

Lake Manassas Connection

Official Publication of the Lake Manassas Residential Owners Association

Fall 2013

Volume 9, Issue 4



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Official Publication of

The Lake Manassas Residential Owners Association
Volume 9, Issue 4

Lake Manassas Resident Owners' Association

14900 Turtle Point Drive
Gainesville, VA 20155

BOARD OF DIRECTORS

Don Minogue, President 571.261.3248
dminogue2@comcast.net

Bob Hale, Vice President 703.819.0257
rhale4@comcast.net

Grete Bravo, Secretary & Treasurer 703.395.8508
gstrombravo@gmail.com

LMROA Website: www.lakemanassasroa.com

COMMITTEES

Budget and Finance Jim Short, Chair
jwshort@comcast.net 703.753.3539

Communications Anne Jeffery, Chair
annejeffery27@hotmail.com 703.753.2234

Covenants Cara Campbell, Chair
wandccampbell@hotmail.com 703.743.9520

Community Safety/Visitor Access Rowland Bowers, Chair
rthbowers@comcast.net 703.753.1765

Environmental Allan Thomas, Chair
thomaslm38@yahoo.com 703.973.8550

Modifications & Construction Diane Boyle, Chair
dianemboyle@comcast.net 571.261.1589

New Development Rowland Bowers, Co-Chair
rthbowers@comcast.net 703.753.1765

Marc Schlather, Co-Chair
Marc@theschlathers.com 703.753.6887

Swim & Tennis Center Jeffrey Epstein, Chair
jeffrey.epstein@terrestar.com 703.894.8058

Newsletter Contact newsletter@lakemanassasroa.com

Cover Photographs Shashi Mehta

MANAGEMENT COMPANY

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

Michelle Wingo, On-Site Community Manager
Mwingo@cmc-management.com 703.753.7745
Fax 703.753.1886

Adrienne Harper, Portfolio Manager
Aharper@cmc-management.com 703.230.8597

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

After-Hours Emergency 703.631.7200

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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

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LAKE MANASSAS ROA BOARD OF DIRECTORS

President's Report



Don Minogue

President

dminogue2@comcast.net



Bob Hale

Vice President

rhale4@comcast.net



Grete Bravo

Secretary & Treasurer

gstrombravo@gmail.com

Dear Lake Manassas Neighbors,

Thanks and appreciation to those of you who attended the Annual Meeting or cast your proxy so the meeting could take place on September 24th. By the time this news magazine reaches you, Lake Manassas will have transitioned from a three resident-member, to a full five resident-member Board – Congratulations and thank you to those individuals who volunteered their time and service on the new Board.

Financial Condition:

The Association is financially in a very good position with Positive Owners Equity and Reserves fully funded. The Board plans to continue to control expenses vs. revenue in order to limit increases in monthly HOA dues, and will focus on financial stability, a balanced budget and guarding the high standards of the community which will result in the protection of property values for all of us and ensure that Lake Manassas remains the premier subdivision in Prince William County.

Improvements:

During the past year we have taken on numerous projects to improve our facilities, including the expansion of the pool deck, repairs and resurfacing of the tennis and basketball courts (including the addition of a multi-purpose “kids” court), additional landscaping for the beautification of the community, updated security system, additional patrols by Prince William County police and we will soon begin making improvements to the Stonewall Guard house and the Amsterdam Gate and the installation of a year-round restroom facility at the Swim and Tennis Center.

Last year the Communications Committee began a campaign to collect email addresses in order to reach more of you. I'm happy to report that we have been successful in obtaining email addresses for a majority of our homeowners. We have also expanded our efforts to communicate with residents with frequent community updates from the Onsite Manager. We hope you find the information useful and informative. If you are not registered to receive emails, please contact the Community Manager, Michelle Wingo at mwingo@cmc-management.com and she will see that your email address is added to her address book.

Committees:

There is a wealth of individuals in Lake Manassas with skills and levels of expertise in a variety of areas that could benefit our community. Please reach out to the Onsite Manager, the LMROA Board or any committee chairman (all of our contact information can be found on page 2 of this news magazine). Let us know if you have any concerns or ideas on how we can further improve the community or if you are interested in joining any of our committees.

I would like to thank Grete Bravo, who served on the three resident-member board this past year -- Grete will continue to serve the community as a member of the Swim and Tennis Committee. I would also like to thank Anne Jeffery who will be stepping down as Chairman of the Communications Committee. Anne has contributed in a number of ways and has done an especially marvelous job with the news magazine.

The next issue of the Lake Manassas Connection will be in your mailboxes in mid-January, therefore, let me take this time to wish you all a happy holiday season!

Best Wishes,

Don Minogue

Congratulations



Congratulations! to our newly elected all-resident LMROA Board as of September 24, 2013. The position of each new LMROA Board member will be announced in future notices.

*Peter Metrinko, Bob Hale,
Don Minogue, Ed Orsini and
Gary Frisard*

Management Report

Michelle Wingo
CMC On-Site Manager



On-Site Management
Office

14900 Turtle Point Drive
Gainesville, VA 20155

[mwingo@cmc-
management.com](mailto:mwingo@cmc-management.com)

703.753.7745 (office)

Adrienne Harper
Portfolio Manager

Adrienne Harper
703.230.8597 (office)

[aharper@cmc-
management.com](mailto:aharper@cmc-management.com)

Frequently Asked Questions

Q: When do the Snow Plows arrive during a snow storm?

A: Snow removal occurs once the depth of snow reaches 2 inches on the roads. Salt and sand is applied on an as needed basis. Main roads are plowed first followed by secondary roads and then pipe stems. It is recommended that you shovel your driveway after a plow comes through. If you must shovel before a plow comes through, always shovel to the right, facing the street. This means less snow will be pushed back into your driveway when the plow comes through. Please do not approach any vendors, but contact Michelle Wingo directly at 703.753.7745 with any questions or concerns. The Association looks forward to less snow this year as are most Virginia residents, but we are prepared to handle any potential large storms.

Please keep in mind that weather can change throughout the day. Always use caution when walking on sidewalks. Skating or playing on any frozen pond or lake is dangerous and it is prohibited. As winter quickly approaches we hope you have a safe and happy holiday season.

Q: Why do I need to display a Resident Vehicle Decal on my car windshield?

A: Displaying a decal on your vehicle is important for visitor access control and the safety of our community. Vehicles that are not displaying decals may have their transponders turned off and will have to stop at the gate house each time they enter the community. Registration forms for all licensed vehicles maintained at a Lake Manassas residence are available at each gate and can be downloaded from www.lakemanassasroa.com also. Please list each licensed vehicle maintained at a Lake Manassas residence on this form and return it to the guard on duty. Decals will be mailed to you. You may also bring the form to the management office between 10:00 am and 12:30pm, or by appointment, Monday through Friday.

Q: What do I need to do if I want to join a LMROA Committee?

A: If you are interested in serving on any committee, please contact Michelle Wingo at mwingo@cmc-management.com. Arrangements will be made for a brief meeting with the President, LMROA and you will be required to sign a Non-Disclosure Document.

Thank you in advance for volunteering your time.

Q: Can I post a help wanted ad on our website for free?

A: If you need help with lawn/garden care, babysitting services, pet sitting or refinishing furniture, etc., you can place a Help Wanted ad on our website www.lakemanassasroa.com under the links **Buy and Sell > Classified Advertisements**. Then, in the box called Item Name, write Help Needed and in the Description Box explain the type of help needed. Or, if you can provide these and other services for a fee you can place a free ad following the same procedures. Be sure to first login on the website.

Q: What do I need to do if I rent out my house?

A: All leases must be minimally 12 months in duration. A copy of the lease must be submitted to the management office before the tenant moves in. Without a copy of the lease, your tenants will not be issued vehicle decals, transponders or pool passes. Please have your tenants stop by the onsite office to pick up a copy of the Lake Manassas Homeowners Handbook and Welcome Package. Remember, tenants are subject to the same residential requirements as all homeowners. *LMROA will contact you as the homeowner for any reconciliation, as needed.*

Q: What are the requirements for Real Estate signs?

A: "Signs for home sales or rentals are to be a white background with green or black lettering no more than 24" by 36" on a single or double metal post placed only on the lot being sold or rented. Only one sign will be permitted on the property being sold, except two signs will be permitted for properties immediately adjacent to the golf course. No additional signs or other forms of advertising are permitted except "open house" signs which are permitted the day before and the day of the open house." (Policy Resolution 02-2 and 05-1 and Declaration of Covenants Article XII, Section 1).

Q: What should I do with the Lake Manassas gate opener when I move out?

A: All gate openers convey to the new owner at settlement of the property just like the keys and/or garage door openers.

Q: How do I expedite guests and vendors through our two manned gates?

A: Residents may notify the gate house of all visitors and vendors coming to Lake Manassas prior to their arrival by calling the Baltusrol Gatehouse at 703.745.9465 or the Stonewall Gatehouse at

(Continued)

Frequently Asked Questions (continued)

703.754.9951. Give the guard the name of your visitor and your name and address. There is no visitor access through the Amsterdam gate.

Q: How do I add names to my Guest List?

A: This can be done by utilizing our Standing Visitor List system that allows you to put frequent visitors on a standing list kept in both gate houses. You can download the form from our web site at www.lakemanassasroa.com, select **Our Community and Living in Our Community** to find the form. You can also obtain a copy at the on-site management office.

Q: Where do I get Visitor Passes?

A: Residents can get visitor passes for their guests from the guard at the gate or at the onsite office. A visitor pass will allow your guest to enter the community for a specified period of time. The visitor pass must be displayed on the dashboard of your guest's car at all times.

Q: How do I get a new mailbox or a wooden post?

A: Please call Main Street Mailboxes at 703.753.5521

Q: What should I do if I see a wild animal in my backyard?

A: Please call Animal Control at 703.777.0406

Q: Where can I find information covering Lake Manassas Design Guidelines, Use Restrictions and Property Maintenance Standards and Enforcement Procedures?

A: The LMROA Community Handbook contains all this information and is available on our web site at www.lakemanassasroa.com. When you log into the web site, click on **Our Community > For New Members** and you will see the Community Handbook link. You can also log in, click on **Amenities and Services > Architectural Review** and then **Modifications/Applications/Fee Chart** for more specific instructions. Please be sure to correct any violations that may exist on your property. Following are just a sample of a few important inspection items that need to be continuously maintained:

- **Mailboxes.** Approved box color for the old style mailbox is hunter green and the post color is Duron Latex Oyster White. If you need to replace

your mailbox, you may wish to contact Main Street Mailboxes at 703.753.5521. Please feel free to call the on-site management office with any questions at 703.753.7745.

- **Yards and Lawns.** Lawn maintenance items such as weed/crab grass control, dead trees and shrubs and edging and replenishing the mulch in your beds need to be continued through Fall.
- **Home exteriors.** Please look at your home and inspect for peeling and blistering paint and rotted wood, staining and green algae. Please power wash and repaint all affected surfaces.
- **Play equipment.** Outdoor play equipment must be approved by the Modifications and Construction Committee. Please obtain your approval before making any purchases.

Remember, maintaining your property on a regular basis not only ensures that the standards of the community are preserved, but eliminates the need for violation notices, hearings and possible fines.

Q: How often are Covenants Inspections conducted?

A: Comprehensive covenants inspections are conducted annually in the Spring. Ongoing follow-up and regular inspections are performed to ensure that all properties in the community are in compliance with our LMROA Covenants. Routine inspections are done by our Lake Manassas Covenants Administrator, Shelly Friend on a daily basis, and Monday through Friday.

Q: How do I submit an application for approval of my exterior modification?

A: You will find the information you need to submit an application for review by the Modifications and Construction Committee on our website at www.lakemanassasroa.com. Select **Association Government > Governing Documents** to find the Application for Exterior Modification.

Q: How long do I have to wait for a decision regarding my Application for Exterior Modification?

A: The Board of Directors or the Committee, if any, shall act on the submission and give notice to the applicant within forty-five

(45) days from receipt of the complete application. The forty-five (45) day review period shall not commence until the Managing Agent has received a complete application, including any required exhibits and the Deposit required.

If an applicant fails to receive a reply from the Board or Committee, if any, either indicating a decision, or requesting additional information, within thirty (30) days they should contact the Board or Managing Agent to inquire as to the progress on their application. In the event the application is not approved or disapproved, and no additional information is requested by the Board or Committee, by forty five (45) days from receipt of the complete application and submissions, the request shall be deemed approved.

(Amended Lake Manassas Residential Owners Association Resolution No. 2010-02-3-A, Exterior Modifications, Section III, Results of the Review)

Q: Why are the Prince William County (PWC) Police patrolling the neighborhood?

A: The LMROA Board has asked the PWC Police Department to make more frequent random visits within Lake Manassas and to take appropriate action to address speeding, running stop signs, use of unauthorized motorized vehicles and vandalism. To supplement regular police patrols, the Board is utilizing the County's Off Duty Police Patrol Program to patrol our streets, which is a "pay for" service. Please obey the laws of the road. 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. We also 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 and keep Lake Manassas safe.

Q: Who provides Trash Removal Services for Lake Manassas and what are the collection days?

A: Our trash removal service is provided by American Disposal. Trash is collected weekly on Mondays and Thursdays, with recycling on Mondays. Yard debris, such as grass clippings, will be picked up on Thursdays. The trash contractor will not pick up dirt or sod. A special pick up service is available for a fee (white goods, construction debris, etc.), but must be scheduled in advance. Please call American Disposal 703.368.0500 for details and scheduling.

(Continued)

Frequently Asked Questions (continued)

Reminder: Please be sure not to set your trash out any sooner than the evening before collection and the trash cans and containers must be stored out of sight prior to sunrise the day after collection. This includes trash left by a landscaping company. When trash is put out a day or two before pick-up, the overall effect of this is that it presents an unsightly appearance in our lovely neighborhood. On windy days, trash is easily blown down the street making the street and the community a mess. Be a good neighbor and tie it down and please be sure to cover all trash.

Q: How do I get repairs made to my Trash Receptacles?

A: If your current American Disposal equipment is in need of repair due to normal wear and tear, you can call American Disposal at 703.368.0500 and speak to one of their customer service representatives.

Q: Are there other neighborhood restrictions?

A: Yes, please do not walk on private property which includes residents' lawns and the golf course. Please keep children and animals off the golf course as this is a safety concern. Golfers retrieving golf balls are allowed to walk in the resident's yards that back up on the golf course.

- **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 make every effort to have your guests park in empty driveway spaces first. Please contact the Management office to ensure the onsite manager is aware prior to your event. If you or your guest park a vehicle in the street without notice having been given to the onsite manager, you may receive a violation letter. Violations can result in fines for each occurrence. For more specific information regarding on street parking, please see the Parking section of the Use Restrictions of our Lake Manassas Handbook for Residents. For questions regarding parking and possible violations, please call Michelle Wingo at 703.753.7745 or send an email to mwingo@cmc-management.com.

- **Pets:** During the early morning and late evening hours, please try to reduce the length of time of your dog's barking. Always have your dogs leashed and do not let your cats roam the community...and always be sure to clean up after your pet wherever you are in the community, including grassy areas. Please be considerate of your neighbors.

- **Noise Ordinance Times:** The Prince William County noise ordinance is Monday through Friday from 10 p.m. until 7 a.m. and on Saturday, Sunday and Holidays from 10 p.m. until 9 a.m. If you were to contact the police regarding what you consider to be an inappropriate time for unusually loud noises, they will come out and investigate. But first, speak to your neighbors to explain that the noise is disturbing to you and ask if they would consider doing the work at another time of day.

- **Common Areas:** Just a reminder to all residents / parents that maintenance costs of our common areas are funded by your community assessments. Please help us to prevent damage or destruction.

Thank you in advance for the consideration of your neighbors.




Please Help

Volunteers Needed

Volunteers Needed: The following Committees are seeking volunteers. If you are interested in serving on any committee, please contact Michelle Wingo at mwingo@cmc-management.com for a Non-Disclosure form.

- Budget and Finance
- Environmental
- Covenants
- Communications
- Swim and Tennis Club
- Safety and Visitors Access
- Modifications and Construction
- New Development

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Community Information

Gainesville Improvements: Over the last few years, VDOT has made a series of major improvements in the Gainesville area:

- The 1.3-mile, four-lane **University Boulevard**, connecting Route 29 and Wellington Road, opened in 2006 at a cost of \$18 million.
- Widening 3.3 miles of **I-66** to eight lanes from Route 234 Business/Sudley Road to the Route 234 Bypass, completed in 2006 for \$46 million.
- Widening 2.5 miles of **I-66** to eight lanes from the Route 234 Bypass to Route 29 in Gainesville at a cost of \$103 million.
- The new **Route 29 and Linton Hall Road** interchange, at a cost of about \$267 million.

The commonwealth's investment in all four projects totals \$435 million. The estimated completion date of the Route 29 and Linton Hall Road interchange is June 30, 2015. For more information and a video rendering of the area and current maps and planned changes are available on Virginia's Department of Transportation web site at www.vdot.Virginia.gov/projects/northernvirginia/gainesville_improvements.Asp

Bi-County Parkway: For more information about this north-south link connecting Manassas and the Dulles Corridor, go to www.virginiadot.org/projects/resources/NorthernVirginia/North-South_Corridor_CIM_Ad.pdf.

Coach Lamps

With the days getting shorter, the Coach Lamps in front of residents' homes are starting to get more use. Most Coach Lamps have sensors that will automatically turn the light on at dusk and off at dawn. The only maintenance required is changing the light bulbs when they burn out. In addition to a few street lights at intersections in Lake Manassas, the Coach Lamps and homeowners' exterior lights produce the only lighting. For safety reasons, please check your Coach Lamp and replace the light bulbs as needed.

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Virginia Railway Express (VRE): For the latest information about the VRE, go to www.virginiadot.org/projects

Gainesville Times: If you want to stop delivery of the Gainesville Times, send an email to RSauer@timespapers.com. Say you want to unsubscribe to the Gainesville Times and provide you name and address.

Who to Call in an Emergency!!! Other than 911 calls when someone is in imminent danger, you can call CMC's emergency number 703.631.7200 for emergencies such as potential damage from a tree that is about to fall within Lake Manassas. For other serious matters that require attention, such as an abandoned broken down car in the road, call the on-site management office at 703.753.7745 Monday through Friday from 9:00 a.m. to 5:00 p.m.

You Can Get Free E-Books: If you have an e-reader and a Prince William County library card, you can download ebooks from the Prince William County web site. There are thousands of free books available to download at www.pwccgov.org/library.

Here are two local (Bristow) Farmer Markets Open Year Round:

SMART MARKET - Sunday 10:30am to 2:30pm - Piney Branch Elementary School - 8301 Linton Hall Road

DEVLIN ROAD FARMERS MARKET - Sunday 10:30am to 2pm - Corner of Devlin Road and Linton Hall Road

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John Coyle, Chair
edms047@msn.com

COMMITTEE ROSTER

- Mike Hegeman
- Romesh Deora
- Jim Short
- Charles Summers

Budget & Finance Report

In the last quarter the committee completed a review of our current vendor contracts provided by CMC and reviewed the new reserve study. The committee is reviewing the delinquency issues and their impact on the HOA budget.

The next Budget & Finance Committee meeting will be on Thursday, October 24, 2013 at 7:00 p.m. at the on-site management office. You are welcome to attend and voice your concerns or suggestions. We are looking for help. If you would like to join this committee, contact me at edms047@msn.com.

John

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Anne Jeffery, Chair
annejeffery27@hotmail.com

COMMITTEE ROSTER

Todd Harman
Shashi Mehta

Communications Report

We are very pleased to welcome three new members who joined the Communications Committee in September, Kathy Cumber, Helen Watt and Jane Houston. Welcome and thank you for volunteering your time.

Since our last issue, two communication committee members George Layne and Errol Unikel have resigned so they could spend more time on other pressing matters. We extend our sincere appreciation to them for volunteering their time and contributions over these last few years.

I also resigned as Communications Committee chair in September to pursue other interests including my genealogy research which I have been neglecting for some time. I would like to thank the prior LMROA Board members as well as the transitional LMROA Board members and fellow committee chairs for their assistance and support. I have enjoyed developing our news magazine and would like to take this opportunity to thank our publisher MaryPat Imlah of Imagery Print & Promotions for her ideas, her support and beautiful design and layout of each issue. Also, I wish to extend much gratitude to our neighbor, communications committee member and photographer for our news magazine Shashi Mehta. His beautiful photographs inside and on the covers have enhanced each issue. Thank you to everyone who contributed their photos and articles about their families and voyages around the world, especially Renee and Dave Capouya and Rolande and Charles Summers. Your articles contributed greatly to each issue. Lastly, thank you everyone for your submissions to our Resident Spotlight page. Your photos and articles make this news magazine what it is. Remember that we are always looking for an opportunity to photograph Lake Manassas activities to share with the community. Please continue to send your information to newsletter@lakemanassasroa.com.

As always, for those of you, who are not receiving blast emails with news about upcoming events, please go to www.lakemanassroa.com and register to be added to our Lake Manassas Email Distribution Listing. If we could, we would register on-line for you but we cannot because of a legal technicality - *only you can accept the terms and conditions of our web site*. If you need any assistance, please contact Shashi Mehta at sm8159@mehtaweb.com.

Residents are always welcome to attend our committee meetings. The communications committee meets on the first Thursday of each month at 7:00 p.m., at the on-site management office.

Anne

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COMMITTEE ROSTER

- Bob Glista
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- Gary Seyster

Community Safety & Visitor Access Report

Amsterdam Gate:

Key pad access through the Amsterdam Gate was deactivated several years ago to reduce the number of visitors using a code for unauthorized access and to reduce damage to the gate. Several codes were retained for busses and emergency vehicles. Unfortunately some residents and non-residents, who either don't have a transponder, have inappropriately gained and used an access code, or who unsuccessfully use the key pad to try and gain entrance increase the likelihood of gate failure. Also use of the gate will increase with the addition of the Basheer town homes. Therefore, at the Amsterdam Gate, the key pad will no longer allow direct dialing to homes or four digit code access. Anyone entering the eastern side of the community, other than community or golf course maintenance vehicles and school busses, should be doing so at the Baltusrol gate or by using a gate transponder at the Amsterdam Gate. Please inform any service vehicle or visitor to your home to use the Baltusrol Gate. This should help reduce the frequency of gate failures and improve convenience for residents. Please note that the new Amsterdam gate, once constructed, will also not have key pad entry and will be accessible by transponder only.

Construction of New Amsterdam Gate:

A contract will be signed by October 1 and work should proceed shortly thereafter. A new gate will feature four stone masonry columns, iron swing gates and fence, barrier arms for daytime operation and lighting. My thanks to Bill Moore for his technical and professional support and to the above committee members for their work on this effort.

Surveillance Cameras:

New Internet Powered (IP) video surveillance cameras along with monitoring, and recording equipment will be installed by mid-October at all gates and the Swim and Tennis Center/Management Office. After the careful review of bids for conformance to the RFP and cost factors, the contract has been awarded to Executive Protection Systems of Winchester, VA. The new surveillance camera system will improve deterrence of vandalism and criminal activity and aid in visitor access control.

Rowland



Joseph Ribkoff

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When you log on to our web site at www.lakemanassasroa.com, click on Our **Community > Committees & Groups**. You will find information about our existing clubs and activities. Also consider starting another activity in Lake Manassas like a book club, dinner club or travel club. If you would like to add another Lake Manassas group or activity on our web site, please contact Michelle Wingo at mwingo@cmcmangement.com. You can also publish information about your group or activity to gain more members in future issues of this newsletter, please send your information to newsletter@lakemanassasroa.com



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Cara Campbell, Chair
wandccampbell@hotmail.com

COMMITTEE ROSTER

Rowland Bowers
Kathy Cumber
Phil Gross

*C*ovenants Report

Resident Information Notice

In accordance with the communities use restrictions (covenants) on street parking is prohibited throughout the entire Lake Manassas Community. This policy applies to owners, residents and their guests. Why does the ROA have such a policy? - Safety and Aesthetics

- Safety - as we are a family friendly community open and clear streets make it much easier for motorists to see children playing or riding their bikes and provides a clear line of sight for walkers, runners and roller bladders. For those playing or exercising it affords them the opportunity to see oncoming traffic even if they cannot hear it in the case of electric cars. Sections of the community have no sidewalks so residents have no choice but to walk in the road. At 25 mph a motorcycle, car or commercial vehicle will result in significant injury to a pedestrian.
- Aesthetics - many residents bought in this community because of its appearance. Part of that appeal is the uncluttered look of the streets because there are no cars lined up on both sides of the street.

Residents Responsibilities

Upon purchasing a home in the community residents agreed that they will abide by the use restrictions. What does that entail in terms of parking?

- Owners are responsible to ensure that those living in their property are utilizing their garages and driveways for parking. That may mean cleaning out the junk in garages that are not being utilized for their intended purpose or shuffling vehicles around as residents come and go from work or school. If a resident finds the need to park on the street for a limited period of time simply notify the onsite manager during normal business hours for approval.
- Residents are responsible for notifying their guests to park in their driveway as space permits.
- Owners that rent their homes are responsible for educating their tenants on the ROA policies to ensure compliance.
- Residents are responsible to notify the onsite Manger during normal business hours or the guardhouse at other times of gatherings that will occur so that parking passes can be made available for guests. The parking passes allow for on street parking only when all driveway spaces are full and are only for a limited period of time while the gathering occurs. Vehicles may only remain on the street until 8:00 a.m. the following day unless a longer period has been authorized by the management office.
- Commercial Service Vehicles. When residents are having services performed at their home they should request service vehicles to park in their driveway. If it is not feasible due to the size of the vehicle then residents should notify the guardhouse of the incoming vehicle so they can be provided a Service Vehicle Pass.
- Even if exceptions have been approved for on street parking residents need to ensure that vehicles are not impeding the flow of traffic, blocking others driveways, vehicles should face the same direction as traffic flow, vehicles should not be parked so close to Stop signs as to impede a clear line of sight, vehicles should not be parked in spots specifically designated as no parking via a sign and vehicles should never block fire hydrants.

Violations of the Policy

Violations of the parking policy will result in assessments being made to the owner's accounts.

- Owners will be assessed \$50 per parking violation. A letter will be sent to the listed owner of the property notifying them of the violation and giving them the option to request a hearing.
- Each onsite parking violation (one car or multiple cars during a 24 hours period) will be treated as a separate occurrence and will be subject to a separate \$50 charge.
- Residents are responsible for their guests and if their guests violate the policy then owners will be notified of the violation and will be charged the assessment. For guests the guardhouse log will be used to determine which home the guest's car was registered to.
- The ROA retains the option to tow cars at the owners expense.

Covenants Report (Continued)

Moving Forward

Due to an increase of violations and complaints by other residents in the community the ROA is implementing an awareness program to inform residents about the parking policy. At the conclusion of the awareness program the ROA will implement a strict stance on parking violations in order to curb such issues.

- Signs are being ordered and will be installed at the entrances and throughout the community to remind residents and guests of the community policy.
- The Security Access Committee will complete work on new temporary parking passes for guests and for service vehicles to display on their dash boards.
- Residents will need to be proactive in informing guests of the policy and notifying onsite management of upcoming gathering or requests for exceptions.
- Residents will need to be proactive in informing the guardhouse of service vehicles that will need Service Vehicle parking passes.

- Random patrols will continue be performed at varying times and days to document violations.
- We look forward to making the neighborhood safer and more beautiful for all residents.



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nvironmental Report



Allan Thomas, Chair
Thomaslm38@yahoo.com

COMMITTEE ROSTER

Harry Jenkins
Ralph Malami
Ed Orsini
Rose Mary Orsini
Kathy Rogers

Contacts for Specific EC Issues

Community Areas - Landscaping (East Side)
Ralph Malami
Kathy Rogers

Community Areas - Landscaping (West Side)
Ed Orsini
Rose Mary Orsini

Graveyard
Harry Jenkins

Streets and Sidewalks
Harry Jenkins
Allan Thomas

Swimming Pool/Tennis Court Area
Kathy Rogers

Community Trails
Harry Jenkins
Ralph Malami

The next committee meeting will be held on October 5, 2013 at 10:00 AM at the on-site management office at the pool.

All of the landscaping projects approved by the Board this Spring have been completed. Photographs of the completed projects appear on the following page.

The Board has not approved any landscaping projects for this Fall.

Plants that are considered to be deer and rabbit resistant have been used in all of the projects. Regardless, there has been a problem in one area where some animal has been eating one of the plant varieties.

Our committee has been monitoring the care of the landscaped areas, but, since we cannot be everywhere all of the time, we ask that the residents inform a member of the committee if they see any animals damaging the landscaping plants.

Some residents have been asking about trimming of the Crepe Myrtle trees in the common area as well as on private property. We hope the information below regarding trimming Crepe Myrtle trees will be helpful.

Oh! How Beautiful the Crepe Myrtle!

While driving throughout Lake Manassas, one can see many varieties of Crepe Myrtle and many different shapes and sizes. Standard Crepe Myrtle varieties (Natchez, Miami, Muskogee, Watermelon Red, and Muskogee to name a few) grow to 25-30 feet tall. If you are planting one of these varieties, be sure to allow enough room for it to reach mature size. Plant it out in the yard rather than close to the house.

If space is a problem, select compact, low-growing varieties such as Acoma, Centennial, Hopi, Prairie Lace, Victor, or Zune of the Petite Series from Monrovia Nurseries or seek advice from your landscape designer or garden center.

If you already have one or more Crepe Myrtles in your yard, you should know that there is a right and wrong way to prune them. Prune only when necessary and please don't butcher the tree by cutting all branches away. We call that "Crepe Murder". It is not good for the long term health and development of the tree.

Before you prune anything, know what you want to achieve and have proper SHARP tools available. A hand pruner/clipper is good for up to 1/2" thick twigs. A lopper is best for high twigs and branches of 1" to 1-1/2" thickness. A pole pruner or pruning saw is best for any branch over 1-1/2."

Late winter is the best time to prune a Crepe Myrtle. That's when the leaves have fallen and you can see all the branches, and make good choices about what to cut away. Since they bloom on new growth each year, you want to prune before any new growth starts.

As you prune, follow these guidelines:

1. Remove all suckers coming up from the base.
2. Cut all side branches growing out from the main trunks up to a height of about four feet. If you are starting with a small bush, it may take a few years to reach that height on the main trunks. The reason for stripping twigs off of the trunks is to display the beautiful bark which is one of the assets of the Crepe Myrtle.
3. Remove all branches that grow inward toward the center of the tree.
4. Remove all seedheads on the ends of branches for a neat appearance as the new growth begins.
5. Cut all dead branches and all branches which cross or rub another branch. (This is critical when selecting main trunks.) Cut branches back to a larger branch or trunk. Remove all stubs
6. Stand back and assess what you have done. Then cut any additional branches or twigs which detract from the tree's overall shape and appearance. Enjoy!

We are always looking for volunteers for our committee to help keep Lake Manassas the premier community in the area. If you are interested, call Allan Thomas at 703.973.8550 or Michelle Wingo at 703.753.7745 at the on-site office.

Allan

Recently completed landscaping projects...



Windy Hollow Entrance



Spyglass Hill Loop Gate



Valderrama Entrance



Turtle Point Drive



Views from the Spyglass Hill Loop Benches



Photos by Shashi Mehta





Diane Boyle, Chair
dianemboyle@comcast.net

COMMITTEE ROSTER

- Craig Ackerman
- Barbara Bassett
- Sara Howard
- Harriet Miner
- Paul Jeannin- Consultant

Modifications & Construction Report (MCC)

If you are considering any alteration or improvement to the exterior of your home, you must first gain approval from the MCC. Modification applications must be filed at least four business days prior to a scheduled meeting in order to ensure the committee has time to examine them and schedule any needed property inspections. Currently the meetings are the second Monday of the month. That means that completed applications must be at CMC management the Wednesday before the meeting. The application is available at the community website as well as at the onsite office. Michelle can assist you with any questions you may have with the process.

The design guidelines revision has been completed and forwarded to the Board for their approval. When approved, a copy will be made available to all.

Meetings are ongoing with the Turtle Point Townhome builder, Basheer & Edgemoore and the committee is confident that the homes will be a great addition to the community. Look for construction to begin this Fall.

Currently there are five members on the committee but we are always looking for additional members. Please contact Michelle Wingo if you are interested. Meetings are held the second Monday of the month at 5:00 pm at the onsite office located at the pool.

Diane

New Development Committee Report



Rowland Bowers
rthbowers@comcast.net



Marc Schlather
marc@theschlathers.com

Co-Chairs

COMMITTEE ROSTER

- Pattie Harris
- Bill Moore
- Kathy Rogers

The New Development Committee did not conduct any new business during this past quarter. This committee represents the LMROA in initial negotiations and/or discussions with adjacent property owners and/or developers regarding proposed development of the adjacent property and its impact on the Association. The committee will meet on an "as needed" basis. Anyone interested in joining the committee, please contact Marc Schlather at 703.753.6887, marc@theschlathers.com or Rowland Bowers at 703.732.2471, rthbowers@comcast.net.



Jeffrey Epstein, Chair
jeffrey.epstein@terrestar.com

COMMITTEE ROSTER

Grete Bravo
Karrol Harris
Craig Lindsay
Susan Malley
Dave Whithed

BASKETBALL -
Jeffrey Epstein 703.894.8058
jeffrey.epstein@terrestar.com

SWIM TEAM -
Estelle Baird - 703.753.5590
estellebaird@hotmail.com

TENNIS - Grete Bravo
gstrombravo@gmail.com
703.395.8508

FITNESS -
Marissa Owens - 703.753.5282
mazkidz@yahoo.com

Swim and Tennis Center Report

We hope you enjoyed your summer and took full advantage of our Swim & Tennis facilities. The pool is closed for the year and the resurfacing project of the tennis courts and basketball/multipurpose courts is now complete. Please stop by and see all the enhancements.

If you are interested in organizing or planning events related to tennis, basketball or volleyball, the Swim & Tennis Committee would love to hear from you.

Jeffrey

Some Blue Dolphin Summer Highlights

Photos by
Shashi Mehta



The Lake Manassas Blue Dolphins hosted the Divisional Swim Meet on July 26, 2013



Our Breathtaking



Photos by
Shashi Mehta



Lake Manassas In Fall



Photos by
Renee Capouya



Voyage to Nepal

By Rolande Summers

We left the kingdom of Bhutan from the Paro airport and flew to Nepal's capital Katmandu, flying once again above the mystical Himalayas and their breathtaking views.



Nepal is nestled between China in the north and India in the south. It is the country of high Himalayan Mountains, artistic monuments, exotic wildlife and diverse culture. The country of Nepal covers 147,181 sq km with a population of 29,951,852. The federal democratic republic of Nepal is 80.6% Hindu, 10.7% Buddhist, 4.2% Muslim and 3.6% Kirant

Nepali is the official language, and Maithili, Bhojipuri, Tharu, Tamung, Newar, Magar, and Awadhi are also spoken. Lord Buddha was born there over 2,500 years ago.

Nepal is blessed with an incredible diversity of natural beauty and a consequent opulence of cultural varieties. It is the "Land of Paradise" for tourists, treks and mountaineering expeditions. The natural landscape of mountains, river, glacial lakes, forests and wild animals are major resources for its tourism industry. The famous Himalayan range, favorable climate and hospitality of the Nepalese people and their culture are also major attractions.



Nepal has been admired and praised by various renowned travel writers in recognition of her cultural richness, Living cultural Museum, Shangri-La, Roof of the World. Birth place of Apostle of Peace. Country of living Goddess, City of Golden Pagodas, and Parasols, Himalayan Pilgrimage, Nature amphitheatre, melting pot of Hinduism and Buddhism, a tiny Kingdom of thirty six ethnic groups and seventy-five spoken languages, birth place of Sita, Abode of Shiva, land of mysticism and exoticism. Land of non-stop festivals that tell the world about the country's incomparable and prosperous cultural heritage.

For centuries Nepal remained divided into many principalities. Kirats ruled in the east, the Newars in the Kathmandu valley while Gurungs and Magars occupied the mid-west. The Kirats ruled from 300 B.C., and during their reign, emperor Ashoka arrived from India to build a pillar at the Lumbini in memory of Lord Buddha. The Kirats were followed by the Lichchhavis about 400 A.D whose descendants today are believed to be the Newars of the Kathmandu Valley.



During this period, art thrived in Nepal, and many of the beautiful wood carvings and sculptures that are found in the country belong to this era. With the end of the Lichchhavis dynasty, Malla kings came to power in 1200 A.D. and they also contributed to Nepal's art and culture. However, after almost 600 years of rule, the kings were not united among themselves and during the late 18th century, Prithvi Narayan Shah, King of Gorkha, conquered Katmandu and united Nepal into one kingdom. Recognizing the threat of the British Raj in India he dismissed European missionaries from the country and for more than a century Jung Bahadur Rana became Nepal's first prime minister to wield absolute power. He set up an oligarchy and the Shah Kings remained figureheads. The Ranas were overthrown in a democratic Movement. In 1951 the Nepali monarch ended the century-old system of rule by hereditary premiers and instituted a cabinet system of government. Today Nepal enjoys a multiparty democratic system.



Kathmandu is the largest urban agglomerate of Nepal. It consists of Kathmandu Metropolitan City at its core, and its sister cities, Patan, Kirtipur, Thimi, and Baktapur. It also includes other recently recognized urban areas of Shankthapur, Karyabinayak, and Champapur Banepa.

(Continued)

Voyage to Nepal (continued)



At the Katmandu airport, we boarded an air conditioned bus to our hotel the Gorkarna resort located across town. Traveling across the city I realized how many people were in the streets, cars, motorcycles, and goods hanging outdoors or lying on the ground.



Meats, fish and chicken were displayed on stalls outside the shops (with no refrigeration). I had never seen anything like this before. It was unbelievable.....



The electric lines were hanging so low that a person of average height could touch them with their finger tip. I was surprised to see so much poverty all around. I had never travelled to such a third world country before, and I found it somewhat disturbing.

Because Katmandu is in the valley, with the increase in vehicular movement and population there is a rise in pollution, many people on the street are wearing masks. At the end of the day, a black pair of shoes or pants would turn white from the pollution, as though they had been bleached!

We arrived at our hotel the Gokarna forest resort located on the far end of town.

This hotel is a magnificent hunting lodge and an animal reserve. It was a resort where the Ranas hosted and entertained their distinguished guests. There we met with our trip leader Suresh, a Nepali whose mission was to share with us the cities, land, people, and language of this homeland. We attended a welcome dinner at one of the restaurants on the premise, and settled in our room. It was large enough to accommodate an entire family. The hotel overlooked the reserve densely populated with monkeys. Given a chance these monkeys would be happy to access the food in the refrigerator if you left the window open.

The next day we embarked on a walking tour through the streets of Kathmandu a radiant hub of sound, color, and activity. Potters spin their wheels and merchants cry out, selling vegetables, spices, and multicolored fabrics and beads. Rickshaw Wallahs honk their horns. Sacred cows wander serenely, everywhere we turned there were fascinating scenes of life hardly changed over centuries.



Our guide took us to the river to witness the ceremony preceding a cremation. It was like in Varanasi India. The body was carried on a board to the river by the relatives, and tilted down so that the feet touched the water. They gathered around the body, covered it with a white sheet, and removed the clothing piece by piece, throwing them in the river where they joined other articles of clothing floating down the river. Multi color flower garlands were laid on the white sheet, and after a while, the body was transported again to higher area by the river and placed it on the pyre.

The next day we embarked on a walking tour through the streets of Kathmandu a radiant hub of sound, color, and activity. Potters spin their wheels and merchants cry out, selling vegetables, spices, and multicolored fabrics. Rickshaw wallahs honk their horns. Sacred cows wander serenely, everywhere we turned there were fascinating scenes of life hardly changed over centuries.



We visited the palace, and got a glimpse of the living goddess, a young girl taken from her family, at about 6 years of

(Continued)

Voyage to Nepal (continued)

of age is aught to fulfill the functions of a living goddess, attends all festivals, including those with animal sacrifices, and all religious functions. The State ensures her education. She appeared at the window, protected by an iron grill. She was dressed and made up like a princess. She waved at the crowd in the courtyard below her. She appeared to be between the ages of 10 to 12 years old. As she was waving to the crowd below, her body language revealed some hesitation. She will be in this position till the age of puberty!



We visited the cultural hub of the old city, what a beautiful sight! The eaves of the pagodas, the smells from the street stalls and the vibrant people all combine to make Katmandu a truly intoxicating and evocative city. Formerly three separate kingdoms, Patan, Bhaktapur and Kathmandu, these city states were united during the late 18th century to create modern Nepal but still retain their individual characters. Today the city's centre is Dubar square where temples, and palaces and golden gates combine into a magical outdoor theatre.

We visited the country's largest temple, a site of pilgrimage for Buddhists all over the Himalayas at the end of our stay in Nepal. The Boudhanath Stupa, topped with the wise and compassionate eyes of Buddha, dressed in brightly colored prayer flags, and candles. That day was the New Year celebration for the Tibetan population living in Nepal.



Dressed in their national costumes, both men and women, sang and prayed in their native language. It was an unexpected sight, that day because of the Tibetan New Year. The area around the Stupa is an open air museum, and was filled with many Tibetans wearing their national costumes. We mingled with saffron-robed monks and fervent pilgrims spinning prayer wheels. Unfortunately, the Chinese government had cancelled our trip to Tibet, while we were in Nepal for security reasons, pending the upcoming New Year holiday. Therefore, we stood surrounded by the Tibetans people celebrating their new year, and felt as though we had been suddenly transported in the country of Tibet.....it was awesome!

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Video Inventory Your Home & Business

6 Tips to Protect Yourself from Major \$\$\$ Loss

By Errol and Betsy Unikel

Most home and business owners will lose money unnecessarily if ADVERSITY or DISASTER strikes. They are just not adequately prepared.

Turn on the news to reports of hurricanes, fires, tornados, floods, earthquakes and more. You see reports of burglaries every day. Of course these always happen to someone else, so most of you need not worry. And if a major disaster occurs in your neighborhood and specifically to your house, you are covered by insurance, so no need to worry. **Or is there?**

There is a RISK that could cost you tens or even hundreds of thousands of dollars because you could not itemize what you actually had in your home or business and what the contents were worth.

Here are some tips which will help you secure all that you should in most situations:

Tip 1 – Be able to prove what you lost. Know what your insurance policy says about the claims process. Following are the specific words in a homeowner's policy with a high-end company. "Duties after Loss." The property owner is required to "Prepare an inventory of damaged personal property showing the quantity, description and amount of loss. Attach all bills, receipts and related documents that justify the figures in the inventory."

Tip 2 – So that you are ready for the claims process - Take steps to prepare so you will know clearly what you own. Properly assess your situation. Here is one experiment worth doing. Take your spouse or business associate to a cabinet or storage unit and ask them to name everything in it. Not surprisingly, most people will not get it right. Now consider all of the drawers, cabinets, equipment etc. you own, plus what may be in boxes in storage areas and you can be sure too much will not be accounted for, especially after a life changing crisis.

When a major loss occurs, people face a daunting task to recover their lives and possessions. Many of you know a relative or friend who has faced this situation. Many of you told yourselves you were going to at least take pictures of your valuable possessions for peace of mind, if nothing else. And then you never get around to it. The bottom line is that there is substantial money involved, many thousands if not hundreds of thousands of dollars, which could be unnecessarily lost by a home or business owner in an insurance claim.

An excerpt from a recent 2013 tax tip from the **Internal Revenue Service (IRS)** clearly recommends you "**Backup records electronically and document valuables**" – "take pictures or video the contents of your home or place of business. Publication 584 can help you determine your loss if a disaster strikes."

Tip 3 – At the minimum, take videos and pictures of your property and possessions. Remember, the exteriors, landscaping and architectural features are important too. Take the time to get organized and produce comprehensive records. If you don't

have time, get someone to do it for you.

Insurance agent Ryan Tendall with the *Medalist Insurance Group* in Herndon, VA says, "**Homeowners and business owners need to think about creating inventories of their possessions. The more supporting documentation you have, the better the chance of a claim process going much smoother and quicker**".

To make matters worse, homeowners and business owners cannot prove what many of their most valuable items are worth. **Establishing "VALUE" is a critical issue** and an absolute requirement.

Tip 4 – Create complete records of value. Assess the existence and completeness of any records you have to establish the value of your possessions. Where are your receipts? Do you have current appraisals for specific expensive items like jewelry, artwork, antiques, special collections, etc? Some items get more valuable over time. How can you take steps to start creating records of value?

The benefits of video inventories and proof of value are not solely focused on the insurance claims process. Other areas that benefit greatly include **real estate sales, estate planning, divorce settlements, home rentals, relocation / moving and storage and police reports associated with theft.** Margie Halem, a top producing Long and Foster Real Estate Agent in Maryland said, "**This is absolutely an essential service for my clients. There is no question about the importance of documenting valuables.**"

Tip 5 – Continue to maintain and update your records. Develop an ongoing system to include your new acquisitions and periodic updates to your assessments of \$\$ value. Keep multiple copies in different places and be sure these records are safely stored and protected.

If you are at risk in any or all areas mentioned above, you should consider taking action to do something about it. Disasters and legal issues don't wait until you are completely ready for them. **For very little time and expense, you can do a lot to protect your possessions and your money.**

Tip 6 – Do it yourself or get a professional to do it for you - but DO IT! A professional can do the comprehensive job necessary to create the inventory and records of value that will stand up to the test when they are needed. The money you will spend to get this done is miniscule compared to the value of what you could lose. Don't just let anyone into your home or business. Be sure any company or person is covered by liability insurance and bonded to cover any injuries, breakage and other possible wrongdoing.

Taking action is relatively easy, will provide you with some assurance and peace of mind and will help you reduce the risk of financial loss. Do it now!

Betsy and Errol Unikel are residents and co-owners of Home Contents Videos LLC and BusinessVideoInventory.com.

The Need to be Prepared

This year, the weather in the Mid-Atlantic States has been relatively calm compared to the past few years with hurricanes, flooding and other disasters. However, the need to be prepared for emergencies should never wane but remain highlighted. September is National Preparedness Month; there is no better time to prepare for emergencies than the present. By following a few simple and low-cost steps, you can prepare and protect your family, business, neighborhood and community when emergencies and disasters arise.

Stay Informed & Get Alerts. Getting reliable information during an emergency situation is vital. The National Weather Service broadcasts warnings and post-event information 24 hours a day for all types of hazards – including natural (severe weather), environmental (chemical release or oil spill) and public safety (amber alert or 911 outage). *Make sure you do the following:*

- Have a NOAA Weather Radio at home and at your worksite. Like a fire alarm, NOAA Weather Radios sound when there is an emergency in your area.
- Register on the County's emergency notification system – PWCAN – to receive emergency information. It's easy and free. Go to www.pwcgov.org/pwcan.

Make a family emergency plan. When a disaster occurs, your family may not be at home or together. Make sure everyone knows how to get in touch and where to go.

- Designate a safe-room in the house where everyone can gather. The best choice is an inside room above ground with few windows and doors.
- Choose an out-of-town emergency contact. Families may not be together when an emergency happens, and often it's easier to make a long distance call than a local call during emergencies. The out-of-town contact can relay messages to other family members that you're ok.
- Select a safe gathering place outside of town where everyone can meet if evacuation is necessary.
- Familiarize yourself with emergency plans for places where you and your family may be located such as schools, day care providers, and businesses.
- You can design your family emergency plan at www.ReadyNOVA.org or get a family emergency plan worksheet at www.ReadyVirginia.gov.

Make an Emergency Supply Kit! Families and individuals should plan as though they will be without electricity, water service, access to a supermarket or other local services. Below is a list of essential items for your emergency supply kit:

- At least three days of supplies for each family member:
 - Food that won't spoil, such as canned goods and packaged foods
 - Water, at least one gallon per person per day
 - Essential medications

- Other items useful in an emergency supply kit:
 - A NOAA Weather radio
 - A hand-crank or battery-powered AM/FM radio and extra batteries
 - A family emergency plan
 - Flashlights with extra batteries
 - First aid kit
 - List of prescriptions and doctors
 - Special items for young children and disabled or older family members
 - Food and water for your pets

Check Your Policy

Take a few minutes to review your insurance policy this month. Contact your agent to make any necessary changes. Consider adding flood insurance because most policies don't include it. Renters can get flood insurance too. For more information, visit www.floodsmart.gov.

To learn how to protect you and your loved ones during an emergency, visit www.pwcgov.org/emergency, www.ReadyVirginia.gov and www.ready.gov.



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estivals, Fairs, Shows & Expos

SEPTEMBER

Buckland Farm Market Corn Maze
4484 Lee Highway - New Baltimore, VA
540.341.4739
www.bucklandfarmmarket.com/corn-maze.html

Temple Hall Corn Maize and Fall Festival
www.templehallfallfest.com/

Temple Hall Farm Regional Park
Through November 5
10:00 am - 703.352.5900
www.nvrpa.org/park/the_maize
Every year Temple Hall Farm creates a giant cornfield maize. Thousands of visitors "get lost" in the MAiZE as they try to find their way out. After going through the maize visitors can go to the pick your own pumpkin patch, go shoot the corn cannons or pumpkin blasters, ride on the cow train, bounce on the Billy Goat Bounce Jumping Pillows, watch the pig races, or take a hay ride.

The Corn Maze in the Plains
Through November 3 10:00 am
www.cornmazeinthepains.com/

Each maze wanderer enters the maze armed with crayon, flag and a blank survival guide on a mission to discover clues to help them navigate their way through the maze and to complete a map to take home.

OCTOBER

Fall for Fairfax Kidsfest - Saturday, Oct 5 10:00am - Fairfax County Government Center, Fairfax. Two full days of family-friendly activities and entertainment. Admission and entertainment are free...

Art on the Avenue - Saturday, Oct 5 10:00am
Mount Vernon Avenue, Alexandria
More than 10 blocks of handmade arts and crafts, including jewelry, paintings, sculpture and pottery; textiles and clothing; and furniture and home accessories including hand crafted water fountain...

Fairfax Fall Festival - Saturday, Oct 12 10:00am
Historic Downtown Fairfax, Fairfax
Enjoy this street festival in the heart of the City of

Fairfax. More than 500 juried crafters and food vendors will be selling their wares...

Clifton Day - Sunday, Oct 13 10:00am
Historic Clifton Virginia, Clifton
The Clifton Day Festival is a one-day music, arts and crafts and antiques extravaganza. Located just outside Washington, D.C., Clifton Day attracts more than 25,000 visitors each year...

Centreville Day
Saturday, Oct 19 10:00am
Centreville Day in Historic Centreville Park Centreville
Come in costume and collect treats, join a ghost tour. Plenty of children's activities and fun for the whole family...

Annandale Fall Festival & Parada
Saturday, Oct 26 10:00am
Little River Center, Annandale
Scores of merchants, costumed international dancers, local bands, and food from many culinary cuisines will be featured at the Annandale Fall Festival...

The National Italian American Foundation (NIAF) 38th Anniversary Gala Saturday, October 25/26
www.niaf.org/events/2013/dc/index.asp
"Come Fly with Me," NIAF's first-ever Casino Night on Friday, October 25, in the dramatic and lush Atrium of the Ronald Reagan Building on Pennsylvania Avenue. Sponsored by Alitalia, this electrifying evening of casino games, dinner, open bar, live music and dancing will also feature NIAF's always popular Live and Silent Auction."

Jiffy Lube Live
October 7 at 6:00pm: Bull Run Cloggers
October 13 at 11:30 am: Papa Roach
October 13 at 6:30pm: Zac Brown Band

For current dates & times of performances, check these web sites:

Hylton Performing Arts Center:
www.hyltoncenter.org

George Mason University: Center for the Arts: Center for the Arts Concert Hall
4400 University Drive - Fairfax, VA

DAR Constitution Hall
1776 D Street, NW - Washington, DC
www.dar.org/conthall

Kennedy Center Opera House
270 F Street, NW - Washington, DC
www.kennedy-center.org

Greater Reston Arts Center (GRACE)
12001 Market Street, Suite 103 - Reston, VA
www.restonarts.org

The Alden
1234 Ingleside Avenue - McLean, VA
www.aldentheatre.org

Warner Theatre
513 Thirteenth Street, NW - Washington, DC
www.warnertheatre.org

Ford's Theatre
511 10th Street, NW - Washington, DC
www.fordstheatre.org

Verizon Center
601 F Street NW - Washington, DC
www.verizoncenter.com

Piedmont Symphony Orchestra (PSO)
597 Broadview Avenue, Warrenton, VA
www.highlandcenterforthearts.org/calendar

Wolftrap
1551 Trap Road - Vienna, VA
www.wolftrap.org

Jiffy Lube Live
7800 Cellar Door Drive - Bristow, VA
www.thejiffylubelive.com/

DC Improv
1140 Connecticut Ave NW - Washington, DC
www.dcmprov.com/

Exhibitions

National Geographic Exhibitions:
1145 17th Street, NW (17th & M)
Washington, DC
www.events.nationalgeographic.com/events/national-geographic-museum/

Kreeger Museum
2401 Foxhall Rd NW - Washington, DC
www.kreegermuseum.org/

Halloween Events

Haunted Route 29 House
October 4 & 5 weekends through 26 & 27 and October 31, 7:30pm
www.route29hauntedhouse.com/
New Baltimore Volunteer Fire Dept. #10
5303 Lee Hwy Warrenton, VA 703-431-4203

Haunted Hollow in Warrenton - October 4 & 5 weekends through October 26-7:00pm
www.templehallfallfest.com/ 8275 Maple Tree Lane Warrenton, VA 540-522-9183

Shocktober at The Haunted Paxton Manor in Leesburg - October 4, 5 & 6 weekends through 25, 26 & 27.
www.shocktober.org/

Cemetery Tours, Manassas Museum - October 11 8:00pm:
9101 Prince William Street - Manassas, VA
www.americantowns.com/va/manassas/events/cemetery-tours-2013-10-11

Scroll down the page for links to more local events. www.screamfreak.com/
Check out / for a list of local Virginia haunted houses, hay rides, spook walks and more scary events in the area. Scroll down the page for coupons and more details.

Be sure to go to www.virginia.org/halloween/ for more spooky places.

Holiday Season Events

November 20th to January 5th

Bull Run Festival of Lights

www.nvrpa.org/park/bull_run_festival_of_lights/content/fees

The Bull Run Festival of Lights is open 7 days a week: Mon - Thurs: 5:30 to 9:30 p.m. Fri - Sun & holidays*: 5:30 to 10 p.m. *(Holidays include Thanksgiving day, Christmas Eve, Christmas Day, New Years Eve and New Years Day)

...Through Dec 1: Bazin's First Sunday Jazz Brunch

Recurring monthly on the 1st Sunday
111 Church St NW - Vienna, VA
11am - 2pm - (703) 255-7212

Bring your friends and family for wonderful Sunday Brunch Bazin's style while grooving to jazz performed by members of Virginia Music Adventures' Chapel Square Combo! A portion of the sales will be donated to VMA to support their international outreach programs.

Nov 29 - Dec 31- Christmas at Mount Vernon: George Washington's Mount Vernon Estate, Museum & Gardens

Recurring daily
3200 George Washington Memorial Pkwy
Mount Vernon, VA - 9am - 4pm

Admission: Regular Estate admission.
Mount Vernon decks the halls throughout the estate with themed Christmas trees and festive holiday touches. Traditional boughs of hand-cut greenery will adorn doorways in the Mansion, which will be staged with an elaborate holiday course in the formal dining room. Each Christmas, Mount Vernon welcomes special guests including Aladdin the Camel. In 1787 George Washington paid 18 shillings to bring a camel to Mount Vernon to delight his visitors. In recent years, Mount Vernon has also proudly displayed the National Thanksgiving Turkey after its official "presidential pardoning" at the White House. Holiday visitors will also enjoy extra daytime treats. Tour the rarely-open third floor of the Mansion, where Martha Washington retired after her husband's death and learn how chocolate was made in the 18th century with live demonstrations.

...Through Dec 30, 2013: President Lincoln's Cottage Signature Cottage Tour

Recurring daily
Address: Upshur St. NW and Rock Creek Church Rd. NW, Washington, DC
First tour at 10am, Last tour at 3pm
(202) 829-0436

Admission: Adult: \$12; Children (6-12):\$5; The Signature Cottage Tour, an innovative small group tour in which a professional guide uses "historical voices" and images through multimedia technology to bring the stories of Abraham Lincoln and his family to life.

...Through Dec 28, 2013: Live Music at Paradise Springs Winery

Recurring weekly on Sunday, Friday, Saturday
13219 Yates Ford Rd., Clifton, VA
Fri until 9pm, Sat 2pm-6pm, Sun

(Most afternoons)
Contact: Ashley Boucher (703) 830-9463
Enjoy your Friday evening or Saturday and Sunday afternoons with live music at Paradise Springs Winery, the closest winery to Washington DC and the first in Fairfax County. After a hard week at work, relax with a picnic, good friends, and a great bottle of wine. Featuring live music every Friday evening until 9pm, and every Saturday from 2-6pm. Additionally, music is featured on most Sunday afternoons. Artists include acoustic acts, pianists, jazz bands, banjos, or other various forms. Check the website for the schedule of performing artists.

...Through Dec 31, 2013: National Treasure Tour at Mount Vernon - George Washington's Mount Vernon Estate & Gardens

Recurring daily
3200 George Washington Memorial Pkwy, Mount Vernon, VA - 11:30am - 4pm

Admission: \$5 per tour, in addition to regular Estate admission: adults, \$17.00; children ages 6-11, \$8; and children under 5 are admitted free.

Mount Vernon's popular "National Treasure Tour" returns beginning March 1. The tour is dedicated to the behind-the-scenes filming of the blockbuster movie National Treasure: Book of Secrets at Mount Vernon. The National Treasure Tour combines Hollywood and history, giving visitors stories about the filming and also information on how the locations were used during George Washington's time. Included in this approximately hour-long walking tour is the Mansion's basement and cornerstone, the setting for a pivotal scene. Fans of the movie will recognize the space as the location where Nicolas Cage's character kidnaps the president.

This special tour costs \$5 per tour in addition to Estate admission. Please be aware that this is an extensive walking tour that covers steep steps in the Mansion and a walk down a long hill to the wharf.

...Through Dec 16, 2013: Pope-Leighey House Guided Tours

Recurring weekly on Sun, Mon, Thurs, Fri, Sat
9000 Richmond Hwy, Alexandria, VA 10am - 4pm
(tours on the hour and half hour) (703) 780-4000

Admission: \$8.50/adult, \$4/child (k-12). During the 1930s, Frank Lloyd Wright set his formidable attention

towards designing affordable middle-class residences. More than 100 of these modest homes, referred to as Usonian, thought to mean "the United States of North America," were constructed between 1936 and Wright's death in 1959, including the Pope-Leighey house (1940). Commissioned in 1939 by Loren Pope, a journalist in Falls Church, the residence was sold to Robert and Marjorie Leighey in 1946. The house was in the path of an expansion of Highway 66, so in an effort to preserve the building, Mrs. Leighey gave the property to the National Trust, which relocated it to nearby Woodlawn and granted her lifetime tenancy. Mrs. Leighey occupied the house at Woodlawn, until her death in 1983. Unusually, the house required a second move due to the instability of the clay soil, and was relocated about thirty feet up the hill in 1995-96.

...Through Dec 22, 2013 Gunston Hall Conversations

Recurring every 2 weeks on Sunday
10709 Gunston Road, Lorton, VA
2:00 p.m. - 4:00 p.m. (703) 550-9220
Admission: Regular admission

George Mason's family, friends and servants discuss politics, play games, and perform domestic skills in 18th century Virginia. The mini-program varies each session. Regular Admission.

www.americantowns.com/va/manassas/venues/historic-old-town-manassas

Historic Old Town Manassas, Manassas, VA

December 6 from 5:30pm to 8:00 pm: Christmas Tree Lighting Ceremony at Manassas Museum, Manassas, VA
December 8, 14 & 21 from 1:00 pm to 4:00 pm & **December 31, 2013** at 11:59 pm
Free Carriage Rides, Old Town Manassas Train Depot, Manassas, VA

More Holiday Festivals, Fairs and Craft Shows at Dulles Expo Center, in McLean, and Tysons Corner in Northern Virginia at

www.dc.about.com/od/hoildaysseasonalevents/a/HolidayCrafts_3.htm

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COMMUNITY CLUBS

Mah Jongg

Contact: Suzanne at 703-727-5775 or swbrooks@comast.net

Time and Date: 10:30 AM - 12:30 PM on Thursdays

Location: Rotated among players homes voluntarily in Lake Manassas and other communities. Note: The hostess only needs to provide bottled water for the players.

Description: Mah Jongg, which originated in China, is played by four players using a set of 136 tiles based on Chinese characters and symbols. Each player begins by receiving thirteen tiles. In turn players draw and discard tiles until they complete a legal hand. It is a game of skill, strategy and calculation and involves a certain degree of chance. We play according to the National Mah Jongg League rules.

Hand & Foot Card Game

Contact: Suzanne at 703-727-5775 or swbrooks@comast.net

Time and Date: TBD - call Suzanne

Location: Rotated among players homes voluntarily. Note: The hostess only needs to provide bottled water for the players.

Description: Hand and Foot is similar to the Canasta card game. It is a card game of the rummy family of games believed to be a variant of a card game called 500 Rum. It can be played by 2, 3, 5 or 6 players, or played by four in two partnerships. Players attempt to make melds of 7 cards of the same rank. When they play all the cards in their hand, they continue on to play all the cards in their foot and then be the first to "go out," which ends the game. The highest score after four plays wins the game.


Photo Fun

Contact: Helen Watt at 703.743.5499 or hwattmemories@gmail.com

Time and Date: 10am-2pm &/or 7pm-11pm on the 2nd Friday of each month

Location: Helen's home. Feel free to bring a snack or drink to share.

Description: Ready to have fun with your photos? Join us once a month to honor and celebrate those we love with all the great photos we're taking. Bring your piles of printed pictures to get organized, photo album project to work on or your laptop for all those jpg files. There's lots of great table space to spread out. I'm a busy mom of 3 and know, for me, working with pictures is not overwhelming when I focus on simple solutions and lots of great friend time together sharing our stories. Hope you can join us or stop by to check it out. Please RSVP.

 1/1/2013 - 9/9/2013				
*DOMM means "Number of days on Market"				
ADDRESS	SOLD PRICE	LIST PRICE	DOMM*	AGE
15144 Windy Hollow	\$435,000	\$414,300	23	15
8002 Kamehameha Pl	\$434,900	\$434,900	12	12
8012 Kamehameha Pl	\$435,000	\$453,000	118	17
7941 Amsterdam Ct	\$549,900	\$549,900	6	13
8215 Snead Loop	\$600,000	\$599,000	5	8
8051 Horseshoe Bay Ct	\$599,950	\$599,950	59	16
8021 Amsterdam Ct	\$600,000	\$600,000	11	15
7982 Bonnie Briar Pl	\$601,000	\$625,000	107	21
8116 Crooked Oaks Ct	\$650,000	\$647,900	98	15
15110 Tuxedo Lane	\$631,000	\$659,900	45	8
8232 Roxborough Loop	\$650,000	\$659,900	0	9
15010 Ransom Oaks Ct	\$665,000	\$665,000	15	9
15726 Spyglass Hill Loop	\$715,000	\$724,900	22	9
16009 Tryon Way	\$735,000	\$749,900	35	11
8120 Amsterdam Ct	\$790,000	\$799,900	7	12
8460 Link Hills Loop	\$849,995	\$849,900	151	7



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Community Information

Got Drugs?

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- Unused or expired prescription medications are a public safety issue, leading to accidental poisoning, overdose, and abuse.
- Pharmaceutical drugs can be just as dangerous as street drugs when taken without a prescription or a doctor's supervision.
- The non-medical use of prescription drugs ranks second only to marijuana as the most common form of drug abuse in America.
- The majority of teenagers abusing prescription drugs get them from family and friends – and the home medicine cabinet.
- Unused prescription drugs thrown in the trash can be retrieved and abused or illegally sold. Unused drugs that are flushed contaminate the water supply.
- Proper disposal of unused drugs saves lives and protects the environment. Take-back programs are the best way to dispose of old drugs. But if a program is not available:
 - Take the meds out of their bottles;
 - Mix them with something unappealing like used kitty litter or coffee grounds;
 - Seal them in a bag or disposable container, and throw that away.
- For more information on prescription drug abuse, go to:
 - www.dea.gov
 - www.getsmartaboutdrugs.com
 - www.justthinktwice.com

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COMMUNITY CALENDARS

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
OCTOBER		1	2	3 7pm Communications	4	5 10am Environmental Committee
6	7 5pm Modifications & Construction	8	9	10	10	12
13	14 	15 7pm Swim & Tennis Center	16	17	18	19
20	21 7pm Covenants	22	23	24 7pm Budget & Finance	25	26
27	28	29	30	31 Halloween 		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
NOVEMBER					2	3
3 	4	5 	6	7 7pm Communications	8	9
10	11 Veterans Day  5pm Modifications & Construction	12	13	14	15	16
17	18 7pm Covenants	19	20	21 7pm Budget & Finance	22	23
24	25	26	27	28 	29	30

DECEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5 7pm Communications	6	7
8	9 5pm Modifications & Construction	10 7pm Swim & Tennis Center	11	12	13	14
15	16 7pm Covenants	17	18	19 7pm Budget & Finance	20	21 
22	23	24	25 	26	27	28
29	30	31 New Years Eve 				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
JANUARY			1 	2	3	4 10am Environmental Committee
		5	6	7	8	9 7pm Communications
12	13 5pm Modifications & Construction	14	15	16	17	18
19	20  7pm Covenants	21	22	23 7:00 pm Budget & Finance	24	25
26	27	28	29	30	31	

Community Management & Committee Meetings

Note: All committee meetings will be held at the onsite management office conference room.

Budget & Finance Committee:

Meetings are typically held on the fourth Thursday every month at 7 pm. The dates will be October 24, 2013, November 21, December 19, 2013 and January 23, 2014.

Communications Committee:

Meetings are held on the first Thursday of every month at 7 pm. The dates will be October 3, November 7, December 5, 2013 and January 9, 2014.

Community Safety/Visitor Access Committee:

Meetings will be held every other month. The upcoming meetings will be held during the first two weeks of October and December at 7 pm. Please watch the web site calendar and the bulletin boards at the entrance gates for the latest information.

Covenants Committee:

Meetings are held on the third Monday of every month at 7 pm. The dates will be October 21, November 18, December 16, 2013 and January 20, 2014.

Environmental Committee:

Meetings are held quarterly on the first Saturday of the month at 10:00 am. The dates will be October 5, 2013 and January 4, 2014.

Modifications & Construction Committee:

Meetings are held on the second Monday of every month at 5 pm. The dates will be October 7, November 11, December 9, 2013 and January 13, 2014.

New Development Committee:

Meetings are held on an "as needed" basis. Please watch the web site calendar and the bulletin boards at the entrance gates for the latest information.

Swim & Tennis Center Committee:

Meetings are held on the second Tuesday of every other month at 7 pm. The dates will be October 15 and December 10, 2013.



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CMC Corporate / Emergencies	703.631.7200
Gatehouses Baltrusol gatehouse	703.754.9465
Stonewall gatehouse	703.754.9951
Stonewall Golf Club Pro Shop	703.753.5101
Brass Cannon Restaurant	703.753.6140
Cable (Comcast) 24-Hour Repair	703.670.3500
Electric 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 (Emergency Only)	911
VA State Police	800.572.2260
Prince William County (PWC) Police	703.792.6500
PWC Alleged Crime or Incident Report	703.792.5123
Fire Dept - Gainesville Volunteer	703.754.1112
Hospital - Prince William Hospital	703.369.8000
Emergency Room Manassas	703.369.8337
Heathcoate Health Center	571.261.3250
EmergencyServices (Haymarket)	571.261.3400
POISON National Capital Poison Center	800.222.1222

PRINCE WILLIAM COUNTY

Area Agency on Aging	703.792.6400
Alcohol & Drug Abuse	
Emergency Services Program	703.792.7800
Animal Control -Shelter/Dog Tags	703.792.6465
Evenings/Weekends	703.792.6500
Assessments Property /Tax Payments	703.792.6710
Real Estate Assessments	703.792.6780
Adult or Child Abuse & Neglect	703.792.4200
after 5 p.m. & on Weekends	703.792.6500
PWC Govt Information	703.792.6000
Substance Abuse	703.792.7800
Election & Voter Information	703.792.6470
Department of Parks & Recreation	703.792.7060
PWC Govt Information	703.792.6000
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	800.483.3000
Zoning Administration	703.792.6830

Lake Manassas Connection

Publication Dates & Info

Advertising, Photo & Article Deadlines are as follows:

Winter Issue

Deadline: December 1

Spring Issue

Deadline: March 1

Summer Issue

Deadline: June 1

Fall Issue

Deadline: September 1

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

Do you have any ideas for this publication? Photos or a story to share ... **This is YOUR COMMUNITY PUBLICATION** and we welcome **your input**. Write to us at newsletter@lakemanassasroa.com

And if you know of anyone who could benefit from **advertising** in this publication - please give them our email address Imageryads@aol.com. It is advertising that brings this publication to you at no charge. So please consider the advertisers for your business. They support Lake Manassas and we hope you will support them.

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