



# LAKE MANASSAS connection

Official publication of the Lake Manassas Residential Owners Association

JANUARY - MARCH 2011

VOLUME 7 ISSUE 1

## PRESIDENT'S LETTER

Dear Residents,

I have served the last year as your President, and it would be an understatement to say that it has been enlightening, challenging, daunting on occasion, and often satisfying. My experiences indicate a critical issue facing us is the need to share accurate information with residents about what we are doing to manage our community. Communications is one of my personal high priorities to help promote broader awareness and understanding with all of you.

- ♦ INFORMATION creates PERCEPTIONS which bring about UNDERSTANDING
- ♦ Our intent is to foster broader PARTICIPATION by residents in community affairs that will lead to positive ACTION

First and foremost, our primary goal and responsibility as a Board of a residential association is to protect the community assets. This means maintaining

our infrastructure, protecting our property values and promoting a positive quality of life.

In this next year, our board and all of our committees will be endeavoring to do those things that will help us achieve our goals. It is important that we create a dialog with residents that will keep everyone informed and encourage participation in the operation of our community.

Based on interactions with residents, we seem to have a differing set of perceptions about conditions and priorities in Lake Manassas. The following is offered to share some information to bring about clarity and understanding:

- ♦ Lake Manassas Residential Owners Association (LMROA) is governed by various documents which were adopted when the community was developed — Declarations, Articles of Incorporation and By-Laws. These have evolved into a set of Design Guidelines, Covenants and Resolutions passed by the Board. Some

*(Continued on page 2)*

## DID YOU KNOW?

**This new newsletter feature will highlight timely information for YOU, our residents.**

- ♦ After our recent successful email campaign, we are launching a *follow up survey* to determine more about your priorities (details in this newsletter). We have received about 100 responses. Over 50% of you named Financial and Budget-related items as your #1 Priority.
- ♦ Your "signing up" on our website and joining our email communications campaign will help us provide you with timely and useful information on what is happening and how it affect you. [www.lakemanassasroa.com](http://www.lakemanassasroa.com) (more details in this newsletter)
- ♦ We have a *new snow removal company* — Valley Crest. Even so, let's hope for a mild winter.
- ♦ A formal / professional *common areas and infrastructure inspection* will happen soon and will take approximately 2 weeks to complete. We will get a detailed report/analysis of each of the common areas throughout the

*(Continued on page 10)*

## IMPORTANT DATES

### FEBRUARY

- 15 Modifications Committee Meeting  
6:30pm @ on-site management office
- 21 President's Day Management office closed

### MARCH

- 3 Communications Committee Meeting 6:00pm @ Brass Cannon Restaurant
- 14 Modifications Committee Meeting 6:30pm @ on-site management office
- 23 Board Meeting 6:30pm @ Stonewall Boardroom

### APRIL

- 7 Communications Committee Meeting 6:00pm @ Brass Cannon Restaurant
- 11 Modifications Committee Meeting 6:30pm @ on-site management office
- 13 Newsletter Entry/Advertising Deadline

**Future Board meetings will be held:**

May 19, 2011

August 18, 2011

December 8, 2011

Annual Meeting

2011-September 29, 2011 7:00 pm @ Stonewall

**Enter to Win!**  
**Giveaway details**  
**on Page 5.**

## INSIDE

Neighborhood Contacts.....	3
Committees in Action.....	3-5
Community News & Updates....	6,7
Community Happenings.....	8
Stonewall Golf Club.....	9 & 18
Marketplace.....	10
Lawn Maintenance Tips.....	19
Association Survey#2.....	insert
Swim Team Registration.....	insert



## &lt;&lt;&lt; CONTACTS &gt;&gt;&gt;

**Board of Directors**

Errol Unikel, President  
errol@unikel.us . . . . . 703.754.2724

Ted Brewer, Secretary  
tbrewer@southstar-sterling.com . . . . . 703.754.0630

Henry Lopez, Treasurer  
HLopez@hrsa.gov . . . . . 571.261.5123

Ed Long, Director  
edstonewall@aol.com . . . . . 703.754.0630

Warren Watkins, Director  
wbwatkins3@southstar-sterling.com . . . . . 703.754.0630

**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  
wandccampbell@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**

Don Minogue, Chair  
dminogue2@comcast.net . . . . . 571.261.3248

**Newsletter Contact**

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

**Swim & Tennis Center Committee**

Open - contact Rebecca Watkins if interested

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 News Report*

**Communications Committee**

This Committee was newly started in October 2010 with a mission to help the Board and our management company (CMC) share meaningful information with residents and to create a sense of Community by creating a dialog between residents and the Board.

Our first initiative to improve communications is our "Campaign for Communication" which started with collecting email addresses from residents and encouraging everyone to register on our LMROA website. We have made some progress but not enough. In the coming months, you will be contacted by email, letter, postcard, and/or word of mouth to "Get Connected" to www.lakemanassasRoa.com register online. \*Please accept the sender as a "safe sender" when you receive a community email. Some of the emails have been going to resident's junk mail.

Our Committee and the Board feel it is important to be able to contact you and to inform you concerning many issues, security being a priority when and if necessary. By connecting to our website, you will have easy access to many topics of interest. Hopefully, coming soon will be links to schools, county, weather and security information. Our Goal is to make our website the page you will want as your home page. You can also help us "go green" and save dollars that can be better utilized in other projects by reducing our need for US mail.

**Several other important projects include**

- Update and use the community bulletin boards making the signage more visible
- Initiating a follow up Survey to get your help in prioritizing what is important to you, how you want to be communicated with, and your ideas for operating our community
- Update / redesign the Newsletter (if necessary) to make it more useful
- The Committee's in Action section in our newsletter should help everyone to "get connected" and share firsthand knowledge about the work being done by the board's committees.
- We also helped to create the "Did You Know" column on the front page to highlight information you may not know about our community, its people, surroundings, work being done and special topics of interest.

Our wish for 2011 is to provide an atmosphere of cooperation, goodwill, open dialog and support for our community. We hope that our residents help us by bringing constructive criticism as well as creative ideas.

Maureen Brady  
Communications Committee Chair  
maureenbrady@comcast.net

**Community Safety and Visitor Access Committee (CSVAC)**

During 2010 the Community Safety and Visitor Access Committee focused its attention on improving the management of the visitor access system so that it operated in a uniform and professional manner. To this end the committee rewrote the standing orders by which each guard carries out their responsibilities while on duty. Guards were provided training based on the new orders to ensure that there dress and conduct is professional and that they screen all visitors based on a protocol that properly records visitor information and controls visitor access.

All residents have been asked to participate in the visitor access list program, which allows residents to



(Continued on page 4)



## Committees In Action (Continued from page 3)

submit a "standing" and "daily" list of visitors that will in turn be expeditiously granted access. (Please refer to details in the October-December 2010 "Connection" Newsletter)

The committee has also recommended to the Board that we update gate security camera and phone systems and address the operational and safety problems at each gate. Residents with concerns about the operation of our community gates and community safety issues should contact our community manager Rebecca Watkins. She will work with us, the CSVAC, and make recommendations for corrective action to the Board.

In 2011 the Committee will focus on upgrading the security camera system at our gates and pool area, 2) providing a quality visitor and resident access system, and 3) identifying and resolving community safety issues associated with our streets and common areas.

Rowland Bowers  
CSVAC Chair  
[rthbowers@comcast.net](mailto:rthbowers@comcast.net)

## Covenants Committee

*Editor's note – the covenants committee exists to protect homeowner's interests by trying to assure that our homes and properties are in compliance with the high standards established for our community. They review and enhance existing covenants as well as respond to homeowner's complaints and issues that come to their attention from the board and our management company.*

The Covenants Committee is currently working on modifications to the community handbook. The committee is working on clarifications for currently existing covenants that govern playground/recreational equipment and the establishment of new covenants to govern holiday decorations, vegetable gardens and portable storage units. The changes should help refine our processes by addressing new concerns that have been brought to our attention by residents. The committee holds quarterly meetings and welcomes community residents to attend and participate in the meetings' Resident Forum.

As a reminder if you see a problem or something that may be a violation of the community

covenants, you are encouraged to complete a complaint form that can be found on the website or send Rebecca Watkins an email with the details.

Finally, a big thanks goes out to all of you who work so diligently to keep up the appearance and standards of Lake Manassas. We appreciate your support!

Cara Campbell Covenants Committee Chair  
[wandaccampbell@hotmail.com](mailto:wandaccampbell@hotmail.com)

## Environmental Committee



The Environmental Committee is chartered to keep the public areas of Lake Manassas beautiful and safe. There was a recent change in committee chairmanship with Allan Thomas taking responsibility. Representatives toured the community on December 8, 2010 with Ted Brewer to review the public areas the ROA is responsible for and to clarify the boundaries of the golf club and residential properties. The focus was on what areas may need attention.

The committee will meet the first quarter of next year to discuss the various areas and items in the community that need attention and make recommendations as appropriate.

Allan Thomas  
Environmental Committee Chair  
[yourrealtyman@netscape.net](mailto:yourrealtyman@netscape.net)

## Modifications Committee

This was a productive year for supporting activities around home modifications in Lake Manassas. For one, we created a new committee in 2010 – the Modifications Committee and our chairperson is Don Minogue. The committee meets (generally) on the second Monday of every month.

Our intent is to perpetuate a "common sense approach" to support residents making changes to their homes while maintaining community standards that protect the



Investments that Lake Manassas Residents have in their properties.

A key contribution is that the committee worked with our management company and the board to update our Design Guidelines. Our intent was to bring all residents up to date on additional options that have been added to our approved list and to reflect changes in newer construction materials. Plus, the team helped us create process improvements and a revised fee structure to assure that residents understood how to go about making improvements to their houses and property while having a positive impact on their neighbors or the community as a whole.

The "new" Design Guidelines and information about applications and fees were sent out to the entire community via US mail. The information is also available on our website at [www.lakemanassasroa.com](http://www.lakemanassasroa.com).

The committee will recommend further changes to the Board as needed in the coming year to continue to try to help residents make changes in the easiest and most efficient manner possible.

Don Minogue  
Modifications Committee Chair  
[dminogue2@comcast.net](mailto:dminogue2@comcast.net)



## Swim and Tennis Center Committee

The Community would like to thank Francesca Trivisani for her service as chair of the S&TC Committee. Francesca has resigned her position and we wish her the best of luck.

The Swim and Tennis Center (STC) Committee is excited for 2011. Welcome to two new members Jane Houston (STC Secretary) and Sukyoun Robert Paik.

The STC Committee continues to improve and update its Swim and Tennis locale. The tennis courts will be spruced up and made ready for spring. The pool will also be ready for opening on

*(Continued on page 5)*

Committees In Action *(Continued from page 4)*

Memorial Day weekend. Clear Blue Pool Management Inc. will return and manage the pool.

This year, the pool has a slightly new look to it — it was resurfaced and restored with a change in the waterline tile — giving it a fresh new look.

Because the family is a large part of the LM community, STC members agree that the pool needs to take care of its children — make them feel unique, accepted and yet challenged. So we plan on recommending to the board that we add a couple of poolside games such as a permanent volley ball net, foosball, water polo, ping pong table, or shuffle board provided there is funding.

The STC Committee will plan to hold an annual LM party this year on Saturday, June 11, 2011. (We will work with the Social Activities Group on this, once that gets started). We hope it will be well attended and hope to hold more social gatherings this summer. We urge volunteers to take an interest and serve on one of the committees.

The STC as always would like to offer you programs and amenities worthy of the Lake Manassas community - help us, help you for 2011.

## Swim Team Updates

### REGISTRATION FORM INCLUDED IN THIS NEWSLETTER *(page 9)*

I hope this message finds you all well and ready to gear up for another great summer swim season. We are thrilled that Coach Laura will be coming back this year again to coach the team. Along with Laura will be the assistant coach Kelli and the peer coach Natalie. Some other important news for swimming:

**Winter Swim Practice:** practices will be held beginning **Sunday, January 30** at the Freedom Center from 6:30 p.m. - 7:30 p.m. Practices will be run through May 22, 2011. Coach Laura and Natalie will run the practices. You must be registered to participate in winter swim.



**Meet Schedule:** We are in the Purple Division again this summer joined by Southbridge and Urbana. We will host divisionals on *Saturday, July 30*. The following is our meet schedule for the season.

June 18 @Southbridge

June 25 Ben Lomond

July 2 @Westridge

July 9 Old Bridge

July 16 @Urbanna

July 23 Brookside

July 30 Divisionals @ Lake Manassas

### Swim Team Board Update:

*Here is a list of the 2011 Board members:*

President

*Estelle Baird*

Vice President

*Muffin Wilcoski*

League Representative

David Black

Treasurer/Fundraiser

*Dave Baird*

Secretary/Media Rep

*Kim Krajewski*

Social Coordinator and

Liaison with Swim and Tennis

*Marisa Owens*

Apparel Coordinator

*Marylouise Polhamus*

Volunteer Coordinator

*John Schoeb*

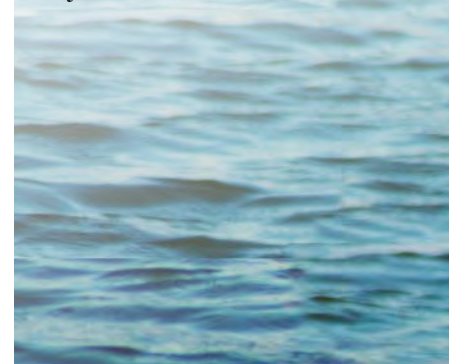
Divisionals Coordinator

*Kathy Segmueller*

Equipment Coordinator

*Dee Wittenberg*

**We hope to see all of you for our 2011 swim season. If you have any questions please feel free to email Estelle Baird or any other board member.**



## Social Activities Group

There has been interest expressed in forming a Social Activities Group as one more initiative to help bring our community together on a personal basis through various activities and events. We had such a group in previous years and it is waiting to happen again! The group will operate much like the Swim Team does in that it will be an independent group that is supported by the Board and the management company, but not a formal board committee.

We need a chair person...Let's start up community-wide activities again. Volunteer now!

Contact...Rebecca at  
[rwatkins@cmc-management.com](mailto:rwatkins@cmc-management.com)

*Would You Like To Win  
A Free Round Of Golf  
For Four?*

**Simply register to receive email on the LMROA website.**

Let's go green, save money, and have quick access to all your LMROA news!

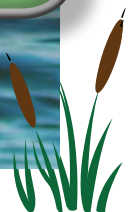
**It's a win/win!**

*Register by April 1, 2011 on our Website and your household will be entered in our drawing*

*(to be held in April - one entry per household)*

**[www.lakemanassasroa.com](http://www.lakemanassasroa.com)**

**Remember** -You will need your account number from your dues payment coupon book. Call Rebecca Watkins for help registering."



## 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. More information to come in the next issue. 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](mailto: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](mailto: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](mailto:rwatkins@cmc-management.com) or call 703-753-7745.

## Reminder To Visit The LMROA Website

Please be sure to visit the LMROA website- [www.lakemanassroa.com](http://www.lakemanassroa.com) for a variety of services and information. Items found on the website include, but are not limited to; the community calendar, important announcements, general info for Lake Manassas service providers such as Mainstreet Mailboxes and American Disposal refuse service, Governing documents, and Board meeting minutes.

**Be sure to add yourself to the directory. PLEASE visit the website, log in (you will need your account number located on your payment coupons the first time, then you can establish your own password), go to the "My Preferences" section and provide your email address and other contact information.**

Even if you have previously given your email address to the Association, please add your email address to the website so you can receive communications.

## 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

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LAKE MANASSAS  
**connection**





## Community News &amp; Updates

(Continued from the previous page)

## 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 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 you 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 median 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.**

## NEW Resident Amenity!

Do you want to save money just for living in Lake Manassas? Well you can save on thousands of offers because you live in Lake Manassas with CMC as the Managing agent! Associa Advantage is a program designed to utilize the buying power of CMC's partner company Associa with 1.2 million homeowners across the country. Taking advantage of this amazing savings is as easy as visiting the Lake Manassas ROA website [www.lakemanassasroa.com](http://www.lakemanassasroa.com) and clicking on the Associa Advantage link on the home page. Savings include Construction projects, appliances, flooring, clothing, and much more! Start saving today and tell Rebecca Watkins about your experience. If there is a product, or service you don't see, we'll go after it.



## Preparing for Snow

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

## 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**



[www.lakemanassasroa.com](http://www.lakemanassasroa.com)



## Community Happenings >>>

### Prince William School Board Approves Boundary Plan for Two New Schools

Prince William County School Board members on Wednesday unanimously adopted plan 6a following the public hearing on the proposed boundaries for two Bristow elementary schools scheduled to open next fall.

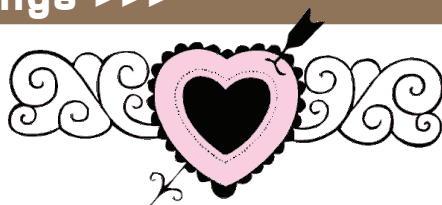
This plan keeps **Lake Manassas** children at **Buckland Mills Elementary School!**

### 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—approx. 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 web site-FCT Stage.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



It's almost  
Valentine's Day,  
and time to spread our  
love and generosity.

Your generosity is especially urgent in 2011. Food banks in Prince William County are in desperate need of baby food and baby formula. It is expensive, and usually the first item to run out. There are too many Mother's trying to stretch baby formula in order to feed their children this 2011.

We are collecting baby formula and baby food to donate to Action Through Service (ACTS) in Prince William County. Please help the community by bringing a donation to the Valentine's Day event on February 10th.

A happy heart  
is a giving heart!

Giving Hearts Gathering with  
Guest Speaker *Elizabeth Finnen*

"Your heart  
love it or lose it"

"Come join us for a great day of giving, personal enrichment, special treats & lots of fun with good friends"

NORA'S TASTE OF LEBANON  
LOUNGE

14674 LEE HIGHWAY  
GAINESVILLE, VA

THURSDAY, FEBRUARY 10TH  
11:30 - 1:30 P.M.

#### Event Details:

Reservations requested  
by calling 703 753-0233

Cost ~ \$25.00

(Includes hor'd'ouvres, a scrumptious dessert  
and a Valentine's specialty drink)

### Gainesville has a Year-round Farmers Market . . .

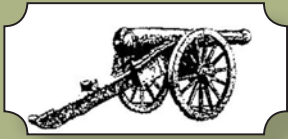
that offers fresh produce from local farms and businesses. One can buy Natural beef, lamb, pork and eggs; seasonal fruit and vegetables; wine, cheese and a wide assortment of baked breads; milk and Emu meat; prepared sausages and BBQ. Vendors come from Culpeper, Manassas and West Virginia with their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







## The Brass Cannon Restaurant



**AT STONEWALL GOLF CLUB**

### *Food Service Hours of Operation:*

11:00am – 5:00pm  
Sunday through Wednesday

11:00am – 9:00pm  
Thursday through Saturday

Reservations are recommended.  
Please call 703-753-6140  
for availability.

*Consider The Brass Cannon for all  
of your takeout needs.*

*Call ahead or stop by to place your order!*

Thinking of a place for your  
event, party, neighborhood  
get-together or business meeting?  
Call Jeanna Hilton at  
703-753-6156 for information.

*Stonewall is a great setting for all of  
your entertaining needs!*

## Stonewall Bridal Event!!

Sunday, February 20<sup>th</sup>  
11:00am – 4:00pm

**COMPLIMENTARY  
ADMISSION!!**

*Visit with the area's top  
wedding vendors!*

*Enjoy Hors d'oeuvres and  
a champagne toast!*

Optional Brunch  
will be available at \$15.95



The cold of winter has us all looking forward to warmer temperatures and all the beautiful color that spring brings to the Lake Manassas community! We're currently working with the new Lake Manassas Social Committee to find ways to support their efforts to bring residents together for fun events and gatherings that help build the neighborhood feeling in this great development. We look forward to your participation!

If you have entertaining in mind, Stonewall Golf Club continues to be a great setting for parties, gatherings and celebrations of all types. We also offer fantastic party trays and other convenient items "to go" should you wish to entertain in your own home! Please contact Jeanna Hilton, our Director of Sales, for help in planning events and parties for your family and friends. Entertain your guests in our ideal setting, and leave the details to us!

Our Brass Cannon Restaurant continues to grow in popularity with our Daily Specials and some of our "theme nights". This season, we plan to be open for lunch 7 days per week and dinner service on Thursdays, Fridays and Saturdays. We hope you'll join us often for a great setting and great food!

If you are a golfer and are not yet a Patriot Club cardholder, please stop by the Club and let one of our team members explain the benefits of this popular program. Lake Manassas residents enjoy a discount off of the Patriot Club annual membership fee! We are in the process of evaluating new offerings for Annual Pass Memberships to the golf course, and residents also enjoy special offers on those packages. Also, after a great first year at Stonewall, Erika Larkin will be returning as our PGA Director of Instruction. Be sure to visit the Golf Instruction portion of our website for a link to her Larkin Golf, LLC website.

We hope you will choose to spend your leisure time with us at Stonewall Golf Club and the Brass Cannon restaurant! We're proud of our facilities and services, and we look forward to helping you get the most out of your community by providing a friendly, quality and relaxing environment.

*Join us for  
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Including a Glass of Champagne and  
Your Choice of Red or White Wine with Dinner  
For \$45 per person (plus tax and gratuity)*

*Regular Dinner Menu also Available!!*



**PRESIDENT'S LETTER** *(Continued from page 2)*

happening. And please register your email address on our website to assure that you are positioned to receive information updates on community status and meetings. Our communications committee is also working with our management company to enhance our website to make it more user friendly and informative to residents on things they want to hear about.

Consider this the beginning of our

dialog for 2011. We hope to see you and hear from you so that we all understand one another better and are working toward the same goals. Please contact me or any of the board members of committee members at any time to discuss these items in more detail.

Sincerely yours,  
Errol Unikel

**DID YOU KNOW?** *(Continued from page 1)*

community and show a 24-month plan for repairs/replacement.

- ◆ Based on the inspection, the Lake Manassas Capital Reserve Study which is our *actual plan for all capital expenditures* for community infrastructure and facilities will be updated prior to June 30, 2011.

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### 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  
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Want to run your ad in the next issue?

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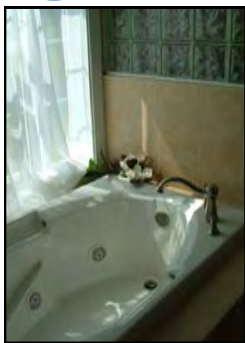
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Up to 60 words	\$5
Up to 80 words	\$10
No exceptions. Max of 80 words.	

### 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
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Contact: Rebecca Watkins at:

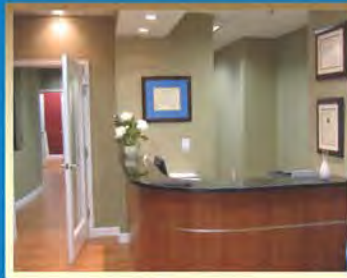
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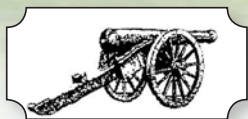
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Saturday, April 30<sup>th</sup> from 10am-3pm

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details and to reserve a time to be CUSTOM FIT  
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## Easter Brunch Buffet

*Presented by*  
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Restaurant**

**Sunday, April 24<sup>th</sup>**

*Reservations Required*  
**(703) 753-6140**

*Contact the Brass Cannon for Details*

## St. Patrick's Day Golf Tournament

*Presented by*



**Thursday, March 17, 2011**

Call the Golf Shop at  
**703-753-5101** for Details

## Mother's Day Brunch Buffet

*Presented by*  
**The Brass Cannon  
Restaurant**

**Sunday, May 8<sup>th</sup>**

*Reservations Required*  
**(703) 753-6140**

*Contact the Brass Cannon for Details*

## LMROA Quarterly Lawn Maintenance Tips

*Provided by: Mason's Lawn and Landscaping*

### March:

- **Fertilize lawn along with a Pre-emergent crabgrass control** - This is your best opportunity to prevent the weed seeds from germinating during the warm season.
- **PH soil test** – Pelletized Lime applied to the lawn to maintain the pH and/or correct the pH of the lawn.
- **Horticulture oil applied to ornamental trees and shrubs** - This is a preventative spray applied to bare limbs and young foliage to suffocate over wintering insects and egg masses, before they hatch.
- **Spring Clean up** – Remove debris from your mulch beds, cut back liriope grass and crape myrtles.
- **Spring Mulching** – Helps moderate the temperature of the soil surface, reduce loss of moisture from the soil, suppresses weed growth, reduces run-off, and beautifies your landscape.
- **Service your lawn mower** – Change the oil, sharpen the blade, and check the spark plug.

### April:

- **Seeding of lawn is not recommended for the spring since the pre-emergent will prevent new seeds from germinating.** If you have to seed, then do not apply pre-emergent.
- **Rejuvenation Trimming of Shrubs** – Thinning and elevating shrubs and trimming more than 6" of growth.
- **Fertilize Ornamental Trees and Shrubs** – Use a slow-release fertilizer to promote new growth and increase plant color.

### May:

- **Fertilize lawn along with a Post-emergent crabgrass control** - This is a follow-up application to the pre-emergent that was applied in March.
- **Early growth protection for ornamental trees and shrubs** – This spray is for insect and disease control to the young foliage.
- **Flower Rotation** – Plant those beautiful annuals; begonias, bright eye vinca, and petunias.

**FLOWER SPOTLIGHT THIS ISSUE:** *Knock Out roses* were developed by William Radler, a Wisconsin botanist who was looking for a hardy, disease-resistant rose bush. Knock Out roses are a shrub rose bush that grows to about 3 feet in height and stays in a relatively tidy mound. Proper care will keep this rose bush blooming late into the fall.

*Difficulty:* Moderately Easy

### Instructions

1. Cut the Knock Out rose bush down to approximately 12 inches in early spring, using a handheld pruner
2. Shape the Knock Out rose bush during the growing season. Keep the mound as rounded as possible. Trim any branches that are growing faster than others.
3. Remove faded blooms by deadheading to encourage new growth. Regular deadheading will keep the Knock Out rose bush blooming until late fall.
4. Water the Knock Out rose bush at the bottom of the shrub. Reducing the shrub's exposure to overhead watering prevents leaf spot and disease. Increase the watering frequency during dry weather.
5. Spread a layer of mulch around the Knock Out rose bush, taking care not to pile the mulch against the stems. Apply mulch approximately 3 inches thick.
6. Apply a fertilizer developed for rose bushes. Follow the manufacturer's instructions on fertilizing frequency.
7. Ensure that the Knock Out rose bush is in a sunny location with well-drained soil. Roses placed in heavy soil may rot.



**Community Management Corporation**

4840 Westfields Boulevard, Suite 300  
Chantilly, VA 20151





# Lake Manassas Residential Owners Association

## Survey #2

Dear Lake Manassas Neighbor,

The Board, CMC - our management company, and the Communications Committee thank you for the great feedback received in response to our recent initial community survey. Our goal is to improve communications to all Lake Manassas residents. Many residents were not on our email distribution list and / or missed seeing the survey that was delivered in your mailbox. We want your opinions and suggestions as we are making this expanded survey available to you to give you an opportunity to be heard.

It is an important goal of the LMROA to communicate effectively and create a dialog with all of our residents on matters involving the operations and quality of life in our community.

Please return this survey by **March 1<sup>st</sup>, 2011** to the CMC onsite management office at the Swim & Tennis Center, fax to 703-753-1886 or email to [rwatkins@cmc-management.com](mailto:rwatkins@cmc-management.com). We very much value your thoughts and suggestions.

### **LMROA SURVEY #2** February 2011

*(please note that some questions are repeated from Survey #1 since many residents have not yet responded)*

1) I would like to receive email communications from the LMROA? (Circle one) Y N

2) I would like my information added to the LMROA Website Community Directory? (Circle one) Y N

3) My preference for receiving communications about the Lake Manassas board and activities in our community is:

- ☐ a) reading it on LMROA website
- ☐ b) receiving a hard copy newsletter/flyer in US Mail
- ☐ c) email to my personal email address
- ☐ d) bulletin board / signage @ gate entrances
- ☐ e) I do not want any communications

4) I would like to receive urgent/emergency information from LMROA by the following methods:

- ☐ a) website
  - ☐ b) email
  - ☐ c) telephone voice mail
  - ☐ d) text message
  - ☐ e) I would NOT like to be contacted
- 5) I would like access to additional important information concerning the following. Check all that apply:
- ☐ a) Board updates/Budget priorities
  - ☐ b) Board Committee Reports covering various aspect of the community
  - ☐ c) School news

☐ d) Weather information

☐ e) Security/fire and police

☐ f) Local merchant promotions and advertising

6) What other information would be useful to facilitate a "sense of community?"

- ☐ a) Human interest stories
- ☐ b) Children's events/charitable events /organizations
- ☐ c) Vendor list and performance rating/resident experts
- ☐ d) OTHER (please specify)

7) The most important priorities for the Lake Manassas community in the coming year for my family:

Please check one or more

(this is a repeat question from Survey #1)

- ☐ 1. Finances and Budget (including collections for delinquent accounts)
- ☐ 2. Environment / Landscaping
- ☐ 3. Safety
- ☐ 4. Gate Operations
- ☐ 5. Rules and Regulations
- ☐ 6. Swimming Pool
- ☐ 7. Social/Charitable Activities
- ☐ 8. OTHER (please specify) \_\_\_\_\_

Please comment on anything that you would like to include in this survey, for example; information and suggestions regarding board actions and priorities, etc.

Response: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME \_\_\_\_\_ HOME PHONE (optional) \_\_\_\_\_  
HOME ADDRESS \_\_\_\_\_ CELL PHONE (optional) \_\_\_\_\_  
EMAIL ADDRESS \_\_\_\_\_ SIGNATURE \_\_\_\_\_

## **PRIVACY POLICY**

**Any contact information received will only be used by the Association and CMC – Management Company. Your information WILL NOT be shared with any outside parties.**

Accounts on the Lake Manassas Residential Owners Association (“LMROA”) website are for LMROA members only. In registering and providing the below data, you represent and warrant that the information you provide is true, accurate, current, and complete (apart from optional items).

LAKE MANASSAS RESIDENTIAL OWNERS ASSOCIATION WEBSITE PRIVACY POLICY -- Associa Community Association Websites, Inc. is the provider of the Lake Manassas Residential Owners Association (“LMROA”) website, located at <http://www.associawebsites.com>.

THE INFORMATION THAT WE COLLECT FROM YOU -- In order for you to register on this Website, you must be at least 18 years of age and be the owner of, or reside in a condominium, town home, or single family home within LMROA. During the registration process, we will process the information provided in the Website Registration form and verify this information with the LMROA's records. Once verified, you will be sent confirmation by email that your registration has been processed, and be provided with User ID and password information.

There are several areas in the registered-members-only portion of the Website at which you have the opportunity to provide additional personal information. In many of these areas, the information you provide (it is your choice) can be viewed and accessed by other members of LMROA. For example, we provide an online community directory, through which you may provide others in your association with your name, telephone number, email address and other information that you may agree to in the future.

HOW TO UPDATE YOUR INFORMATION -- You may update, correct and change your personally-identifiable information online by visiting the Community Directory once you gain access to the Website [www.lakemanassasroa.com](http://www.lakemanassasroa.com). For any other requested changes, you may contact the on-site management office or email [rwatkins@cmc-management.com](mailto:rwatkins@cmc-management.com).

HOW WE PROTECT YOUR INFORMATION -- We use standard industry measures to protect the information you provide from unauthorized access or disclosure or accidental loss, alteration or destruction. Access to this Website is password protected, including access to databases containing personally-identifiable information. Any personal information that you have posted in any portion of this Website should be accessible only by other residents of LMROA who are registered users of this Website. However, due to the nature of the Internet and computer security, we cannot guarantee that security will never be breached. We therefore encourage you to protect your User ID and password and not divulge it to anyone.

This Website is not intended for, nor do we believe it is appealing to, children under 18. The Terms of Use of this Website limit use and registration to individuals 18 years of age or older. If you believe that your child has provided us with his or her personally-identifiable information, please notify us immediately, as it is our policy to destroy or delete that information.

Please mail or drop off this form and your payment c/o Dave Baird at:

Lake Manassas Swim Team

7959 Valderrama Court

Gainesville, VA 20155

## WINTER SWIM TEAM REGISTRATION

Swimmer Name \_\_\_\_\_ DOB \_\_\_\_\_ AGE \_\_\_\_\_ M/F

Swimmer Name \_\_\_\_\_ DOB \_\_\_\_\_ AGE \_\_\_\_\_ M/F

Swimmer Name \_\_\_\_\_ DOB \_\_\_\_\_ AGE \_\_\_\_\_ M/F

Swimmer Name \_\_\_\_\_ DOB \_\_\_\_\_ AGE \_\_\_\_\_ M/F

Medical conditions \_\_\_\_\_ Emergency Contact \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_ Phone \_\_\_\_\_

Parent(s) Name(s): \_\_\_\_\_

**FEE: \$75.00** per swimmer, non-refundable. Please make check payable to Lake Manassas Swim Team.

**SWIM SESSIONS DATES:** Sunday, January 30, 2011 through Sunday, May 22, 2011 from 6:30 p.m. – 7:30 p.m. at the Freedom Center.

**REQUIREMENTS:** Children must be able to swim 25 yards, any stroke unassisted, and must not be afraid to swim in deep water.

**PHOTO RELEASE:** I give permission for my child's picture to be used on the and/or in local team promotional publications or advertisements. Yes \_\_\_ No \_\_\_

**DISCLAIMER:** I agree to abide by all facility rules and regulations. I represent that my child has no life threatening conditions. I know that swimming and water activities involve a degree of risk. By participating in this program, I accept all risks associated with the use of the facility and participation in the program. If the participant is a minor, I accept the risk on his/her behalf as their parent/legal guardian. I hereby release the Lake Manassas Swim Team and the Freedom Center, its employees, pool committee members and independent contractors from any and all damages for personal injuries arising in any way from the use of the facility or participation in the program, and I agree to look solely to my insurance to pay any damages I suffer. If the participant is a minor, I execute this release on his/her behalf as his or her parent/legal guardian.

Signature \_\_\_\_\_ Date \_\_\_\_\_

*Parent/Legal Guardian*