



LAKE MANASSAS. connection

Official publication of the Lake Manassas Residential Owners Association

APRIL - JUNE 2011

VOLUME 7 ISSUE 2

PRESIDENT'S LETTER

My last letter was meant to inform residents about the circumstances and environment within which the board operates. It also covered where we stood on various issues and challenges facing the community. This letter will bring you up to date with "highlights" covering our current situation and activities.

- ◆ We received over 150 responses to the two COMMUNITY SURVEYS we sent to all residents via email, US Mail and as an insert in our last newsletter. Highlights of our residents' responses to the survey follow:
 - ◆ Residents are most concerned about dollars. Top priorities relate to Finances – specifically our Budget to run the community and Delinquencies which represent the monies that are owed to us by residents not paying their bills.

- ◆ The next level of concerns relate to Environment and Landscaping, followed by Gate Operations and then Safety.
- ◆ Concerning types of information and how they get it, residents want most LMROA information via Email and Web, and they clearly want URGENT information via Email as their primary choice. A number of residents also want to continue to receive paper Newsletters.
- ◆ Regarding additional information and interests beyond Board and Committee updates, a number of residents cited Security/Fire/Police and then Vendors and Local Merchant information (along with information on Resident Experts) as their top choices followed by Children / Charitable Events and Human Interest Stories.

- ◆ One clear message is that residents want to be informed and communicated with by Management and the Board about a variety of topics.
- ◆ We had an open board working session regarding next year's BUDGET (Fiscal 2012) on April 6. Residents provided comments and suggestions. The Board, working with Management, is reviewing a number of proposed projects to be funded in 2012. Following are a few budget highlights:
 - ◆ While the 2012 operating budget will not be approved by the Board until the May 19th meeting, total expenses are projected to be approximately \$1,200,000.
 - ◆ In order to ensure that the community's infrastructure and physical assets are maintained and enhanced, fully funding the **REPAIR AND REPLACEMENT RESERVES** based on the community's certified reserve study is a strong focus today and into the future. We currently have a professional reserve specialist updating our Reserve Study, add-

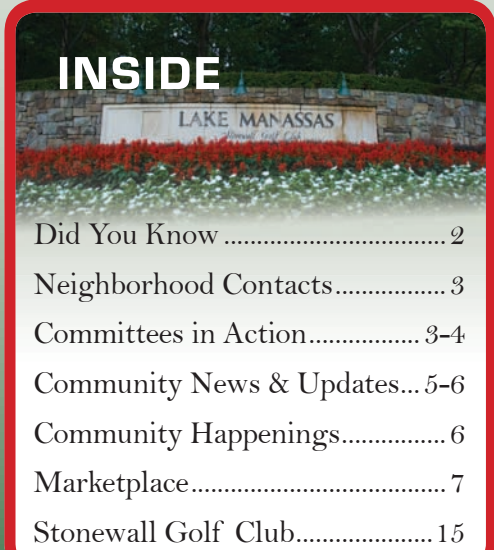
(Continued on page 2)

IMPORTANT DATES

- | | | |
|-------------|-------|--|
| MAY | 9 | Modifications Committee Meeting 6:30pm @ on-site management office |
| | 19 | Board Meeting 6:30 pm @ Stonewall Boardroom |
| | 28 | Pool Opens |
| | 30 | Management Office Closed Happy Memorial Day! |
| JUNE | 2 | Presentation of Lake Manassas Rezoning 6:30 pm @ Stonewall Golf Club |
| | 2 | Communications Committee Meeting 6 pm @ on-site management office |
| | 13 | Modifications Committee Meeting 6:30pm @ on-site management office |
| | 13-18 | on-site Management Office Closed |
| | 25 | Home Swim Meet |
| | 30 | End of LMROA fiscal year |
| JULY | 4 | Management office Closed Happy Independence Day! |
| | 7 | Communications Committee Meeting 6pm @on-site management office |
| | 9 | Home Swim Meet |
| | 11 | Modifications Committee Meeting 6:30pm @ on-site management office |
| | 13 | Newsletter Entry/Advertising Deadline |
| | 23 | Home Swim Meet |
| | 30 | Home Swim Meet |

Annual Meeting September 29, 2011 – Make-up date if needed October 20, 2011

INSIDE



Did You Know	2
Neighborhood Contacts.....	3
Committees in Action.....	3-4
Community News & Updates...	5-6
Community Happenings.....	6
Marketplace.....	7
Stonewall Golf Club.....	15

PRESIDENT'S LETTER (Continued from page 1)

ing line items for various capital asset projects, and ensuring that we continue with our plan to adequately fund our long term Reserve requirements. We expect to contribute over \$230,000 from our assessment income to fund our Reserves in FY2012.

- ◆ Some key improvements recommended in the schedule provided for in the reserve study for 2012, pending board approval, include street overlays, concrete repairs, seal coating and traffic markings, landscape replacement and repair, pool and tennis center repair, and replacement / installation of security equipment. The entire Reserve Study, when accepted, will be posted to the website and available to residents at the Management office.
- ◆ The current Delinquency amount owed to us is \$89,094.10. This has been reduced to a rate of 8% of total income -- down from 12% one year ago. As you have heard before, we spend considerable effort via our legal and management team to collect delinquent debts from current and former residents. This includes property liens and court judgments. Collection costs are paid to the Association's attorneys and in turn charged to the delinquent

owner's account. Despite diligent efforts, we are unable to collect 100% of the monies owed to us.

- ◆ Budget items are being proposed that will allow for unbudgeted projects and capital expenditures to be funded if they are approved by the Board. At the end of each fiscal year, the Association records a net operating income, or an operating loss. At the conclusion of the annual audit, the adjusted balance is added to the Prior Year's Owners' Equity, which is a cumulative total of profit and loss for the Association. Positive Prior Year's Owners' Equity in the amount of 10-20% of total annual assessment income is a goal identified by industry auditors to demonstrate strong financial health of an association. To hear more about this topic and where the Association stands with its goal to eliminate negative equity and create an operational contingency in the range recommended by the auditor, please join us at the budget meeting on May 19.
- ◆ During this past year, some notable budget overruns included \$6,000 for tree removal and trimming (due to strong winds and storms), and \$17,000 for snow/ice removal (not much snow but considerable ice

this past winter). A notable positive budget variance to report is the collection of delinquent accounts at approximately \$13,000 more than expected.

- ◆ Overall, we are pleased to report that the budget is under control and we have no negative comments or concerns from our auditors. Last year, we embarked on a multi-year plan to get all of our operating and reserves requirements covered. Importantly, we have sufficient funds to operate our community in an effective and prudent manner. We are committed to keeping assessment increases to the minimum required levels to maintain our property values and our quality of life. And we hear you when you tell us there are a number of projects and maintenance requirements that need to be done.
- ◆ *The next board meeting to finalize the FY2012 budget will be May 19, 2011 at 6:30 pm at the Stonewall clubhouse. This meeting is open to all owners. Please attend and /or send me or any other board member your comments and suggestions.*

Please consider the following as the "DID YOU KNOW" column that we intend to put in future newsletters and on the website. This provides various items of interest to homeowners.

DID YOU KNOW

- ◆ We have 280 residents registered on our website and on our email distribution list. This helps to greatly improve communications and create an open dialog between the board, our management company and our homeowners. We intend to use email and the LMROA website to a greater degree in the future.
- ◆ The Communications Committee is launching an initiative to enhance the appearance and usefulness of our website for our residents (www.lakemanassasroa.com). All homeowners are encouraged to register on our website and sign up for email communications. Contact Rebecca Watkins for assistance.
- ◆ THIS IS A BOARD ELECTION YEAR. The board terms for Errol Unikel and Henry Lopez end this year. I personally am in decision mode about running for a second term. All inputs are welcome. In any case, we will have an election which will take place at our Annual Meeting on September 29 where we will elect two board members for a 2-year term. This is a critical election because our Declarant board members will be leaving the board on Dec 31, 2012. The two resident board members we elect now will be a very important part of the transition to an all resident board of directors.
- ◆ If you are interested in running for the board this year, please contact Rebecca

Watkins as soon as possible for more information. We are also in process of establishing a Nominating Committee to recommend candidates. At this time, it appears that Al Wavering, Roland Bowers and Bob Hale will be on the nominating committee.

- ◆ Our Communications Committee will be initiating a few "electronic focus groups" in the coming months as we continue our efforts to get a better understanding of homeowners' perceptions and ideas and to improve two way communications with residents. Stay tuned.
- ◆ The RTJ townhouse project that was discussed in previous board meetings will likely not go forward.

(Continued on page 8)



<<< CONTACTS >>>

Board of Directors

Errol Unikel, President
 errol@unikel.us 703.754.2724

Ted Brewer, Secretary
 tbrewer@southstar-sterling.com 540.428.3050

Henry Lopez, Treasurer
 HLopez@hrsa.gov 571.261.5123

Ed Long, Director
 edstonewall@aol.com 540.428.3050

Warren Watkins, Director
 wbwatkins3@southstar-sterling.com 540.428.3050

Management Company

Community Management Corporation
 4840 Westfields Blvd., Suite 300
 Chantilly, VA 20151

Rebecca Watkins, Community Coordinator
 rwatkins@cmc-management.com . . 703.753.7745
 Customer Service Center 703.631.7200

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

Communications Committee

Maureen Brady, Chair
 maureenbrady@comcast.net . . . cell) 703.898.8797
 h) 571.261.5077

Covenants Committee

Cara Campbell, Chair
 wandcccampbell@hotmail.com 703.743.9520

Community Safety/Visitor Access committee

Rowland Bowers, Chair
 rthbowers@comcast.net 703.753.1765

Environmental Committee

Allan Thomas, Chair
 yourrealtyman@netscape.net 571.248.8550

Modification Committee

Peter Metrisko, Chair
 cossack@comcast.net 703.743.9986

Newsletter Contact

Rebecca Watkins
 rwatkins@cmc-management.com . . 703.753.7745

Swim & Tennis Center Committee

Don Minogue, Chair
 dminogue2@comcast.net 571.261.3248

Swim Team - Estelle Baird
 estellebaird@hotmail.com 703.753.5590

Social Activities Group

Open - contact Rebecca Watkins if interested

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.

Committees In Action

LMROA Committee Quarterly Nexus Report

Communications Committee



Our Committee sent out two (2) surveys to our community (see Presidents letter for results). We are attempting to beautify and lock the LMROA signs at entrances and to make signs more readable to the homeowners. Any notices not associated with the LMROA can be uploaded to classifieds on the website.

We collected emails from homeowners and you have started to receive email from Rebecca. If you haven't received email from the LMROA contact Rebecca and get connected.

We suggested a Board/Committee "Meet and Greet Wine and Cheese

Reception" for new neighbors twice a year to get to know our LMROA Board.

Our committee is pursuing what can be done to improve website usage and improve information available on the website.

We are looking to do a focus group to be sent electronically to help get some homeowner input and brainstorming ideas for enhanced LMROA communications.

Maureen Brady, Chair

Covenants Committee

We are working on revisions and updates to the current Covenants.

Spring is here. It is the perfect time to take care of all those yard projects that were put on hold over the cold winter months.

In order to keep the neighborhood looking in great condition, it requires an ongoing effort of all owners. Yards are inspected on a weekly basis to insure that covenants are being followed. Below please find a summary of items to keep in mind while spring cleaning so that you can avoid being issued violation notices and being assessed fines. For more details please review the Lake Manassas Community Handbook.



- ✂ weed, edge and mulch planting beds
- ✂ mulch should be at least 2 inches thick, hardwood and either natural, black or brown in color;
- ✂ remove and replace dead trees, foundation plantings and annual plantings;
- ✂ prune shrubs and trees;
- ✂ de-thatch lawns and apply lawn treatments including pre-emergent weed killers, fertilizers and insect control treatments;
- ✂ over seed lawns bare or weed ravaged spots;
- ✂ turf should be kept neatly mowed and should not be in excess of 6 inches;

- ✂ turf areas and vegetation should be watered during dry periods;
- ✂ clean and repair gutters and downspouts;
- ✂ power wash to remove dirt and algae from the exterior of the homes, patios and decks;
- ✂ repair cracks in driveways, foundations and masonry /brick walls;
- ✂ caulk, repair and paint trim, windows, garage doors, decks, mailboxes, etc.;
- ✂ spruce up playground equipment - re-stain wood, replacing ropes and netting etc;
- ✂ remove out of season holiday decorations;

Thanks for all the work you exert into insuring that this neighborhood retains its high standards. Should you see potential covenant violations please report them to Rebecca Watkins our onsite community manager.

Cara Campbell Chair

(Continued on page 4)



Committees In Action (Continued from page 3)

Environmental Committee

The Committee evaluated landscaping proposals for next year and made recommendations to the Board. We requested a line item for replacement of shrubbery and plants to be added to reserves and funded in next year's budget.

We presented ideas to Board for larger projects to be approved and funded for completion over a couple of years instead of being considered as to be completed in a single year. I requested Board approval for Kathy Rogers to be added to our committee.

This Year's Priorities:

1. Prioritizing projects and obtaining cost estimates for projects.
2. Tour the community to determine areas of concern.
3. Make recommendation to CAC and Board for expenditures on budget line items in our purview.
4. Review survey data for comments on our environment.
5. Identify projects and funding requirements to propose for the next year's budget.

Allan Thomas, Chair

Modifications Committee

We meet on the second Monday of every Month to review applications. Residents are encouraged to read the Design Guidelines carefully and submit all the documents requested so not as to delay planned projects. One item that is frequently omitted is a copy of the Lot Plat. If this is not submitted with the application it prevents the project from being approved.

Modifications committee goes "out of its way" to try to approve all projects, while maintaining a common sense approach. Missing items in your application could prevent a timely approval.

Guideline changes are constantly being reviewed to clarify and simplify applications. We review new building materials like "PVC" for brick molding



so as to maintain the "integrity" of the appearance of all homes while seeking to allow newer materials that reduce the chance of deterioration due to time and weather.

The overall goal is to maintain the appearance of all the homes in Lake Manassas and protect our residential investment.

Don Minogue / Peter Metrinko, Chair



Swim and Tennis Committee

The STC Committee will have its first meeting on 4/26/11 at the pool at 6:30 PM. We will be updating Pool Rules, discussing a new card entrance system, planning a Tennis Program, and reviewing the possibility of adding two basketball courts on one of the Tennis courts. The Pool is scheduled to open on time and a considerable amount of maintenance work has been performed since last season to update its appearance. Please be respectful and support the Lifeguards. Lifeguards do not make the rules, they administer them. Remember you must be current on your dues to use the Pool and Tennis facility. Any comments can be e-mailed to dminogue2@comcast.net.

Don Minogue, STC Committee Chair

Community Safety and Visitor Access Committee



CSVAC continues to focus its attention on improving the management of the visitor access system so that it is operated in a uniform, effective, and professional manner. To this end, the committee is currently conducting reviews of the two manned gates to determine if the recently revised standing orders, by which each guard carries out their responsibilities while on duty, are being carried out properly. Guards were provided training based on the new orders to ensure that their dress and conduct is professional and they screen all visitors based on a protocol that properly records visitor information and controls visitor access. If you have any concerns/ recommendations regarding our gate operations and guard performance please contact Rowland Bowers at rthbowers@comcast.net. The committee is also working with the Board to update gate and pool surveillance camera systems. We are most concerned with the lack of camera surveillance at the tennis and swimming pool complex, one of our most valuable capital assets. The committee has reviewed plans for proposed commercial development along Rt. 29 just east of the Cancer Center. We want to make sure this proposed rezoning will not foreclose our options for a traffic signal at Lake Manassas Drive and Rt. 29.

Roland Bowers, Chair



Lake Manassas Swim Team Update

The Lake Manassas Blue Dolphins are gearing up for another summer swim season. It's a great way for your kids to learn how to swim, participate in swim meets and meet lots of other kids in the neighborhood. There will be daily practices offered at the pool starting June with a morning and afternoon practice time available. There will also be clinics to help your child swim and perfect their strokes. Registration forms and other information will be available soon.

Please contact Estelle Baird with any questions.

Community News & Updates >>>

UPCOMING BOARD ELECTION - ACTION NEEDED

Be a part of electing your Board members - 2011 is an election year for the two resident Board members positions. You can shape the future of Lake Manassas ROA. Consider running for one of the open Board seats, or volunteering for the Nominating Committee that will be active this spring. If you are interested in learning more now about how you can be a part of the election process, contact Rebecca Watkins.

Unmanned Gate Malfunctions

DANGER! Several residents have been spotted jumping the curb and driving on the pedestrian path at the unmanned gate. This is dangerous and illegal. Please consider the safety of your neighbors.

The unmanned gate that is located on Turtle Point Dr has been an ongoing issue for Lake Manassas. Management is currently working with vendors to pin point why the gate frequently does not work especially during high traffic times. If you experience a problem at the unmanned gate: Check your vehicle owner's manual to make sure you have the transponder properly mounted in a "clear spot" on the windshield, make sure the battery is engaged and does not need replaced, if neither of these potential solutions work, please email the day, time, and transponder # to Rebecca Watkins rwatkins@cmc-management.com

What's Going On In Lake Manassas?

Are you a part of a group, or club in the community? Please tell us about it. Send an article, or announcement submission to **Rebecca Watkins** at rwatkins@cmc-management.com

Courteous Neighbors

With Spring and Summer comes an increase in the number of trespassing reports. Please be courteous to your neighbors and the golf course. Do not walk on private property which includes resident lawns and the golf course. Golfers retrieving golf balls are allowed to walk in the resident's yards that back up on the golf course. Please keep children and animals off the golf course as this is a safety concern.

Look Out for your Community

Last Summer there were several reports of trespassing and vandalism in Lake Manassas. Although LMROA does have police patrols throughout the community on a limited basis, we ask that all residents report any suspicious activity to either the police, or the management office depending on the time and nature of said activity. Let's all be on the lookout for the community and keep Lake Manassas clean and safe.

Petiquette

Dogs and Cats can do substantial damage to lawns and plants. Uncollected dog waste poses a health risk to our entire community.

Be a good pet neighbor! Please respect your neighbor's property by keeping your animals off all lawns (other than your own) and dogs must be leashed at all times.

Please clean up after your animals at all times! It is against Prince William County law for dog owners to walk away without picking up their pets' waste.

Questions about local laws governing animals should be directed to the Animal Control Bureau at 703-792-6465

Committee Members Needed

LMROA has outstanding volunteers and is always looking for more interested members of the community to serve on an LMROA committee.

Please contact Rebecca Watkins at rwatkins@cmc-management.com or call 703-753-7745.



Get Connected!

Register to receive important Association information at www.lakemanassasroa.com



Kathy Rogers won a FREE round of golf for four just for registering on the website during our Spring Contest!

*Round of golf donated by Stonewall Golf Club

Homeowners: You can now post your own classified ads including an image on the Lake Manassas ROA website. Go to <http://community.associaweb.com/sites/LakeManassasResidentialOA/Pages/ActDefault.aspx>. You will need to log in by completing the log in boxes found in upper right hand corner. Next, on the left side menu, click on **Buy and Sell**, then **Classified Advertising** and finally **Post Classified**. Follow the directions to upload and post your items to sell.

Reminder To Announce Guests

Lake Manassas Visitors

Residents must notify the gatehouse of all visitors and vendors coming to Lake Manassas prior to arrival. Thank you for your cooperation.

Baltrusol gatehouse	703-754-9465
Stonewall gatehouse	703-754-9951

Mailbox Repair And Replacement

Spring is Coming! If you find that your mailbox need repairs from winter, please see the below information.

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

(Continues on page 6)



Community News & Updates

(Continued from page 5)

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 Rebecca at the on-site management office with any questions. **703-753-7745**

On Street Parking

Although on street parking is not permitted in Lake Manassas, we do understand there are occasions when temporary parking on the street may be necessary. For example, children's birthday parties and holiday dinners. Please contact the Management office to ensure Rebecca is aware prior to the event. Thank you in advance for the consideration of your neighbors.



Obey Traffic Laws

Driving safety has become a concern in Lake Manassas. The management office has received several complaints of speeding, not stopping at stop signs, and residents passing school busses. It has been brought to our attention that there have been residents passing school busses while they are loading students. Please obey the laws of the road to avoid any further action and more importantly, to keep your neighbors safe.

According to the Virginia DMV Website, "Most school bus-related fatalities occur while children are getting on or off the bus, so drivers need to always be attentive, and obey the posted speed limits and school bus signals."

Motorists are reminded that passing a school bus is prohibited when it is stopped to load or unload passengers, unless a physical barrier or unpaved me-



dian separates the traffic going in either direction. Passing a stopped school bus constitutes reckless driving in Virginia and is punishable by up to 12 months in jail and/or a fine of up to \$2,500.

Help keep our neighborhood safe. Obey all traffic signs and laws.

Bible Study

The Lake Manassas Ladies' Neighborhood Bible Study is currently meeting. Call **Sue Collie** at 703-754-4470 or **Linda Hendrickson** at 571-261-2728 for meeting times and location. Child car is provided.

Fitness Bootcamp

Think you're in shape? Put yourself to the test! Incredible workout in just one hour. Learn unique techniques to getting yourself to that end goal. Come and see why. Join your neighbors in Boot Camp Training. All Fitness Levels Welcome.

Contact Marisa **703-966-2301**

Community Happenings >>>

Community Theatre

Fauquier Community Theatre is your community theatre. The theatre has been painting stories for 32 years. It is located in the Vint Hill section of Fauquier County—approximately six miles from Lake Manassas. Address: 4225 Aiken Drive in Warrenton. FCT runs five shows per season with nine performances per show. Season: Fall thru Spring—additionally, a few shows are offered in the summer. Please come see us! More info. — visit the FCT website—FCTStage.org or call 540 349-8760. See you at the theatre!



Do you know of more local events/entertainment?

Email Rebecca Watkins

rwatkins@cmc-management.com

Gainesville has a Year-round Farmers Market

... that offers fresh produce from local farms and businesses. One can buy Natural beef, lamb, pork and eggs; seasonal fruit and vegetables; wine, cheese and a wide assortment of baked breads; milk and Emu meat; prepared sausages and BBQ. Vendors come from Culpeper, Manassas and West Virginia with their specialty products.

The market is open on **Sundays from 10:30-2:30** in the parking lot between Target and Pier One. As one turns off of Linten Road into the shopping center, one can see the colorful market tents in the distance. The vendors hope that the market will be put inside one of the vacant stores this winter, so keep your eyes out for this.

If you are interested in more information about the market and/or purchasing Natural Black Angus beef, please contact Croftburn Farm Meats at **540-825-9044**



4 Million Homeowners United in Savings

The Associa Advantage program is a FREE program available to members of the Associa Family. By leveraging the purchasing power of Associa's 7,000 communities and 2 million households, we are able to negotiate exceptional savings on household goods and services commonly used by our clients, maintenance groups and employees.

Through the Associa Exclusive Offers area members will find trade partners that are icons in their industry such as Lowes, Sherwin-Williams, DoodyCalls, 1800-GOT-JUNK?, Budget Blinds and Bulls.com to name a few.

In addition, the Associa Online Shopping Network combines the convenience of online shopping for discounts and coupons to more than 3,000 retail outlets across the country.

To start using Associa Advantage, simply type www.associaadvantage.com in your browser bar and click on the "Start Savings" tab. Registration is required one time only and the creation of a unique Username and Password for future visits. Enter your zip code and a list of goods and services in your area will appear.



Save time and save money with Associa Advantage.
www.associaadvantage.com



LAKE MANASSAS
connection

DID YOU KNOW *(Continued from page 2)*

- ◆ A developer is proceeding with planning to put commercial buildings on Rt. 29 east of the Cancer Center. Our board has reviewed the plans. For more information, please contact Rebecca Watkins.
- ◆ Our developer (of Lake Manassas) is planning on a rezoning of the Office site across from Amsterdam Court for residential townhome use. LMLLC intends to schedule a May presentation to our Lake Manassas homeowners to review this project. The new townhomes would become a part of our Lake Manassas Residential Owners Association.
- ◆ The Amsterdam gate has been thoroughly inspected. Residents are asked to place transponders in a clear spot on their car windshields. Contact Rebecca with any issues.
- ◆ The pool opens May 28th. See the insert in this newsletter for pool pass applications and more information.

- ◆ Enjoy the Spring and coming Summer. Please remember to treat all of our vendors and contractors working in the community (including our lifeguards) in a pleasant and positive manner. As always, report any issues to Rebecca Watkins.



THE MARKETPLACE

Audi V.I.P Pricing

Pre-negotiated pricing for all residents and their friends and family. It will be a quick and easy experience matched by none. This from your Sales Manager **Dave McBrearty** and Audi Brand Specialist **Michael Morris**.

540-878-6743

mmorris@penskeautomotive.com

Tutoring

I can give help with writing college essays, term papers, PSATs or the SATs, English and history assignments. I have a masters degree from the University of Notre Dame and I am a teacher/consultant with the Writing Project at George Mason University.

Contact **Mary Bowers** at 703-753-1765

Professional Pet Sitting

Lake Manassas' very own professional dog walker/pet sitter. Your pets cannot always go with you, but...they can receive loving care in their own home. I am trustworthy, reliable, experienced and insured & bonded. For details please visit www.walknwgpetsitting.com or call Lori at **703.955.1118**. I would love the opportunity to deliver quality professional service to you, my fellow Lake Manassas residents, and your pets

Window Cleaning

Windows Dirty? Right here in Lake Manassas is a licensed, insured, bonded, reputable and integrity-driven window cleaning company ready to meet your every need! Fair prices, free estimates and 34 years of professional experience. Call **703-753-4042** or joeref99@msn.com

Need Computer Help?

PC running slow? Don't know what's wrong with the PC? Call me to fix it, set up home network, wired, or wireless, and for any other PC support.

Lake Manassas Resident. Phillip
703-473-6256, thepctech@hotmail.com

Horseback Riding teaches responsibility, independence, critical thinking, confidence, patience, team spirit, fitness and fun... all in a safe, wholesome and nurturing environment!

South Run Riding School, is located in Nokesville, Virginia, 15 minutes from Gainesville. Lessons for beginners, intermediate and advanced riders. Age 5 and up. Ladies riding groups also offered. VHSA/BHSA recognized Show Series, American Interschool Riding Team, Girl Scout Badge programs!!

Contact Joy Goodenough at **703-594-2238** or visit our website at www.southernriding.com.

Want to run your ad in the next issue? Email Rebecca Watkins
rwatkins@cmc-managment.com

**Next deadline is
Wednesday, July 13, 2011**

Traditional Style Dining Room Table - 44" x 67" x 30" H-- featuring double-pedestal base and two 14" leaves. Crafted from solid wood in warm brown finish, with intricately carved details, table is one year old and in mint condition. **\$625.00**

Call Henry Kahwaty **571-248-0087**

For sale: Custom window treatments for Chelsea model for kitchen, MB, and powder rooms.

Contact Mary at **703 754-2260**.

Lake Manassas' very own **Mary Kay Beauty Consultant** will help you discover your own sense of personal beauty! Schedule your complimentary facial and/or spa retreat! Gift service available, too! Contact Vanessa at **(703) 753-6386**; vnewby1@marykay.com; Website: www.marykay.com/vnewby1

Mah Jongg Anyone?

Anyone interested in a daytime game of Mah Jongg according to American League Rules? Contact Suzanne at **703-727-5775** or swbrooks@comcast.net



Experience the Comfort of a True Family Practice



Carino Family Dentistry

AT LAKE MANASSAS

- See our NEW, environmental friendly office
- We've gone paperless!
- Cosmetic & Family Dentistry for all your dental needs.
- Straighten your teeth with **invisalign** clear braces!
- In operatory TV/DVD entertainment!
- Have a brighter smile in moments with **ZOOM!** In-Office Whitening!



The Carino Family

Monday 8-5, Tues. & Thurs 10-7 and Wed & Fri 8-1 pm

7915 Lake Manassas Drive, Ste 201 - Gainesville, VA 20155
 Call Today: 703.754.6622 or visit us online at www.smilesbycarino.com

<<< ADVERTISERS! >>>

Residents:

Place your text ad in the Marketplace section of *The Connection* for FREE! Due to space issues and fairness to all advertisers, FREE ads will be limited to 40 words. Your must confirm each ad for each desired issue. Should you wish to place an ad with more than 40 words, please accompany your ad with payment (checks to LMROA) as follows:

Up to 60 words	\$5
Up to 80 words	\$10
No exceptions. Max of 80 words.	

Display Ads:

Place your display ad in *The Connection* for a fee. The newsletter currently reaches about 500 residents in our Gainesville community! Ad space will be reserved in the near future. Get on the email list right away! The 2009-2010 rates are:

\$ 40	Business Card
\$ 70	Quarter Page
\$130	Half Page

Contact: Rebecca Watkins at:
rwatkins@cmc-management.com or call (703) 753-7745
 NEXT DEADLINE is WEDNESDAY 4/13/2011

LAKE MANASSAS
connection

Accepting New Patients! Make Your Appointment Today

Gateway Chiropractic



Physical / Sports Therapy / Rehab
 No Physician Referral Required
 7439 New Linton Hall Road, Gainesville
703-753-8080 - Dr. Alicia Haupt

Saturday & Evening hours www.gateway-chiropractic.com

We participate in, or are a part
 of the following plans:

Aetna
 Cigna
 Medicare
 PHCS
 BC/BS, VA
 BC/BS, NCA
 Care First
 Kaiser

Therapy:
 Spinal Decompression
 Cold Lazer
 Ultra Sound
 EMS
 Neuromuscular
 Re-education



GOOD HEALTH SPECIAL

Do you have one of these twelve danger signs of pinched nerves?

Low Back Pain - Headaches - Shoulder Pain - Arthritis
 Neck Pain - Fibromyalgia - Numb Hands - Pain Down Legs
 Muscle Spasms - Hip Pain - Tight Muscles - Aching Feet

COMPLETE NECK & BACK EXAM

\$20 (\$133 Value)

Gainesville Dental ASSOCIATES



Theo Batistas, DDS



Faline Phucas-Davenport, DDS



Jason Abel, DDS



Tony Chehade, DDS



Donald Campbell, DMD, MAGD

- Sedation Dentistry
- Implants
- Invisalign-Premier Provider
- Cosmetic Fillings/Bonding
- Crowns, Bridges & Dentures
- TMJ Treatment
- Comprehensive Preventative Dentistry
- Smile Makeovers
- iCAT 3D Dental Imaging

VOTED 2008 BEST DENTISTS BY HEALTH & BEAUTY MAGAZINE
VOTED 2009 BEST DENTIST BY NORTHERN VIRGINIA MAGAZINE

Always on the cutting edge of technology, Gainesville Dental Associates is one of only three dental offices in the Washington Metro Area to utilize an in-office iCAT 3D Dental Imaging System. The iCAT gives the dentist an immediate three-dimensional digital reconstruction of the patient's anatomy; a dramatic step forward in implant dentistry and the treatment of TMJ.

All treatment completed in a relaxed, caring and comfortable environment.
 For detailed information on our services and expertise, please visit.

www.GainesvilleDentalAssociates.com

703.754.7151

7521 Virginia Oaks Drive, Gainesville, VA 20155




**Garage Doors
PRO-LIFT
&
OPENERS**

Sales • Installation • Service
703-753-7855



FREE
Wireless Keyless Entry
With The Purchase Of Any LiftMaster Garage Door Opener.

\$50 OFF
Single Garage Door

\$100 OFF
Double Garage Door

Amarr
GARAGE DOORS

**CHAMBERLAIN®
LiftMaster
PROFESSIONAL**

John Triggs
Owner

Cleaning Specialist
**Remarkable
Difference**

- Upholstery
- Oriental Rugs
- Car Interior

P.O. Box 230056
Centreville, VA 20120
703.753.2722

My House Cleaning Service **Miriam Mercado**
 We do the work that others won't. Owner

Licensed and Insured
 22 Years of Experience
 Home Owners References

Cell: 703-606-3395



DEMORAIS&ASSOCIATES

interior design



custom drapery | fabric | wallpaper | lighting



furniture | accessories | interior design

retail store: morais plaza, 9255 center street, ste. 102, old town manassas, va 20110
 ph: 703.369.3324 | www.demoraids.com | info@demoraids.com

(complimentary instore consultations)



SPRING has SPRUNG in Lake Manassas



Jim & Dawn Gaskill

"Your Neighbors & Realtors in Lake Manassas"

**\$250+ Million Dollar Sales
 Lifetime Top Producers**

www.jim-n-dawn.net
 gaskill.team@mrisc.com
 (571) 261-2911

**And the Gaskills are BUSY SELLING Homes!
 Check out our RECENT activity...**

UNDER CONTRACT



15870 Spyglass Hill Loop

UNDER CONTRACT



7974 Bonnie Briar Loop

AVAILABLE



8432 Link Hills Loop

JUST LISTED



7998 Bonnie Briar Loop

JUST LISTED



15192 Windy Hollow Circle

JUST LISTED



8052 Arcadian Shore Court

JUST LISTED



8317 Hancock Court

JUST LISTED



8011 Amsterdam Court

*If you are thinking of selling or renting your home, please call us for an interview.
 With our proven marketing plan, extensive neighborhood knowledge & unmatched
 professional service, we guarantee your complete satisfaction!*



**RE/MAX
 Gateway**

Visit our website for UP-TO-DATE Lake Manassas Market Activity

We Do More Than ShippingSM

- Digital printing & copying
 - Black & white/full color
- Online printing
- Professional document finishing
 - Binding, laminating, etc.
- Mailbox services with a real street address
- Variety of postal services
- Fax services
- Notary services

Visit your neighborhood location at:

Virginia Gateway Center in Gainesville:

(Linton Hall & Route 29)

7371 Atlas Walk Way 571.261.4980

or our Website at www.theupsstorelocal.com/5000

Mail Boxes Etc., Inc. is a UPS® company. The UPS Store® locations are independently owned and operated by franchisees of Mail Boxes Etc., Inc. in the USA and by its master licensee and its franchisees in Canada. Services, pricing and hours of operation may vary by location. See theupsstore.com/print for further details. Copyright © 2010 Mail Boxes Etc., Inc. A6LH135352 06.10



The UPS Store



Gainesville Plumbing LLC



Virginia Class A Contractor - Master Plumber and Gasfitter - Certified in Radiant Heat, Wardflex and Backflow Prevention

Complete Installation and Repair of:

- Faucets / Steamers
- Frozen / Broken Pipes
- Garbage Disposals
- Gas Lines
- Hose Bibs
- Instant Hots
- Radiant Heat Systems
- Showers / Tubs / Spas
- Toilets / Bidets
- Water Heaters
- Sump Pumps / Battery Backups
- Renovations: Kitchens / Bars / Baths

Please Call Us At:
571-248-8727

To schedule your appointment and to ask about ALL our Plumbing and Gas Services.



Visit our website at: www.gainesvilleplumbing.com

Window Cleaning

Mothers Day Special

— All Windows —

\$6 Per Window
(Standard)

Offer Exp. June 1st, 2011

703-447-8268

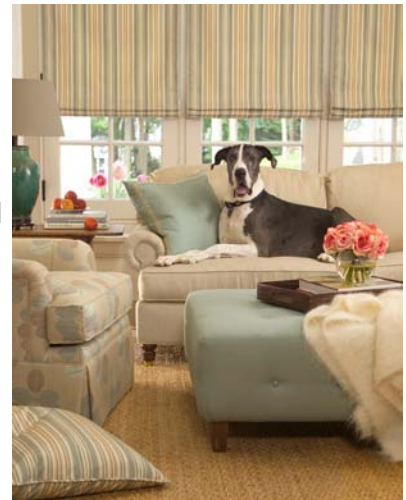


FREE IN-HOME DESIGN SERVICE

Is it time to update your look and you don't know where to start?

Whether you need a little assistance or a lot, we can help!

To get you started, take **20% Off Everything*!**



*Present at the Fairfax store only to receive 20% off your next purchase. Excludes prior purchases; cannot be combined with other discounts. Some exclusions apply; cannot be used for measure and install services. Must be presented in order to obtain discount. One time use and one coupon per customer. Expires 12/31/10.

CalicoCorners® | Calico Home®

Lee Highway-Kamp Washington Shopping Center
703-385-5425

Gentle Care Is Our Specialty!

- Digital Computerized X-Rays
- Intra-oral camera imaging
- State of the Arts Infection Control
- Root Canal • Implants • Oral Surgery
- Crowns/Bridges • **invisalign** • **LUMINEERS BY CERESTAR**



Lake Manassas Dental Center
Family & Cosmetic Dentistry

7915 Lake Manassas Dr., Suite 115
Gainesville, VA 20155

M-F 8-6 pm Sat 8-2 pm

571-261-9470

www.lakemanassasdental.com

FINANCING AVAILABLE



We accept most insurance plans

We Participate With:

Metlife - Delta Dental - Guardian - GEHA - Cigna - Aetna

FREE SECOND OPINION CONSULTATION



Lake Manassas Family & Cosmetic Dentistry

NEW PATIENT SPECIAL

\$79 EXAM

Includes complete exam, routine cleaning, 2 bite-wing X-rays (\$225 Value). Not valid w/ periodontal (gum) disease. Not valid with any other offer. Not valid with insurance payment. Some restrictions may apply.

Lake Manassas Family & Cosmetic Dentistry

15% OFF

ANY SERVICE OVER \$500

Not valid with any other offer. With this card only. Some restrictions apply.

GAINESVILLE EYE ASSOCIATES

Philip R. Chung, M.D.

General Ophthalmologist and Ophthalmic Surgeon
Diplomate American Board of Ophthalmology

Cataracts • Glaucoma • Pterygiums • Refractive Surgery

(703) 753-4733

7300 Heritage Village Plaza, Suite 101 - Gainesville, VA 20155

Costello & Sons Carpet Cleaning

Specialists in Carpet, Furniture, Drapery, Oriental & Rug Cleaning - Auto, Van & Motor Home Interior

Courteous & Prompt * Insured & Uniformed * Safe Quiet System
* Cleans Deep, Dries Fast * No Soapy, Sticky Residue

References Upon Request Family Owned and Operated

Phone Estimates
540-347-7712

10% OFF
Minimum order \$250

\$35.00 off!*

Great news! Now, you'll receive our same great, friendly service, at a nice discount from our already low price! Just Call Hickerson Brothers for electrical service anytime during the year. (and we mean anytime) to receive this offer. It's our way of saying thanks to our community.

703-594-3913
hickersonbrothers.com



*Offer good on electrical service of \$300.00 or more.

It runs in our family. It'll run in yours.™

703-594-GROW (4769)

MASON'S
LAWN & LANDSCAPE

A Custom Landscape Design Build & Maintenance Co.

Plantings • Patios • Lawn Care

Keep a good thing growing with Mason's!

www.MasonsLandscape.com



Your Personal Vision

- INTERIOR DESIGN COMMISSIONS
- DESIGN BUILD
- ADDITIONS
- RENOVATIONS
- FURNISHINGS
- GENERAL CONTRACTOR
- ASID DESIGNER



Sterling
DESIGN GROUP, LLC

Sterling Design Group, LLC integrates your style in a proficient combination of the elements of design, thorough communication and the utmost functionality to create livable works of art. Keeping your personal vision at the forefront is the hallmark of our approach to interior design.

STERLING DESIGN GROUP, LLC | WARRENTON, VA | P. 540.351.0045 | 540-351-0047 (FAX)

WWW.SOUTHSTAR-STERLING.COM

www.lakemanassasroa.com

Michael K. Bassiri, DDS

Neuromuscular, Cosmetic & Family Dentistry

www.MKBassiriDDS.com

A New, State-of-the-Art Dental Office. An Amazing New Patient Offer.



The comprehensive, exceptional dental care you and your family need is now conveniently offered under one roof.

Dr. Michael Bassiri has opened a new, state-of-the-art dental practice in Gainesville, bringing innovative dental technology, gentle care and clinical expertise to patients of all ages.

Dr. Bassiri offers:

- Preventive & General Dentistry for adults and children
- Restorative Dentistry
- Cosmetic Dentistry
- Neuromuscular Dentistry/TMJ Relief
- Traditional and Neuromuscular Orthodontics
- Oral Sedation
- Periodontal Disease Treatment
- Dental Implants

For a limited time, you can experience the difference that exceptional dentistry makes with a New Patient Exam Special.

***Call today and schedule your New Patient Exam
and enjoy exceptional care at exceptional savings!
703.753.0202***

**New Patient
Exam Special
Only \$99!**

New Patient Exam includes:

- Comprehensive Exam
- Cleaning
- Digital X-Rays
- Oral Cancer Screening
- Personal Consultation
- Oral Hygiene Instruction
- Free Whitening for Life with the purchase of whitening system

7915 Lake Manassas Dr. • Suite 104 • Gainesville, VA 20155 • Tel 703.753.0202

LAKE MANASSAS
connection



The Patriot Club!!

You are invited to experience Stonewall Golf Club as an exclusive member of the Patriot Club program featuring more opportunities to play free golf and receive additionally reduced green fees. Join anytime and enjoy a full year of benefits. Members will continue to earn reward points and receive a complimentary round upon joining.

Annual Fee: \$295

Annual Golf Memberships

Annual Golf memberships also available, providing the avid golfer with access to one of the region's top golf courses with no "per use" fee, one of our annual golf membership programs can give you the private club experience at a fraction of the cost! Call 703-753-5101 for more information

Brass Cannon Spring Hours of Operation

Lunch 11-3 Daily

Dinner 5-9 Thurs-Sat

Happy Hour Daily 3-7

*Hours of operation subject to change. 703-753-6140

Upcoming Events

Sunday May 8th Mothers Day Brunch Buffet

Seatings at 11am and 2pm

\$28 Adults \$14 Children 6-12 Children 5 and under FREE

Reservations required 703-753-6140



Join us for Tuesdays on the Terrace
where we will feature wine and beer specials each week!



Prime Rib Night: Thursdays
Featuring Live Entertainment
14 oz \$14.95 / 12oz \$12.95



Larkin Golf – Junior Golf Summer Camps at Stonewall Golf Club

Register online at www.larkingolf.com or call 703-864-9017
\$250 per week if you register before June 1st!

Community Management Corporation

4840 Westfields Boulevard, Suite 300
Chantilly, VA 20151



Stonewall Golf Club Ladies 18 Hole League

Time to get outside and enjoy the beautiful Stonewall Golf Club that runs through our community. The Stonewall Ladies League invites all women golfers with a handicap index of 40 or below to join our league. We play on Tuesdays from April through October starting at 9:00AM in April, May, and October; and 8:00AM June-September. Members of the league enjoy a reduced green fee, free range balls before each round, 20% discount in the pro shop, and the support of the Stonewall Golf Professional staff. We keep things fun with monthly contests and end-of-the-season awards for

birdies, chip-ins, and ringers. We also have opportunities to play at other area golf courses. For women who love the game, Stonewall is your first choice. For additional information, stop by the pro shop or email Susan Lucas.

2011 League Coordinators:

- Susan Lucas siluc@comcast.net
- Young Bae
- Sue Collie
- Connie Christiansen
- Lucy Kim
- Janet Zwetkow
- Ginny McCardle



LAKE MANASSAS TENNIS

Hello all tennis fans!

Spring is here and it's time to hit the courts! The Swim & Tennis committee is trying to assess our community's interest in tennis, so that we can work on setting up some fun events and classes. In addition, we would like to create a list of our entire Lake Manassas tennis Community, enabling everybody to contact one another for a game of tennis, so please email us with the following information for all members of your family:

- **Name**
- **Email or cell phone**
- **Tennis level (beginner, intermediate, advanced or alternatively USTA rating)**
- **Preferred playing time**
- **Age (kids and juniors)**
- **Specific interest in classes, clinics or private lessons with certified pro**

Setting up a tennis program entirely depends on your interest, so please respond to the flyer as soon as possible, so that we can start working on some fun events and classes. Hope to hear from you soon!

Swim & Tennis Committee members,
 Susan Malley, email: Malley4@comcast.net
 Grete Bravo, email: gstrombravo@gmail.com



Planned tennis events:

- Adult and junior clinics
- Cardio tennis
- Doubles fun
- Round Robins

Dear Lake Manassas Residents,

The purpose of this communication is to provide residents with information on pool access and update on the improvements completed and under consideration.

Residents will notice that the wading and main pools have been retiled and whitecoated and the men's restroom has been partially refinished. Items under consideration or in process are repainting the ladies' restroom ceiling, various painting throughout the S&TC and concrete repairs.

Pool Rules and hours remain the same with some added clarification below. The rules will be posted in the pool area similar to last year.

Rule clarification- Eat only in the approved areas to avoid Prince William County Health violations.

Official Pool Opening: May 28, 2011

Pool Hours of Operation:

School in session (May 29-June 17):

Friday & Saturday	11:00 a.m. - 8:00 p.m.
Sunday	11:00 a.m. - 8:00 p.m.
Monday through Thursday	3:00 p.m. – 8:00 p.m.

School Out/Summer Season (June 18 – Sept 6)

Friday & Saturday	11:00 a.m. – 8:00 p.m.
Sunday through Thursday	11:00 a.m. – 8:00 p.m.

Pool access:

An electronic gate access system is being considered by the Board, but has not been approved. In lieu of a decision, pool passes as in past years will not initially be distributed. Lifeguards will have a list of residents in good standing to allow you access to the pool. Please be sure to check with the Lifeguards at the desk before entering the pool area. Each resident will be allowed 10 guests each season. Additional guest passes can be purchased from Rebecca at \$10/every 10 passes. If you are planning the use of the pool for Birthday Parties, etc. see Rebecca for the requirements, cost and Insurance guidelines.

We look forward to a successful swim season and hosting another divisional meet this year. The Lake Manassas STC will continue to support our Blue Dolphins with morning and evening practices. During Swim Team practices, at least one lane will be open at all times, as well as the shallow end normally used by the children. You are welcome to use the pool during Swim Team Practice Hours. There will be times during Swim Meets when the pool will be closed to residents, but please come out and cheer on your "Blue Dolphins". Thank you to our resident pool patrons who continue to be patient during the swim practices.

LM Blue Dolphins Practice:

Lake Manassas Swim Team Practice Schedules are as follows:

Monday- Friday, May 30th – June 18th, 5:30 p.m. - 7:30 p.m.

Monday- Friday, June 20st – July 29th, 6:00 p.m. - 7:00 p.m.

Monday-Thursday, June 20st – July 29th, 9:00 a.m. - 11:00 a.m.

Questions or concerns regarding the Swim & Tennis Center should be directed to the Committee Chair, Don Minogue dminogue2@comcast.net or the on-site Community Coordinator, Rebecca Watkins 703-753-7745 rwatkins@cmc-management.com .