

The Meadow Lark



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

This Weekend!

YARD SALE

Saturday, May 7
(Raindate – Sunday, May 8)
8:00 AM – 1:00 PM

The annual Yard Sale will once again be a yard sale right here in the community (really a “Sidewalk Sale”), just like we did the last few years.

You may place your wares for sale in front of your unit, on your front balcony or porch, or in the common areas near your unit. Be careful not to block access to any parking spaces or to the sidewalks which will be used for passage throughout the community.

COMMUNITY CLEAN-UP

Dumpster next to Clubhouse
May 6-8 (rain or shine)

In keeping with the spring cleaning theme, a dumpster will be provided near the Clubhouse for use by all residents the first full weekend of May.

You can place items you no longer need in the dumpster for disposal, but there are some things you cannot throw away here. Hazardous materials such as paint, batteries, and tires may *not* be disposed of here.

Carbon Monoxide Detectors Recommended

Natural gas supplied to a heater, stove, water heater, or other gas-supplied appliances can result in the release of unsafe levels of Carbon Monoxide. The Meadows, along with our insurance carrier, strongly recommends every unit to have one or more carbon monoxide detectors installed within 15 feet of all sleeping areas.

Carbon Monoxide is a colorless, odorless gas which can be deadly! Carbon Monoxide can only be detected with Carbon Monoxide detectors, so it is important that each unit be equipped with a working CO detector. These detectors are inexpensive (\$20-\$50) and can be purchased at any home improvement or box store. Acceptable detectors must be UL listed and may be one of the following:

1. Battery powered
2. Plug-in with battery backup
3. Directly wired with battery backup

Combination smoke and CO detectors are acceptable as long as they have different alarm tones. Detectors must be installed and maintained according the manufacturer’s instructions. The combination battery/sensor must be changed approximately every two years.



Board of Directors Meeting: Thursday, May 19, 2016, 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.

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

Renew Your Passes

Pools Open May 28

Our swimming pools open on Saturday, May 28. Please be sure that you get your pool passes renewed so you can use the pools.

There will be two pool pass sessions held in the Clubhouse for those who have not had a photo pass in the past. Renewals do not need to come in.

Saturday, May 21
9 – 10 AM

Wednesday, May 25
5 – 7 PM

(Details on page 3)

Pick Up Your Trash! (and Your Dog’s)

It is being noticed by many of our residents that there is a lot of trash scattered around the community. Please be a good citizen and do not leave trash on the common elements, and go one step farther as well. If you see some trash, pick it up and dispose of it properly.

Dog walkers are also cautioned to always pick up after your pooch. Our rules require you to pick up any dog feces immediately and dispose of them properly.

If everyone picked up after themselves, their dogs and also picked up loose trash the community would look so much nicer. Thanks to all those who are willing to pitch in and help with keeping our community clean.

President's Corner

Hello again! I hope everyone has had a pleasant spring so far! Now that the warmer weather is here, I'd like to remind everyone of a few key items for our community:

- Please be vigilant while traveling around our neighborhood due to the increase in foot traffic. Children will be playing, pets will be walked, and residents will be out and about enjoying the weather. Please remember to drive safely around The Meadows. The speed limit is 15 MPH.
- Car washing has already begun. Keep in mind that ONLY vehicles with Meadows permits are allowed to be washed on Meadows property. When you are finished, please remember to turn off the exterior water faucet to conserve water.
- For the dog owners in our community, please be mindful to pick up after your pet and place it in one of our many dog stations throughout our community. Dog waste poses a serious health risk to our residents and should be disposed of properly.

Take advantage of the cool sunny weather and extended daylight hours! Update your gardens, socialize with your neighbors, or simply take a walk around the neighborhood! In the end, be safe, be smart, and enjoy the beautiful weather before the Washington DC summer heat and humidity show up!

Take care!

~ Eric Sokolowski

Keep the Lights On!

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

Board of Directors Motions

At the April 21 Meeting:

- Passed a motion to approve continuing the Outstanding Student Award.
- Passed a motion to reaffirm email votes which approved an air conditioner on the common elements and modification to a waterproofing project.
- Passed a motion to approve a bid of \$600 from Reliable Rails for repairs to railings.
- Passed motions to accept bids from Valley Crest of \$2945 to remove one tree and \$200 to trim another one.
- Passed a motion to accept a bid from Valley Crest of \$138.74 for shrubs around a unit.
- Passed a motion to accept a bid from Valley Crest of \$472.84 for replacement of landscape timbers at units on the paint cycle.
- Passed a motion to defer a matter relating to our pet rules.
- Passed a motion to appoint a new member to the Board of Directors.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Noise Reminder

In the summer months we all like to spend time outside to enjoy the warm weather and socialize with our friends and neighbors. It is important to remember that we need to minimize disturbances to others even when we are outdoors. Loud music and boisterous conversations can create a lot of unwanted noise for others. Residents of upper units need to be especially careful of heavy walking and running in their units in the late and overnight hours.

It is also wise to remind children to be respectful of others while playing. Avoid rowdy horseplay and loud games near windows and patios, never use items from neighbor's porches or patios and do not bounce balls on the exterior of the buildings.

Security Totals

March 15 – April 14, 2016

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

Avocado Court:	1
Cool Oak Lane:	4
Golden Oak Court/Road:	8
Rustling Leaves Lane:	1
Saguaro Place:	3
Saint Germain Drive:	1
Strasburg Drive:	2
Turin Lane:	0
Vehicles Ticketed:	40
Vehicles Towed:	13
Calls referred to FCPD/FCFD:	5

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.
- Charcoal grills are prohibited on The Meadows property.
- 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.

Overcrowding

Important Information on Occupancy

It is important to remember that The Meadows follows Fairfax County Code regarding the number of individuals permitted to reside within a unit. The residency restrictions are quite lengthy and are based on square footage, familial status, egress/entrance points, and many other intricate calculations, as well as numerous exceptions to each of these standards. State and Federal regulations also have to be factored in to the complex occupancy equation.

A very brief overview of Fairfax County occupancy restrictions can be found here: <http://www.fairfaxcounty.gov/code/property/overcrowding.htm>. If you would like more detailed information regarding the occupancy standards, contact the Fairfax County Department of Zoning at (703) 324-1300.

Often we find that authorized tenants of over-occupied units have sub-leased to additional people without the knowledge or consent of the unit Co-Owner. Off-site Co-Owners should be especially concerned about this issue as it can create excessive wear and tear to your unit, as well as hefty fines from Fairfax County and The Meadows. We encourage you to visit your unit often and conduct unannounced inspections to make certain that your unit is in compliance with County regulations and your lease agreement.

Occupancy Reporting Process

When you suspect a unit may be in violation of occupancy restrictions, please immediately notify the Fairfax County Zoning Office to report your suspicions. The County now has a task force in place that handles overcrowding, so they are able to respond to complaints much more quickly than they could in the past. They can be reached by telephone at (703) 324-1300 or an on-line report can be filed here: http://fido.fairfaxcounty.gov/DP1/Metroplex/FairfaxCounty/customerservice/WIZ_CSR.asp

After you have reported this to the County, please report this to the Management Office in writing. Once we receive your written report we will send a letter to the Co-Owner and follow up with Fairfax County officials to be sure they communicate with us on the status of their investigation. Should the County determine that the unit is in fact over-occupied The Meadows may assess financial penalties to the unit Co-Owner.

We hope that by working together as a community we can ensure that The Meadows and our residents are protected from the potential problems that result from over-occupied units.

Parking in The Meadows

As a reminder, any vehicle parked on Meadows property must display a valid parking permit. The acceptable forms of a permit can either be a Meadows parking sticker, a green Visitor hang tag, or a red Extended Visitor hang tag. For details on our parking rules and regulations, please feel free to contact The Meadows office, or refer to the 2016 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles.

Important Pool Pass Information

Renewal Passes

If in the past you received a pool pass with your photo on it, you will not need to come to the Management Office or a pool pass session to get your 2016 pool pass. Simply complete the Pool Registration Form (delivered to your door in late April or early May or go to www.mymeadows.net) and return it to the Management Office by mail, email, fax or hand delivery. For afterhours convenience you can also leave the form in the black Council mailbox located in front of the Clubhouse. Provided your account is in good standing, once we have received your completed registration form your pool passes will be updated and left at your front door. Keep in mind that it will take several days for your passes to reach you once the registration is received, so plan ahead to ensure you are able to enjoy the pools as soon as possible. Only the 2016 pool passes will be accepted by pool staff.

New Passes

For new residents or those who have not had a photo pool pass before, you will need to attend one of the pool pass sessions at The Meadows Office in order to have your photo taken and pool pass issued. The pool pass sessions for NEW passes are:

Saturday, May 21 • 9 AM until 10 AM

Wednesday, May 25 • 5 PM to 7 PM

If you are a new resident you will need to be sure that a copy of your settlement sheet or lease agreement is on file with the office. If not, please bring the document with you to the pool pass session. If you are not sure, feel free to contact the Management Office to find out if we have your documents already on file. You will also need photo identification and completed Pool Registration

Form. Be sure to attend one of these sessions as you must have a 2016 pool pass to enter the pools.

All Residents

It is important for new and existing residents to remember that your account must be in good standing in order to receive a new or renewal pool pass. Tenants should check with their Landlord to confirm account status as The Meadows is unable to discuss accounting information with Tenants under any circumstances.

Guest Passes

This year the Board has approved each household to receive one free guest pass! This pass will allow complementary pool entry for one guest (guest must accompanied by a resident pass holder). The pass can be used throughout the 2016 swim season. Additional guest passes can be purchased for \$5/day at the Guard Shack.

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.

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Meadows Office
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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

Balconies
Patios
YES



Roofs
Fronts of Buildings
Common Grounds
NO

Requirements for Installing Exterior HVAC Units

Recent EPA changes in air conditioning and heating standards have made future maintenance and availability of interior HVAC units much more difficult. While there should be no problem maintaining an existing interior unit for the rest of its useful life, units installed in the near future will have difficulty finding a machine that will fit into the utility closet and obtaining the refrigerant for these units will become pricey. Eventually, the refrigerant currently used will no longer be available and these units will not be able to be recharged.

As a result of these changes, The Meadows Board of Directors has reconsidered allowing HVAC units to be installed on the Common Elements. Going forward, Co-Owner's who would like to install an HVAC unit on the grounds will need to follow the steps below:

- Any Co-Owner wishing to install an HVAC unit on the Common Elements must submit their request in writing to the Management Office.
- Once a request is received an appointment will be made for The Meadows Maintenance Supervisor to meet with the Co-Owner and/or the Co-Owner's HVAC contractor to review the specifications and provide detailed requirements for the installation.
- After this meeting the Co-Owner must submit a completed Architectural Review Form (ARF) outlining the agreed upon details of the proposed installation, an Installation Agreement and a copy of the contractor's license. The Board of Directors will then review the documents and make a determination on whether or not to approve the installation.

REMEMBER:

**ANY HVAC UNIT INSTALLED ON THE COMMON ELEMENTS
WITHOUT WRITTEN BOARD APPROVAL
MAY BE REQUIRED TO BE REMOVED AT THE CO-OWNER'S EXPENSE.**

Meadows Website www.mymeadows.net