

# The Meadow Lark



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

## Fifth Meadows Day, July 23

Please plan to attend the Fifth Annual “Meadows Day”, which will be held on Saturday, July 23. This annual celebration will be start at 5:00 PM at the pool and in front of the clubhouse and last until the end of the movie at about 11:00 PM. Food for all residents will be available inside the pool area and there will also be free activities and games outside the clubhouse on Strasburg Drive.

Please note that Strasburg Drive will be closed to traffic between Avocado and Cool Oak during this celebration. Food is expected to include hot dogs, chicken, pizza and some sides as well as soft drinks. There will also be a birthday cake to commemorate The Meadows 45th birthday.

The pool will close at 8:00 PM as usual and the fun will move outside. There will be a raffle prior to the movie, which will start around 8:45 PM, or as soon as it is dark enough. Popcorn will be provided for movie goers. The movie will be Disney’s *Zootopia*.

Come out and bring your neighbors for this once-a-year community activity.

## Happy Birthday to Us!

The Meadows opened in July 1971 when the first condominiums were sold by the Minchew Corporation. Over the next three to four years the community was completely built out to our current 618 units. At that time, there wasn’t much in Centreville. We were built on the former farm of the Debell family, and there was another working farm next door to our east that grew corn and raised cows.

See the special article on page 3 which recognizes what it was like back in 1971. Happy 45th Birthday to all residents of The Meadows!

## Tip From Security

Summer is here and people will be out enjoying the weather, cook outs, and family gatherings. As a reminder, it is illegal to offer or consume alcoholic beverages in a public setting (VA Code 4.1-308). This includes your porches, patios, and all common areas of The Meadows. Also, if you are outside and have had too much to drink you could be in violation of the “Public Intoxication” law (VA Code 18.2-388). It is important for residents to share this information with their guests as non-residents of The Meadows may also be issued a trespassing ban if they are found in violation of either of the two aforementioned Codes as these violate Meadows rules under Section V, Rules Governing Behavior; Rule 1: *No noxious or offensive activities shall be conducted in or about any unit, the common elements, or vehicle parked on The Meadows property; nor shall anything be done or be permitted to remain in or about any unit or vehicle parked on property which may reasonably be or become a nuisance or annoyance to any other residents.*

Please enjoy your summer. Be mindful of neighbors and drink responsibly if you choose to do so, and keep your drinks inside your homes.

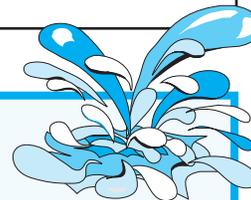


**Board of Directors Meeting:** Thursday, July 21, 2016, 7:30 PM in the Clubhouse. Residents and Co-Owners are encouraged to attend. Agendas are posted online and at the Clubhouse on the Tuesday before the meeting. Minutes available upon request at The Meadows office and online at mymeadows.net.

**Yard Sale**  
**Saturday, July 16,**  
 8:00 AM – 1:00 PM

**Meadows Day**  
**Saturday, July 23**  
 5:00 PM–11:00 PM

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



## Pool Hours:

July 1 – 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

**Saturday, July 16**  
**8 AM – 1 PM**

**YARD SALE**

Rain Date: July 17

## President's Corner

Boy ... That pleasant spring weather didn't last too long! The Washington DC humidity is here all too soon. This is the time of year where keeping ourselves cool becomes more of a priority. Venturing outside to enjoy a sunny day is always a good idea, but on those days where the heat and humidity are over the top, make sure you bring plenty of water with you to keep hydrated. One great way to keep cool is to head over to The Meadows swimming pool and enjoy a dip in the cool water!

The heat and humidity takes a toll on our furry friends as well. A regular walk with your 4-legged family members is a healthy practice for both you and them, but during this time of year, be mindful that they may be more susceptible to heat exhaustion than humans. Keeping a water bottle with you while you walk or taking a shorter/slower walk are just a few tips on how to enjoy a summer walk without adding unneeded stress on your pet. As a reminder, The Meadows follows all Fairfax County rules regarding pet ownership. All pets must be leashed and under control at all times. Additionally, picking up after your pet is mandatory in our community as it is in Fairfax County. Multiple doggie stations are located all over our community with plastic bags for your use.

Enjoy the summer, everyone! Have fun, stay safe, and stay cool!

~ Eric Sokolowski

## Board of Directors Motions

### At the June 16 Meeting:

- Passed a motion to approve an Architectural Review Form for an air conditioner to be installed on the Common Elements.
- Passed a motion to reaffirm email votes which approved rescinding a previous Board motion, installing two air conditioners on the Common Elements and removal of a tree.
- Passed a motion to waive small outstanding account balances for two former Co-Owners.
- Passed a motion to accept a proposal from Bright View for landscaping at the main entrance at no cost.
- Passed a motion to accept a bid of \$806.85 from Living Creations for three tables for use at the pool.
- Passed a motion to accept a bid of \$29,700 from PSI for asphalt maintenance and curb painting.
- Passed a motion to accept a bid from Reliable Rails of \$600 to install a railing.
- 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

## Noise Reminder

In the warm months we like to spend time outside enjoying the warm weather and socializing with friends and neighbors. We need to remember to minimize disturbances to others even when we are outdoors. Loud music and boisterous conversations can create a lot of unwanted noise for others. During any season residents of upper units should 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.

## 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.

## Security Totals

May 15 – June 14, 2016

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

Avocado Court: 0

Cool Oak Lane: 1

Golden Oak Court/Road: 6

Rustling Leaves Lane: 1

Saguaro Place: 1

Saint Germain Drive: 5

Strasburg Drive: 4

Turin Lane: 2

Vehicles Ticketed: 19

Vehicles Towed: 5

Calls referred to FCPD/FCFD: 9

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.



In 1971 Centreville was just a couple of subdivisions scattered between a few cul-de-sacs, surrounded by large areas of undeveloped farm land. There was no Route 28 and 29 interchange. There wasn't even a stop light at this intersection. The post office was in a trailer located half a block east of this intersection until the Newgate Shopping Center was completed. Later, a 7-11 and a Wendy's occupied that location. These buildings, as well as two service stations, were torn down in 2000 to make way for the interchange. When the People's Drug Store (where Trader Joe's is now) opened, it featured a lunch counter. There was an Esso station at the corner. The land between the Meadows and Route 28 and on the north side of Route 29 was undeveloped.

The Payne farm adjacent to The Meadows (now Centre Ridge) was still a working farm with cows, horses, chickens and hogs. For many years the acres surrounding the pool area were planted in corn. Some residents would pick the corn and hold impromptu corn feasts on their streets. Quite often cows and goats made their escape to wander the streets and lawns. In winter, many residents, both young and old, rode sleds on the farm's hills. There were a few field fires with one large fire spreading to The Meadows borders. Later, after the farm was abandoned, a barn caught fire and an old fuel tank blew up in a spectacular fireball seen and felt by many residents.

### Opening Day

The grand opening was held on July 10, 1971. Over the first two days 6,000 people came to see The Meadows. It took four traffic officers to direct the steady stream of cars. Sixty-two homes were sold in less than 48 hours. Prices were from \$23,950 to \$27,500. The original builder was Minchew, who carved The Meadows out of part of the DeBell farm. The project was finished within the span of almost five years with Yeonas completing the job.

### Early Days

"It was like living in the country," is the refrain most often repeated by original Co-Owners and other "old timers" who moved to The Meadows in the early '70s. When the first residents moved in there were only gravel streets beyond the model homes on St. Germain, with no reserved parking. Parts of Phase I were still under construction. The condo fee was \$30 per month. The upper swimming pool was completed in 1973. Residents filled in seasonal registration forms and signed in and out. As Phase I and II were being completed, residents began to complain that the pool was not large enough to accommodate The Meadows' growing population. Plans for a tennis court were scrapped and the lower pool constructed in its place.

Social and recreational activities included annual Community Fun Days, Christmas parties, Easter Egg Hunts, Halloween parades

and parties, and trips for adults. The Community Yard sale was an instant success and continues to be an annual event. Residents were active in community activities. Some held block parties and formed clubs for various interests. Volunteer Block captains welcomed new residents and performed other duties. For a summer or two, there was a swim team, which was re-formed in the late '70s as the Meadows Sharks Swim Team and became a charter member of the Herndon Swim League in 1983.

The Council of Co-Owners was established about six months after folks started moving in. It consisted of a Board of Governors which served as trustees and an Executive Committee which oversaw activities and worked with management. A monthly newsletter was begun in March 1972.

Condominiums were new to Virginia, with the Virginia Condo Act coming after The Meadows was built. Federal, state, and county statutes and regulations were enacted, changed and amended regarding homeowner financing, management and financial accountabilities through the '70s and into the '80s. The real estate market fluctuated with the flood of townhomes and condominiums, and at times resales were sluggish due to this fact, combined with two recessions and other periods of decline in housing sales. On the other hand, there have been several boom periods of sales, with one as recent as 1995.

Through the efforts of residents who volunteered countless hours by serving on the Board of Governors, the Executive Committee, as well as on the Board of Directors, The Meadows retained responsible and stable management, adjusted to the many regulatory changes, remaining financially viable without the need for special assessments or other hardships which befell some condominium associations (we've all heard these "horror" stories). The Meadows bylaws underwent a major revision in the late '80s.

### Today

The Meadows community is a cross-section of retirees, families and young professionals. A few local officials have resided here. Several nationalities are represented in our residents. There are many residents who have lived here from 25 to over 40 years, many of whom have raised their families in our community. Absentee owners are at about 30 percent. Because our buildings are 40 to 45 years old, upkeep and maintenance remain a high priority for the Board of Directors and management.

A community is only as viable and active as its residents are involved. Volunteers have kept our community viable through the years and more volunteers will keep it so.

We have a lot to celebrate... **Happy 45<sup>th</sup> Anniversary to The Meadows!**

---

*Originally published in 1996, a few things have been updated*

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

## Requirements for Installing Exterior HVAC Units

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

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.**

## 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.

## 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

