

The Meadow Lark

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

July Yard Sale!

The weather on May 7 was not very conducive to a yard sale, and the scheduled rain date was Mother's Day. Accordingly, there will be a "make-up" Yard Sale for those residents who would like to take advantage of trying to sell some things that are no longer needed.

The second Yard Sale of the year will be held on Saturday, July 16 with a rain date of Sunday, July 17. The rules will be the same as they have been in the past. Let's hope it doesn't rain on July 16!

Minimize Your Risk of Fire... Clean Your Dryer Vent

Did you know that a common cause of household fire is a dirty dryer vent? Since your dryer vent accumulates a lot of lint it must be cleaned and inspected at least once per year. If the lint is allowed to accumulate it can create an airflow obstruction and the hot air pushed into the vent from your dryer can cause the extremely flammable lint to ignite. In some units, birds have made nests in the dryer vent which is even more hazardous.

At The Meadows many units have very long dryer vents and these can be obstructed much more quickly than those in most newer homes, this is especially true in upper units. Our Co-Owners must be vigilant in cleaning these vents to avoid a potential fire disaster that could affect not only your unit, but multiple other units.

Be a responsible Co-Owner and neighbor and take the time to have your dryer vents cleaned and inspected at least once per year. This is a quick and inexpensive task that will save you and your neighbors from potential danger.

Slow Down, Summer is Here!

With the arrival of the summer season, many more children will be out and about throughout our community. The pool is now open, so many of our residents will be crossing streets in the area of the pool, therefore please drive carefully around the clubhouse area.

School will be out in just a few weeks, so the children of the community will be at play throughout the entire day, which is another good reason to be aware as you are driving within The Meadows. Please be reminded that the speed limit on all of the streets within The Meadows is 15 miles per hour.

The safety of our children, as well as all of our residents, is of the utmost importance. Be a responsible driver and look out for pedestrians and other vehicles when driving here in The Meadows. Parents are also cautioned to make sure their children are playing in safe areas, and not impede the passage of vehicles when at play.



Board of Directors Meeting: Thursday, June 16, 2016, 7:00 PM (closed session), 7:30 PM (open session) 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.

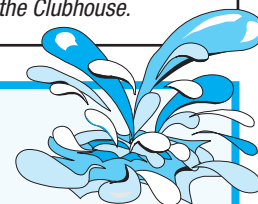
Looking forward to:

Yard Sale: July 16

Meadows Day: July 23

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

Pool Hours:



May 28 – June 22

Monday–Friday 4 PM – 8 PM
Saturday & Sunday 11 AM – 8 PM

June 23 (last day of school)

Friday 1 PM – 8 PM

June 24 – September 5

Monday–Thursday Noon – 8 PM
Friday–Sunday 11 AM – 8 PM

Holidays

Independence Day 11 AM – 6 PM
Labor Day 11 AM – 8 PM

Curfew Reminder

The Meadows has a curfew in effect for minors under the age of 18. Please refer to The Meadows Rules and Regulations.

President's Corner

"Rain, rain ...go away ..."

I hope everyone has been managing this wet 'spring' weather. Thankfully, there haven't been any major issues that have cropped up due to the rain. Hopefully, the sun will come out and give us all a break.

In the meantime, this is a great time to catch up on some indoor activities ... grabbing a nice book, catching up on that TV series you've been meaning to watch, or spending quality time with your kids playing classic board games!

Once the sun comes out, I'm sure everyone will maximize their outdoor fun before the summer heat kicks in. It'll soon be time for cook out season. Please do not leave your grill unattended when in use. Additionally, as part of our community insurance policy, charcoal grills are no long permitted to be used on Meadows property.

Take care, be safe, and stay dry!

~ Eric Sokolowski

Reminder for Pet Owners

The Meadows Rules and Regulations state that all pet feces must be bagged and removed from the Common Elements immediately. In addition, please be reminded that the Fairfax County Leash Law is in effect at The Meadows. This law requires dogs to be on a leash at all times when outside. For the health and safety of our residents, please immediately remove dog feces and keep dogs leashed at all times when on the Common Elements. It is important to remember that violations of these policies could result in the assessment of penalties in the amount of \$50 per occurrence.

In addition, please do not leave the baggies you use to scoop up your dog's waste anywhere on the Common Elements. These baggies should be placed in the proper pet waste stations that we have located throughout the community or should be taken to your unit for proper disposal.

Board of Directors Motions

At the May 19 Meeting:

- Passed a motion to approve an Architectural Review Form for a flower garden and landscape border around a patio.
- Passed a motion to accept a bid of \$21,106 from KGS for waterproofing both sides of a unit.
- Passed a motion to reaffirm email votes which approved pool repairs, gutter cleaning and a waterproofing project.
- Passed a motion to approve holding a second Yard Sale on July 16 (rain date July 17).
- Passed a motion to accept bids from Valley Crest totaling \$2270 to remove two trees and prune another one.
- Passed a motion to accept a renewal plan for employee dental insurance with Health Plan Services.
- Passed a motion to defer a matter relating to a pet issue until the July meeting.
- Passed a motion to send a letter outlining requirements for a unit as the result of a Covenants Hearing.

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

April 15 – May 14, 2016

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

Avocado Court:	3
Cool Oak Lane:	1
Golden Oak Court/Road:	6
Rustling Leaves Lane:	1
Saguaro Place:	4
Saint Germain Drive:	4
Strasburg Drive:	4
Turin Lane:	0
Vehicles Ticketed:	47
Vehicles Towed:	7
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.
- 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.

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 to the manufacturer's instructions. The combination battery/sensor must be changed approximately every two years.

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.

Please 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.

Have You Checked Your Balcony or Patio Recently?

Did you know that the care and maintenance of rear balconies and patios belongs to each individual Co-Owner? This means that you should conduct routine inspections of these areas to ensure your safety as well as that of others. Loose railings can create an obvious hazard and cracked and spalling concrete creates a trip hazard. Upper units should also regularly inspect the metal column that supports their balcony slab. Any signs of rust or deterioration should be immediately repaired by a professional as failure of this support column could have devastating results. Even simple problems like insufficient caulking along the perimeter of the balcony slab can cause leaks into the unit below. Proper caulking of sliding door thresholds is also very important to prevent potential water damage. Co-Owner's are responsible for paying for any damages or injury resulting from improper maintenance.

It is important to note that if the caulk around the balcony slab or sliding door threshold is jointed, cracked or missing it must be cut out and completely replaced. Unfortunately, the caulk used for these areas is a specialty product not easily found in local hardware stores. Standard caulk will NOT keep the moisture out of the joints or the lower unit. To facilitate the repair of these caulk joints The Meadows has purchased the specialty caulk in bulk and will make the product available to residents at cost. The cost of the product is \$4.50 per tube and each balcony will require approximately two tubes of caulk. If you need this product please contact the Management Office to make purchase arrangements. If you would like to locate the product yourself the details are as follows:

- Brand: Tremco
- Color: Limestone
- Amount needed: approximately two tubes per balcony

A simple monthly inspection and timely repairs can save you a lot of money in the long run and will prevent damage to your unit and those around you.

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.

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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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



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 Frequent 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.

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.**