann
- Kathy Rogers

Contacts for Specific EC Issues

- Community Areas – Landscaping (East Side)**
- Linda Malami
 - Kathy Rogers

Community Areas – Landscaping (West Side)

- Harry Jenkins
- Allan Thomas
- Graveyard
- Harry Jenkins

Streets and Sidewalks

- Harry Jenkins
- Allan Thomas

Swimming Pool/ Tennis Court Area

- Kathy Rogers
- Community Trails
- Harry Jenkins
- Linda Malami

Thanks to the great support from our Board of Directors, our committee has made progress in improving our landscaping environment.

Money has been funded from the 2011 budget for the initial phase of installing irrigation for the Spyglass Hill Circle. Also a proposal has been obtained to complete the project this winter.

Designs were generated for repairing the landscaping at Valderrama Circle and the Turtle Point Drive entrance of the Western Section. Both projects were completed in November.

Below are renderings of the designs for each of the areas.

Six trees supplied by the developer were planted on the Bonnie Briar Circle.

A separate line item was established in the reserve account budget for Landscaping. Also funds are being allocated in this year's budget to make landscaping improvements.

Work is currently going on in the community to remove dead trees in the common areas.

In our committee meetings we have started on our five-year plan for maintaining and improving the landscaping throughout the community. Priorities have been established for each of the areas. The plan when finished will be presented to the Board for its approval.

Proposals have been obtained for finishing irrigation on the Overlook Ridge and installing

irrigation on Bonnie Briar Circle and Spyglass Hill Loop Circle. In addition proposals will be obtained in the coming months for improving the landscaping in other areas according to the overall plan.

A resident on Cancun Court has expressed concern over the large trees lining the street. Since a member of our committee resides on Cancun Court, she has been tasked with the assignment to poll the neighbors regarding their preferences on whether to prune or replace the trees. Our committee will work with the Covenants and Modifications Committees to help advise the residents of appropriate solutions.

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

We can use more volunteers for the Committee from all residents who are interested and can take the time to participate. We meet at least quarterly and make two tours of the community each year.

Allan Thomas



Lake Manassas Community

ROUTE 29 LEE HIGHWAY







Peter Metrinko, Chair

Committee Roster

- Diane Boyle
- Harriet Miner
- Craig Ackerman

Modifications Report

During the last year, the Modifications Committee processed 97 applications, which means that about one in six Lake Manassas homes made exterior changes to their properties. The Committee welcomes its newest member, Craig Ackerman. The Committee meets the second Monday of every month at 5:00 PM at the on-site management office. All meetings are open to the public. Suggestions for changes in the design guidelines are always welcome.

If you are planning a summer exterior project, you can help ensure there are no approval delays by filing an application as soon as your plans are complete. Remember, if you are unsure whether your project requires the filing of an application, contact the management office for guidance.

Peter Metrinko

Swim and Tennis Center Report

The Pool is closed for the season but work is continuing on two projects.

1. The new gate/pass system for the pool is being installed as of this writing. It will eliminate the need for filling out yearly forms and mailing pool passes out to our 550 residents. Yearly costs of the former procedure were about \$6500. This year the passes will be distributed rather than mailed to reduce costs. Each family will receive one pass. Additional passes can be purchased at a price to be determined. The new passes will allow us to record pool usage by times and offer the potential for more efficient scheduling of Lifeguards during peak usage.

2. The Basketball Court should be completed in early December. Court 6 will no longer be used for Tennis. All the lights have been repaired and are now working. It is planned to be lighted during certain hours. At the next meeting, the Committee will determine the actual hours.

Plans for next Spring include tennis classes and clinics, weekly match play for kids and Round Robin play for Adults, painting the basketball court, and painting the entire exterior of the Pool Facility.



Grete Bravo, Chair

Committee Roster

- Craig Lindsay
- Susan Malley
- Todd Harman
- Jeffrey Epstein
- Karrol Harris

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Stonewall Golf Club

AT LAKE MANASSAS

Winter Golf – What To Wear



**By: Jonathan Schoenfeld
PGA Head Golf Professional
Stonewall Golf Club**

Other than being a beautiful place to live, Lake Manassas is home to Stonewall Golf Club, a public-access daily fee golf course that been selected as one of the "Best Places to Play," according to GOLF Magazine.

Stonewall Golf Club (www.stonewallgolfclub.com) is an 18 hole Tom Jackson designed championship golf course. This high end daily fee golf course is often mistakenly thought of as a private club due to our setting in the Lake Manassas and our close proximity to the private Robert Trent Jones Golf Club. Stonewall is open to the public and welcomes guests from Lake Manassas who would like to play golf, host a special event, or have a meeting over lunch.

At the club guests can enjoy a lot more than just golf. It is also a great place to learn the game as Erika Larkin, PGA Director of Instruction offers group and individual lessons (www.larkingolf.com). Erika was recently named MAPGA Teacher of the year and we are proud to have her as a member of the team. The Brass Cannon restaurant serves lunch daily and dinner Thursday through Saturday. As a premier wedding and special event venue in Northern Virginia, Stonewall hosts over fifty five weddings each year! With Lake Manassas as a perfect backdrop for any gathering, you can host your wedding, social or corporate event in the facility's Magnolia Room Ballroom and Terrace.

Currently we are offering in home catering for Lake Manassas residents. From something as small as a party platter to as large as full service catering in your home, let Stonewall take care of your entertaining!

Stonewall Golf Club prides itself on having friendly, flexible and professional staff to make your event, meeting, outing or casual day of golf a special experience. When you are a guest at Stonewall you are treated as if you were a member of a private club!

If you are a Lake Manassas resident and book an event at the club or in your home we will offer a complimentary fruit and cheese display (*Minimum 25 guests) For more information please contact Jeanna Hilton, Director of Sales 703.753.6156 or at jhilton@stonewallgolfclub.com.

When we get into the holiday season, even the most avid golfers find it easy to say that it's too cold to tee it up. Little do they know that with the right golf gear, playing in sub-40 degree temperatures is quite easy. Here are a few suggestions for you to stay warm and play well when mother nature gives you a less than ideal day.

Top Layer

Zero Restriction Highland Pullover – This water resistant jacket has a stretch soft-shell fabric that blocks the wind while increasing garment flexibility. The fleece lining extends to the cuffs to ensure warmth and is available for both men and women.

Bottom Layer

FootJoy Thermal Base Layer – Locking in body heat is crucial for staying warm on the golf course. This piece is meant to be in direct contact with your skin, as it conforms to your body for warmth, but has a four-way stretch fabric to keep it from restricting your golf swing.

Headwear

O'Connor Ear Flap and Fleece Cap – Its water resistant nylon shell and fleece lining provides the best protection for your head and ears in cold and windy weather. This item is a must have for winter players.

Golf Ball

Titleist Pro v1 – The key to scoring well in the winter months is spin. The Titleist Pro v1 will provide you with the most amount of spin, giving you a better opportunity to stop the ball on a frozen green. You may forfeit 3 yards off the tee, but that sacrifice is well worth the chance to make a birdie putt.



Real Estate Sales in Lake Manassas The Year in Review

1/1/11-12/4/11



ADDRESS	SOLD PRICE	ORIGINAL	DOMM	AGE
15851 Spyglass Hill Loop	\$ 925,000	\$1,000,000	525	8
8368 Sapphire Lakes Court	\$ 730,000	\$ 739,900	340	7
15795 Spyglass Hill Loop	\$ 765,000	\$ 799,000	92	6
8223 Roxborough Loop	\$ 729,900	\$ 729,900	71	8
8120 Amsterdam Court	\$ 830,000	\$ 899,900	88	10
15791 Spyglass Hill Loop	\$ 749,900	\$ 779,000	562	6
15111 Windy Hollow Circle	\$ 450,000	\$ 524,000	155	15
15870 Spyglass Hill Loop	\$ 950,000	\$ 999,900	5	8
7974 Bonnie Briar Loop	\$ 675,000	\$ 674,999	128	12
7998 Bonnie Briar Loop	\$ 625,000	\$ 624,900	36	13
15621 Turtle Point Drive	\$ 614,000	\$ 759,000	205	10
14891 Alpine Bay Loop	\$ 600,000	\$ 624,900	49	19
15098 Windy Hollow Circle	\$ 575,000	\$ 623,000	51	12
8276 Roxborough Loop	\$ 735,000	\$ 799,990	7	10
8002 Kamehameha Place	\$ 415,000	\$ 449,900	213	10
8432 Link Hills Loop	\$ 745,000	\$ 774,900	196	5
8058 House Shoe Bay Court	\$ 608,850	\$ 619,900	4	13
8026 Kamehameha Place	\$ 399,950	\$ 399,950	0	13
8032 Kamehameha Place	\$ 420,000	\$ 434,900	51	13
8056 Arcadian Shore Court	\$ 515,000	\$ 515,000	17	15
8353 Roxborough Loop	\$ 599,900	\$ 599,900	88	10
8158 Cancun Court	\$ 550,000	\$ 599,900	113	13
8055 Arcadian Shore Court	\$ 440,000	\$ 449,900	375	15

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Golf Club
AT LAKE MANASSAS

Gardening

Black-eye Susans



Viburnums



Japanese maple



Pink muhly grass

Add Some Winter Interest to Your Landscape

As I drive to and from work this time of year I enjoy the quiet beauty of the winter landscape. The outline of trees against the winter sky can provide a picture of minute detail, with tiny twigs appearing as fine brush strokes on a canvas. With a little imagination gnarled trunks and branches that have survived many years can appear to be dancers on a stage. Oaks and beeches with leaves still attached seemed to be half dressed. On sunny days, the mountains are magnificent when shadows from passing clouds go dancing over them. Of course you can enjoy this even more if you are the passenger and not the driver!

Many perennial plants, ornamental grasses, and trees and shrubs can provide color in the landscape. Consider using fine-textured plantings that change to warm colors of gold, russet, and brown after frost. Ornamental grasses, such as pink muhly grass (*Muhlenbergia capillaris*) and feather reed grass (*Calamagrostis aculiflora stricta*), planted in masses create a sweeping, soft patchwork in winter. If planted where the sun backlights them, some of the grass flowerheads almost seem to glow. Perennials may go dormant during winter, but they can still add texture and color to the landscape. For example, black-eye Susans (*Rudbeckia fulgida*) add a deep brown to the winter landscape. If you leave the flowerheads of purple coneflower (*Echinaceae purpurea*), you will have an interesting dark brown to black color, the spiky texture of the spent flower, as well as the bonus of visiting gold finch to feed on the seeds. Several plants with persistent berries, such as winterberry (*Ilex verticillata*) and viburnums (*Viburnum* sp.) add reds and oranges to the landscape while providing fruits for birds.

One of my favorite shrubs or small trees for winter landscape interest is the star magnolia (*Magnolia stellata*). It has large gray flower buds similar to pussy willow buds and smooth gray bark. Another favorite is crapemyrtle (*Lagerstromia indica*) with its persistent seed pods and wonderful exfoliating bark. Others that you might consider are Japanese maple (*Acer palmatum*), especially the varieties that have the red branches, or paperbark maple (*Acer griseum*) which also offers exfoliating bark. Don't forget to consider witchhazel (*Hamamelis* sp.). Depending on the species you select you can have flowers in fall or in late winter/early spring. Another late winter bloomer is winter jasmine (*Jasminum nudiflorum*) that opens its yellow flowers in late winter/early spring before its leaves appear.

Plants are not the only things that can add interest to your garden in winter. Consider using copper or other metal containers not damaged by cold and ice in the garden to add contrast. Plan garden structures so that they can have plants trained or espaliered on them or so that they catch snow, providing interesting shapes. A water feature kept from freezing can provide homeowners many enjoyable moments watching the creatures who visit.

This winter, take a stroll around your neighborhood or nearby public garden and see what others use to enhance their winter landscapes, then take the ideas you like and incorporate into your landscape.

If you have questions about plants that can be used to provide

winter interest in the garden or other horticulture topics, contact the Loudoun County Master Gardener Volunteers at their Help Desk Office at 703-771-5150 or loudounmg@vt.edu. For information on upcoming free gardening lectures and other programs visit their website at www.loudouncounty mastergardeners.org.

Submitted by: Debbie D. Dillion, Urban Horticulturist, Loudoun County Extension

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Resident Spotlight

Tell us what's happening with you, your family and neighbors. Send your photos and information to newsletter@lakemanassas.com and imageryads@aol.com.



Keith Unikel & Kendall Strang

Groom – Keith A. Unikel, son of Errol and Betsy Unikel residents of Lake Manassas. Bride – Kendall E. Strang, daughter of William and Peggy Strang of Bethesda, MD. The couple was married at Chevy Chase Presbyterian Church in Washington, DC on Saturday, November 26, 2011. The wedding reception followed at Congressional Country Club in Bethesda, MD. Keith and Kendall honeymooned in Nevis, a Caribbean island in the West Indies Keith had been an outstanding junior golfer in the DC area, played college golf at the University of Maryland and played as a professional golfer for four years. He returns to his position as a financial management / wealth manager with Merrill Lynch in Bethesda. Kendall continues her work in the wealth management group at Morgan Stanley in Washington, DC. The lovely couple is living in Potomac, MD.



Jessica Shalvey & Abigail Mumma

The Nutcracker with Jessica Shalvey on the left and Abigail Mumma in the center in the “Bon Bon” dance.

Several of our Lake Manassas residents performed in two shows for the Gainesville Ballet School’s production of the Nutcracker in December at Battlefield High School. Abigail Mumma and Jessica Shalvey were featured for the 6th time in the full length ballet. Both girls danced on pointe and were featured in the Snowflake, Bon Bon and Parents’ dances. Abigail also was the Sugar Plum Fairy and a Doll and Jessica was in the Spanish and Arabian dances, among others. Abigail’s sister Olivia participated on stage for the first time this year after years of helping in the background.

Stephanie Harman

Stephanie has taken lessons at Century Manor Farm for about a year. This fall she qualified as a member of the C Team for the Farm. On November 20th, the C Team had their first home show which they won, and Stephanie got three 3rds and one 1st in her events.



Robby Owens & Alex Nasser



8th Grader Robby Owens played a key role in helping the Gainesville Hawks football team to their first undefeated season in the school’s history on their way to winning the Prince William County Regional Middle School football Championship. Robby played both tight-end on offense and a combination of defensive-end and linebacker on defense. Robby’s imposing size and determination struck fear in the heart of anyone he lined up against.

Alex Nasser is the starting Defensive Back for the football team.

Colton Huffman

Colton Huffman is Tight End Freshman Patriot High School football team. A promising 9th grader that helped the team to a 9-1 game winning season.

Menzie Pittman



Menzie Pittman serves on the steering committee for the Fairfax Arts Coalition for Education (FACE). This independent organization with no affiliation to the school system, helped save the elementary band and orchestra programs in Fairfax County. In 2011 Menzie was nominated to the Board of Directors for the National Association for Music Merchants (NAMM) to begin serving in January 2012. NAMM, a not-for-profit trade association of the international music products industry recently lobbied Congress about the importance of supporting music education in schools.



The Expo Center!

The Dulles Expo Center is located on Route 28, between I-66 and the Dulles Toll Road in Fairfax County. Visit their Web site at www.dullesexpo.com for more information.

Home and Remodeling Show

January 20-22; Friday & Saturday 10 am-9pm, Sunday 10am-6pm. South Hall. Admission: \$10 adults, \$3 kids 6 - 12, free for kids 5 and under. Buy tickets online to avoid lines and for ticket deals. Experience what's new in home, gardening, remodeling, home decor and more! Meet hundreds of experts and experience thousands of products and services. (800) 274-6948, www.capitalhome show.com.

Sugarloaf Craft Festival

January 27- 29; Friday & Saturday 10 am-6pm, Sunday 10am-5pm. South Hall. Admission: \$8 adults, ages 12 & under free, good all 3 days. Features over 300 professional fine artists and craft designers. (800) 210-9900, www.sugarloaforcrafts.com.

Greater Washington Golf Show

February 3-5; Friday Noon-6pm, Saturday 9am-6pm, Sunday 10am-4 pm. South Hall. Admission: \$10 adults, good for all 3 days. Free for kids 12 and under. Save on a huge inventory of discounted golf merchandise including clubs, bags, accessories and novelties. Find the latest in golf fashion. Plan your next golf getaway at incredible savings at some of the finest golf resorts. (800) 939-0040, www.northcoastgolfshows.com.

The Nation's Gun Show

February 10-12; Friday 3pm-8pm, Saturday 9am-5pm, Sunday 10am-5pm. South Hall. Admission: \$18 for 3-day pass or \$12 each day for adults, \$6 ages 12-17, kids under 12 free with paying adult. The best selection of firearms, ammo, knives and related merchandise. (540) 951-1344, www.TheNationsGun Show.com.

International Gem & Jewelry Show

February 17-19; Friday Noon-6pm, Saturday 10am-6pm, Sunday 11am-5pm, Monday 10am-5pm. South Hall. Admission: \$8 adults, free for kids under 16 with paying adult. Offers a great selection and lowest prices on diamonds, gold, silver, beads and more. Choose costume or fine jewelry from more than 370 exhibitors from around the world. (301) 294-1640, www.intergem.com.

Capital Home & Garden Show

February 24-26; Friday & Saturday 10am -9pm, Sunday 10am-6pm. South Hall. Admission: \$10 adults, \$3 kids 6 - 12, free for kids 5 and under. Buy tickets online to avoid lines and for ticket deals. This show offers homeowners a one-stop shopping experience for the latest remodeling, decorating and landscaping products and services. If you've got a home project in mind or want to discover the latest styles and ideas for the inside or outside of your home, we have the inspiration you need to get started! (800)274-6948, www.capitalhome show.com.

DC Big Flea

March 3-4; Saturday 9am- 6pm., Sunday 11am-5pm. South Hall. Admission: \$10 adults, good for both days. Period and country furniture to collectibles of all eras at affordable prices! Featuring glassware, jewelry, silver, primitives, porcelain and more on sale! (757) 430-4735, www.damorepro motions.com.

17th Annual National Capital Boat Show

March 9-11; Friday Noon-8 pm, Saturday 10 am-8pm, Sunday 11am-5 pm. North and South Hall. Admission: \$10 adults, free for kids 16 & under. Boats, boats and more boats! More than 40 dealers will fill both buildings with everything from jon boats to motor yachts. Marinas, electronics, water sports and safety equipment will be on display. Talk to experts about insurance, financing, repair, maintenance and boat safety. (804) 425-6556, www.agievents.com.

Super Pet Expo

March 16-18; Friday 4 - 9pm, Saturday 10am-7pm, Sunday 10am-5pm. South Hall Admission: \$13 adults, \$6 kids 4 to 12. Buy tickets online and kids attend free. No other event delivers more animal education and entertainment under one roof. Leashed pets are welcome (no charge). Visit website for details including a list of entertainers and demonstrations. (301) 564-4050, www.superpetexpo.com.

Events Around Town

20th Hunt Country Winter Antiques Show

January 21-22; Saturday 10am-5 pm, Sunday 11am-4pm. 130 South Madison St., Middleburg. Admission: \$10. Exceptional antiques dealers from New England to Florida will offer 18th-20th century American and Continental, formal and country furniture and accessories. Beautifully displayed in room settings, the show will offer something for every collector style. Food provided by Middleburg's Back Street Cafe will be available for purchase. (434) 361-1770, www.dfshows.com.

2nd Annual Manassas Blue & Gray Ball

January 21; 6:30-11pm. This historical evening will feature a variety of food as well as period music and dancing. Please check www.visitmanassas.org for additional details, as well as location and ticket prices.

Resident suggestions



Have you ever had family or friends in town and wondered where to take them - a place that's different, interesting, worthy? Or wanted to do or go someplace different on the weekend. On the other hand have you been somewhere and thought "wow that was good"?

We've asked around and uncovered a number of interesting places from Lake Manassas residents. The ideas were not sponsored, and totally random. Partake at your own risk but the reviews were good enough we thought worth printing.

If you have something/place you'd like to contribute - please send to newsletter@lake manassas.com. And if you need a suggestion for a place write us about that too and we will try to publish it in the next issue.

WINE - During a recent dinner at *The Inn at Little Washington*, a resident was surprised to discover a local establishment on their exclusive wine list. Pearmunds Ameritage 20xx was an offering. **Pearmonds Winery** is located near LM south on Rt 29...They have a great wine selection are only 8 miles away.

FOOD & LODGING - Goodstone Inn & Restaurant (Middleburg, VA) - a wonderful place for fine dining, bed and breakfast for a lovely weekend getaway or just a place to put up visitors who may be coming to the area and want a relaxing place away from the normal fast pace of Northern VA / DC. 36205 Snake Hill Road - Middleburg, VA 20117 540687-4645

Inn on Poplar Hill located in the historic town of Orange VA in the heart of Virginia wine country is close to Montpelier, Wineries, Civil War Sites, Antique shopping and Art Galleries. 540-672-6840

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*Happy Holidays From Your Neighbors
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*From left to right: Dr. Theo Batistas, Dr. Tony Chehade,
Dr. Faline Davenport, Dr. Carlos Aponte, Dr. Donald Campbell*

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No Need To Be Afraid Anymore Now *THAT'S* Something To Smile About!

Gainesville Dental Associates has always been very sensitive to our patients with high fear and apprehension of dentistry. We are pleased to offer them a safe and comfortable experience: Sedation Dentistry. We feel that many people avoid needed dental care due to fear. We are helping those patients with this safe and wonderful technique. Dr. Batistas and Dr. Chedade are certified to offer sedation dentistry, allowing the patient to have their dental care completed while totally relaxed and absolutely comfortable, often in just one visit. Together they have treated hundreds of patients with this absolutely safe procedure — people who are very fearful of dentistry... people just like you.

We are proud of our commitment to our fearful patients. Please give our wonderful, caring Sedation Coordinator, Jessica, a call for more information about this revolutionary treatment option.

At Gainesville Dental Associates patient care has been our number one priority for over 18 years. Our dentists and dental team stay current with the latest treatments and technology to provide our patients with the highest level of quality care available today.

Gainesville Dental Associates is located at 7521 Virginia Oaks Drive in the Gainesville Professional Center. To set up your complimentary one-on-one consultation with

Dr. Batistas or Dr. Chehade, please call 703-754-7151 or visit:


www.gainesvilledentalassociates.com

COMMUNITY CALENDAR


JANUARY





SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
8	9	10	11	12 7pm -Exec Committee Mtg Errol's Home	13	14
15	16	17	18	19	20	21
22	23 7pm Covenants	24	25	26	27	28
29	30	31 7pm Swim & Tennis Center Committee				

FEBRUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
* These dates are tentative All meeting in the Management Office Conference Room unless otherwise noted.			1	2 7pm Communications 	3	4
5	6	7	8	9	10	11
12 Lincoln's Birthday 	13 5pm Modifications Committee	14 	15	16	17	18
19	20 President's Day 7pm Covenants	21 Mardi Gras Carnival - New Orleans	22  Washington's Day	23 6:30 - 8pm Budget \$ Finance	24	25
26	27	28	29			

MARCH

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 7pm Communications	2	3
4	5	6	7	8	9	10
11 Daylight Savings Time 	12 5pm Modifications Committee	13 7pm Swim & Tennis Center Committee	14	15	16	17 St. Patty's Day 
18	19 7pm Covenants	20	21	22 6:30 - 8pm Budget \$ Finance	23	24
25	26	27 6:30pm Board mtg Open session 6:30pm Stonewall Clubhouse	28	29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 April Fools Day 	2 Spring Break- School Closed	3 Closed Spring Break- School Closed	4 Spring Break- School Closed	5 7pm Communications	6  GOOD FRIDAY Spring Break- School Closed	7 Closed
8  Spring Break- School Closed	9 5pm Modifications Committee School Closed	10	11	12 7pm Executive Committee	13	14 * 10am Environmental Committee
15	16 Covenants 7pm	17	18	19	20	21
22  29	23 30	24	25	26 6:30 - 8pm Budget \$ Finance	27	28

Calendar Info

Board Meeting: March 27 - 6:30pm at Stonewall Clubhouse.
COMMITTEES- Budget & Finance: 4th Thursday of every month 6:30-8:00pm. *Note- the January meeting will be held on Jan 26.*
Communications: 1st Thursday of every month - 7pm.
Community Safety/Visitor Access: TBA
Covenants: 3rd Monday of every month - 7 pm. *One exception - the January meeting will be held on Jan 23.*
Environmental: Tentatively, 2nd Saturday of Jan, April, July, and Oct - 10:00am.
Executive: For committee chairs and one of their committee members with the President and Treasurer. Quarterly- Thursday January 12, April 12, Thursday July 12 and October 11 at 7:00 pm. (Jan meeting at Errol's home).
Modifications: 2nd Mon of every month -5pm.
Swim & Tennis Center Committee: January 31st and March 13th at 7 pm.

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Resident Important Numbers

LAKE MANASSAS COMMUNITY

On-site management office	703-753-7745
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 NOVEC (Cooperative)	888-335-0500
Gas Columbia of Virginia	800-543-8911
24-Hour Emergency	800-544-5606
Main Street Mailboxes	703-753-5521
Mental Health Emergency Services	703-792-7800
Trash (American Disposal)	703-368-0500
Water/Sewer (PW County)	703-335-7900

EMERGENCIES

Fire or Police	911
VA State Police (Emergency Only)	800-572-2260
Prince Wm District Police	703-792-6500
Fire Dept - Gainesville Volunteer	703-754-1112
Hospital - Prince William Hospital	703-369-8000
Emergency Room	703-369-8337
POISON Control Center	202-625-3333

PRINCE WILLIAM COUNTY

Area Agency on Aging	703-792-6400
Alcohol & Drug Abuse	
Emergency Services Program	703-792-7800
Animal Control	
Animal Shelter /Dog Tags	703-792-6465
Evenings/Weekends	703-792-6500
Assessments	
Property / Tax Pymts	703-792-6710
Real Estate Assessments	703-792-6780
Child Abuse	
Child Abuse & Neglect	703-792-7500
after 5 p.m. & on Weekends	703-792-6500
County Govt Information	703-792-4660
Substance Abuse	703-792-7800
Election & Voter Information	703-792-6470
Park Authority	703-792-7275
Recycling	703-792-4670
Library Administration	703-792-6100
Licenses / Auto/Business	703-792-6710
Miss Utility	800-552-7001
Sanitation - Sewer	703-335-7900
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 Dept of Transportation	703-366-1900
Verizon	800-483-1000

Mailbox Repairs and Replacement

Lake Manassas residents order mailboxes from Main Street Mailboxes 703-753-5521. Please inform them that you are a LM resident. There are two types of mailboxes approved in Lake Manassas. A newer model made of brushed aluminum is now available. The older model with a wooden post may require more frequent repairs. When repairing this model please use the approved colors. Approved box colors are PMS green 330, or hunter green and the post color is Duron Latex Oyster White. Please feel free to call the on-site management office with any questions. 703-753-7745.

Trash Removal

Our Trash Removal Service is provided by American Disposal. Trash is collected weekly on Mondays and Thursdays and with recycling on Mondays.

A special pick up service is available but must be scheduled in advance. Please call the phone number below for details and scheduling.

*Please be sure NOT TO set your trash out any sooner than the evening before collection and IT must be stored out of sight prior to sunrise the day after collection.

Please be sure to cover all trash as the winter winds can blow your trash making the community a mess. Be a good neighbor and tie it down.

American Disposal 703-368-0500

Property Inspections

Residents-Weekly covenants inspections are performed for the entire community. However, monthly inventory/covenants inspections are done for a portion of the community so that each home is inspected annually. There is not a set schedule of which streets are inspected when as there are many variables i.e. weather, time needed or homes with more modification, specific issues that arise.



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Dr. Mortvedt

Lake Manassas Connection

Advertising, Photo & Article Deadlines are as follows:

January Issue (Delivers January 15)

Deadline: December 15

April Issue (Delivers April 15)

Deadline: March 15

July Issue (Delivers July 15)

Deadline: June 15

October Issue (Delivers October 15)

Deadline: September 15

For information call Imagery at 703.723.3400 or
email: imageryads@aol.com and
newsletter@lakemanassasroa.com

Volunteers Needed

If you are interested in serving on any of the following committees, please contact aharper@cmc-management.com and nancygoff2010@gmail.com for a Committee Interest Form and Non-Disclosure Document.

- ◆ Budget and Finance Committee
- ◆ Environmental
- ◆ Covenants
- ◆ Communications
- ◆ Swim and Tennis Club Committee
- ◆ Safety and Visitors Access
- ◆ Modifications Committee

Marketplace

TAX PREPARATION: 50% off for new clients! Individual and corporate tax returns, payroll and accounting. Small business consulting. JMU Tax & Financial Services, 7330 Heritage Village Plaza, Suite 202, Gainesville, VA 20155 (opposite Heritage Hunt entrance). January 16-April 16 Monday-Thursday 9-8, Friday 9-6 and Saturday 10-5. Off season hours Monday and Wednesday 11-4. 571-261-9599.

We've added a new member to our family ...



... to help us care for yours!

Dr. Parikh is pleased to announce the addition of Kim Pennington, PA-C to our staff to help us in our mission to continue to deliver world class care in your own back yard!



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