

The Meadow Lark



A Monthly Publication by and for the Residents of The Meadows, a Family Condominium Community

November 21

Candidates Night

Would you like to meet the candidates who are running this year for election to the Board of Directors? You can do just that on Candidates Night, which will be held on Thursday, November 21 at 7:00 PM in the Clubhouse.

There are four candidates running for four two-year terms on the Board of Directors. The candidates are Joan Orvis, Lynn Piercey, Kelton Reynolds and Eric Sokolowski.

Please plan to attend this important meeting. The Board of Directors sets the budget for our community, and also establishes all of the rules that all residents need to abide by.

Changes for Annual Meeting

In order to make attendance at the Annual Meeting possible for all Co-owners, the location of the meeting has been changed to a place that has no steps and will be more accessible. The meeting will be held on Tuesday, December 10 at 7:30 PM in the cafeteria of Cub Run Elementary School here in Centreville. The school is located at 5301 Sully Station Drive, it is just a block north of Braddock Road.

Based on resident input during the past year, the topic of overcrowding in the community will be discussed as part of the meeting. A representative from Fairfax County Zoning Enforcement as well as our attorney will be present to answer questions on this important topic. Please plan now to attend this meeting.

Election Time

It's that time of year again. In addition to the local and statewide election being held on November 5, The Meadows will have an election for members of the Board of Directors. Four seats are being contested this year.

We will hold the election at the Annual Meeting on Tuesday, December 10. The package for the Annual Meeting will be mailed out shortly. This package will contain all the information about the election, including a proxy and a ballot. If you cannot attend the meeting, you need to send in the proxy, and you can then also cast your votes for members of the Board of Directors by returning the ballot. If you do not receive this package by mid-November, please contact the office so you can obtain one.

Return of the proxy form is very important. Our By-Laws require a certain percentage of Co-Owners either to be present at the meeting or to have signed a proxy form so they can be counted as present. Proxy forms, as well as the ballot if you wish, need to be returned by 4:30 PM Monday, December 9. They can be mailed, placed in the black Council mailbox located outside the Clubhouse or can be returned to the Meadows office in person.

See Candidate Bios on Page 3

NOVEMBER



Board of Directors Meeting: Thursday, November 21, 2013, 7:30 PM in the Clubhouse. Residents and Co-Owners are encouraged to attend. Agendas are posted online and at the Clubhouse on the Tuesday before the meeting. Minutes available upon request at The Meadows office and online at mymeadows.net.

Swim Team Parents Committee: Monday, November 11 at 7:00 PM.

Candidates Night: Thursday, November 21, 7:00 PM in the Clubhouse.

Executive Committee: Thursday, November 21, immediately after Board meeting.

Looking forward to:

Annual Meeting: Tuesday, December 10.

Residents and Co-Owners are welcomed and encouraged to attend any committee meeting. Meetings are held in the Clubhouse.

HOLIDAY OFFICE HOURS

Closed Nov. 28 Thanksgiving
Closed Nov. 29 Day after Thanksgiving

NO TRASH PICK-UP

on November 28, Thanksgiving

Please do not put trash out
on November 27



Sunday, November 3

"Fall Back" at 2 AM

Set your clocks back one hour and replace the batteries in your smoke alarms

President's Corner

As we enter November and ready ourselves to celebrate Thanksgiving with family and friends, I am reminded of all the things I am thankful for. Among the many things, I am thankful that I live in such a lovely, well-kept neighborhood that is close to just about everything I need. I am also thankful for the opportunity to serve my community as a member of the Board of Directors, and equally thankful for the eight other individuals who share this responsibility, volunteering their time to keep our community operating soundly.

This time of year offers many opportunities for us all to "give back" to our community. Possibilities include donating food to help the needy during the holidays, taking the time to check on an elderly neighbor, or just reaching out to someone you haven't seen in a while. When you do something like this, whatever it is, you allow someone to be thankful for YOU! If you are seeking a more formal volunteer experience, head to www.fairfaxcounty.gov/volunteering to check out the wide variety of opportunities that exist. Happy November ... gobble, gobble.

~ Linda Lachapelle

Taking Care of Trash

Trash is an issue that no one really wants to deal with, but its existence is a fact of life. Some people just can't seem to dispose of trash properly. In order to keep our community looking as nice as possible, everyone is asked to please not leave trash on the Common Elements, and if you see some unsightly trash, please be a good citizen and pick it up.

To keep your community clean, please contact the Management Office at 703-830-4464 or meadowsoffice@verizon.net to report any neighbors who you feel are not following the rules related to trash and its removal. Please be aware that a full description of the rules and regulations regarding trash will be appearing in the December issue of *The Meadow Lark*.

Board of Directors Motions

At the October 17 Meeting:

- Passed motions approving Architectural Review Forms for lights on a railing and a palette on a balcony.
- Passed a motion reaffirming previous email votes regarding approval of making changes to the website, a roof repair and placing an air conditioner on the common elements
- Passed a motion to approve a bid from Ly PC Consultants of \$1173.50 which will allow wireless access from the maintenance shop.
- Passed a motion to accept a proposal from Continental Pools for renewal of the pool contract for three years, the price for 2014 is \$56,700.
- Passed a motion to accept the "slate" color for new roofing shingles.
- Passed a motion to extend the expiration date for our health insurance coverage to November 30, 2014.
- Passed a motion to approve an ARF for landscaping in the front of a unit and deny three ARFs in the rear and to send a letter approved by our attorney to a Co-owner.
- Passed a motion to make a minor change to security's schedule on a temporary basis.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Keep the Lights On!

In order to promote safety in our neighborhood, everyone is reminded to leave your porch lights on, both front and rear.

Generally, criminals like to operate in the dark, so the more light that is present, the less likely they will be to strike in that area.

Although we are blessed to have street lights, they cannot provide full light everywhere. If all units keep their porch lights on, the level of light in the community will be much more of a crime deterrent.

Security Totals

September 15 – October 14, 2013

Vehicles Ticketed: 71

Vehicles Towed: 6

Calls for service and/or situations involving or requiring security assistance, by street:

Avocado Court: 0

Cool Oak Lane: 11

Golden Oak Court/Road: 6

Rustling Leaves Lane: 2

Saguaro Place: 3

Saint Germain Drive: 3

Strasburg Drive: 1

Turin Lane: 2

Calls referred to FCPD/FCFD: 4

The Meadows



Fire Regulations

- Kerosene, or any fuel heaters, are forbidden by Meadows regulations.
- Residents should not store combustibles in furnace rooms. It is a serious fire hazard and is against County and Meadows regulations.
- Smoke detectors are required on *each level* of homes in The Meadows.
- Residents should maintain a fire extinguisher in their units. It should be rated at least 2A:10BC.



Carbon Monoxide Detectors

The furnaces and most hot water heaters in The Meadows use gas. It is imperative that all homes have a working carbon monoxide detector. Carbon monoxide is a colorless and odorless gas which can cause death.

Meadows Website: www.mymeadows.net

Don't Feed the Critters!

It has recently been noted in many areas around the community that people are putting out various types of food items, apparently in an attempt to feed the birds, squirrels, etc. It should be noted that it is against Meadows rules to do this, in fact even dogs and cats must be fed inside your unit and no food for them left on the Common Elements.

In the past we have had a rodent problem in some areas of the community, which was either caused or made worse by having a food source available for the mice, and even worse, rats. The rat problem has been controlled, we have bait stations in several places within our development. If food items are left out, the rats are more likely to feed on this rather than the bait which will control their population.

Our feathered and furry friends for the most part have food provided for them by nature, we do not need to feed them. And we certainly don't want to attract more rats into our community. If you do see any rodents, please let the office know so action can be taken to eradicate them.



Board Candidates

There are four candidates for the four open seats on The Meadows Board of Directors. The election will be held at the Annual Meeting on Tuesday, December 10 at 7:30 PM at Cub Run Elementary School. Here is a brief biography of each candidate and a statement concerning why they are running for the Board of Directors. Please plan to attend Candidates Night on Thursday, November 17 at 7:00 PM in the Clubhouse. You can meet and ask questions of these candidates at that meeting.

Joan Orvis

Joan has lived in the Meadows for over 20 years, for the first two years as a renter before buying her unit. She has served on the Board of Directors for many years, at one time serving as its President. She is now retired and is a member of the Historic Centreville Society. Joan states that "the Meadows is my community and not only mine. It belongs to all of us. Keeping it attractive, maintaining buildings and keeping the Association financially healthy are my goals." She would like to continue to serve on the Board because "being a member of the Board gives you insight into what it takes to maintain our community from a financial standpoint."

Lynn Piercey

Lynn has lived in the Meadows for 17 years, the last 11 as an owner. She has been a member of the Board of Directors for six years and works in accounting in the construction industry. Lynn is interested in being on the Board of Directors because "I care about the community I live in. I want to be involved with the decision making process concerning The Meadows rules and regulations, the inspection process, the budget and other matters that have an impact on The Meadows' residents and Co-owners."

Kelton Reynolds

Kelton has lived in the Meadows for almost 30 years. He raised his family here, and works for a local grocery chain. He has been on the Board for 16 years and served in various positions, including Vice President. Kelton says, "I understand the Board has to look at the whole picture when trying to find solutions to problems. I have gotten to know what's right for the community and what we can and can't do." He also says, "I have a desire to continue on the Board to try to keep the condo fee down while trying to get the best for the money."

Eric Sokolowski

Eric grew up in the area and moved to The Meadows in 2005. He works for an engineering firm doing work for the Navy. He is active in the local Jeep community and participates in fundraisers for several organizations. He has been a member of the Board over the last two-plus years, and would like to continue as he feels "being on the Board I understand the difficult decisions that the Board has to make." He goes on to say, "I enjoy being the voice of our residents, and feel my presence on the Board has helped this community grow in a positive direction and I would like to continue to be part of this upward movement."

GIVING BACK TO YOUR COMMUNITY

It is important to us to give back with what we do best.

Below are a list of services we provide free of charge to the residents of the Meadows.

JUMPSTARTS • LOCK OUTS • TIRE CHANGES

We provide these services 24 hours a day 7 days a week.

We appreciate your business!

**BATTLEFIELD TOWING & STORAGE, INC.
703-378-0059**

Council of Co-Owners
The Meadows
6100 Strasburg Drive
Centreville, VA 20121

The Meadow Lark is published each month exclusively for the benefit of the residents and owners of The Meadows. It is the official publication of the Council of Co-Owners and is under the purview of the Board of Directors. News items, personal ads, and such are welcomed and should be placed in the large mailbox in front of the Clubhouse, emailed to meadowsoffice@verizon.net or faxed to 703-815-0755. The deadline is the 20th of each month. Personal ads must be 25 words or less, on 8½x11-inch paper. Include your name, Meadows address, and telephone number. They must be renewed each month. The Meadows does not endorse any advertisers.

EDITORS: Bill Liedtke and Joan Orvis

Meadows Office
Monday–Friday, 8:30 AM – 4:30 PM
Phone: 703-830-4464
Fax: 703-815-0755
E-Mail: meadowsoffice@verizon.net
Website: mymeadows.net

24-Hour EMERGENCY ONLY
Service First: 1-888-980-8958

Security
703-628-9481

Towing
Battlefield Towing: 703-378-0059

AAA/Republic Services
703-818-8222
Call for special pick up, Thursdays only

Remodeling?

Any desired changes to the exterior or interior of your unit must be submitted on an ARF or Request for Interior Alteration form to the Board of Directors for approval PRIOR to the change being done.

A/C UNITS

If you replace your air conditioning unit, you may install it inside your utility room or submit an ARF for proposed exterior installation.

Satellite Dishes in The Meadows



Utilities Must Remain On!

ALL Co-Owners are required to keep the utilities on in their units. The heat must be set at or above 65°F in all units, vacant or occupied. This temperature may seem a little high, but one must consider that the furnace room where the pipes originate is unheated and may be affected by the wind chill factor. Another thing to consider is if the water is turned off, it remains in the pipes and is subject to even quicker freezing. Every year, major damage to several units has occurred as the result of pipes freezing and breaking in this manner.

Any damage resulting from broken pipes, etc., caused by improper heat being maintained in a unit will be the responsibility of the Co-Owner. A minimum of 65 degrees Fahrenheit must be maintained during the winter months. – Rules and Regulations.

In addition, to this regulation, The Meadows Rules also includes a Utility Maintenance Requirement for all units. It states:

In the event that a Co-Owner does not keep electric and/or gas utilities connected as required, the Council of Co-Owners shall take any and all measures reasonably necessary to protect the common elements of the condominium which shall include but are not limited to the appropriation of funds to reconnect and maintain electric and gas utilities. All costs and changes incurred by the Council shall be assessed against the unit owner.

You can help by reporting vacant units to the office as soon as you notice them. Send reports to the office via email, fax or phone. Make sure that you include the address. Report any evidence of possible broken pipes or water coming from a unit immediately!

What To Do If You Experience a Leak

If you experience a leak in your unit you must contact your own plumber to respond.

If your leak appears to be from a neighboring unit you should attempt to reach your neighbor and have them shut off the water to their unit to minimize damage. Most shut off valves are located in the utility closet behind the hot water heater; however, if there have been any plumbing changes in the unit by a current or previous Co-Owner, the valve may have been moved. If the neighbor is not reachable or unable to shut off the water, contact the Fire Department and they will report and turn the water off. In these cases, you may contact the Management Office on the next business day; however, since this is a neighbor-to-neighbor issue, The Meadows involvement is limited. You are encouraged to contact your neighbor directly or if that is not possible, file a claim through your homeowner's insurance company.

The only exception to the procedures outlined above is if you are in an upper unit and inspection of your attic indicates the leak is coming from the roof. If this is the case, please contact the office to schedule an appointment for a maintenance technician to inspect the leak. In the meantime, simply place a bucket or pan under the leak to keep the water from penetrating into your living space. While this is not an after-hours emergency call, we do ask that you let us know as soon as possible so that we may see the attic while it is still wet. This helps us determine where the problem is.