

# The Meadow Lark



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

## Meadows Outstanding Student



The teachers and staff of Centre Ridge Elementary School this year named Sriram Choudary Koduru as The Meadows Outstanding Student. Sriram has lived in The Meadows for the past three years, and was in sixth grade this past school year. He and his parents and a brother live on Turin Lane.

Sriram's favorite subjects were science, art and fitness. He was a member of the Fitness Club and played Strings. His interests outside of school are drawing and playing games such as tag with his friends. He also likes to watch movies and go to the park.

He will be attending Liberty Middle School this fall, and says he is "nervous and a little curious about what it will be like" there. We all wish him well in his new school.

## You're Invited to the Office ... But It's Okay If You Can't Make It

Residents and Co-Owners are always welcome to visit the on-site office to offer comments or compliments, report violations, file ARF's, get parking and/or pool passes or just to say hello! We love to see you, but realize that work, running the kids from activity to activity, and plain old fatigue can make getting in during office hours difficult. We can all commiserate with being over scheduled, over worked and overwhelmed.

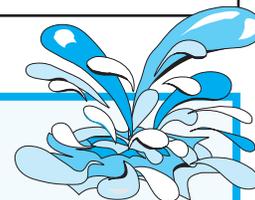
If you have Meadows business to attend to, there is no need to let this add to your stress! While our on-site office has business hours of 8:30am-4:30pm Monday through Friday, thanks to technology we can conduct just about all business via email, fax or telephone. Just give us a call at (703) 830-4464, send an email to meadowsoffice@verizon.net or fax us at (703) 815-0755 and we will answer your questions or make arrangements to get you what you need in a method that fits your schedule. For instance, parking permits can be hand delivered to your door if you fax or email us the registration and lease/settlement sheet, if it is not already on file. Pool passes can also be left at your door if you send a completed pool registration form by fax or email. ARF's, violation reports or other requests can also be sent to the office by fax or email. All Meadows forms to include those needed for ARF's, interior alterations, lease addendum, satellite addendum, installation waiver, autopay, etc. can be found on our website [www.mymeadows.net](http://www.mymeadows.net). For those who are less eager to use the computer or email to send information, there is a black mailbox in front of the office, in which you can deposit any letters, requests, documents, etc. Be sure to include your address and phone number on all forms of correspondence for follow up.

Again, we welcome you to come to the office when you have the opportunity, but if time does not allow (or if you just don't want to add another stop to your day), we are happy to offer these convenient methods of communication and assistance.

## AUGUST

**Board of Directors Meeting:** Thursday, August 18, 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](http://mymeadows.net).

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



## Pool Hours:

**August 1 – September 5**

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



## It is Time to Register!

If you are a new resident or have a child entering school for the first time, please register your child now. Staffing for teachers and funding depend on enrollment.

Please call 703-227-2600 to make an appointment to enroll your child at Centre Ridge Elementary School.

## President's Corner

Hello everyone! I hope this newsletter finds you well. The end of the summer is slowly creeping up on us. Seems like only a few days ago, The Meadows pool opened up for the summer. Now, time is running out to enjoy it! Just a reminder that the pool season ends Labor Day weekend. Be sure to check the website or the office for pool times and closing date.

Be sure to take advantage of all the local festivities happening in August. Across the street at the Trinity Centre, Fairfax County is hosting its annual Starlight Cinema event every weekend in the month (check the Fairfax County Government website and search 'Starlight Cinema'). Additionally, and my personal favorite, is that August marks the start of all the County Fairs in our area!

There are only a few weeks left of summer before "Back to School"! Get out there and enjoy it!

Have fun, stay safe.

~ Eric Sokolowski

## Meadows Budget

The Board of Directors is in the process of preparing a budget for 2017. In order to keep The Meadows in a good financial position, it appears that there may be some increase in the condo fee next year.

Our community is now about 45 years old and more work is needed to keep things in the proper shape, which of course adds to the expenses needed to be paid for by the condo fee.

If you have budget recommendations, please submit them to The Meadows 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.

## Board of Directors Motions

### At the July 21 Meeting:

- Passed a motion to accept the 2015 draft audit provided by our auditor.
- Passed a motion to approve Board Determinations, including a new one relating to approval for air conditioners on the Common Elements.
- Passed a motion to approve installing two air conditioners on the Common Elements.
- Passed a motion to reaffirm five email votes which approved installing a total of seven air conditioners on the Common Elements.
- Passed a motion to use the remaining swim team funds for community-wide events.
- Passed a motion to accept a proposal from Bright View for removal of mint up to a maximum of \$1000.
- Passed a motion to accept a bid of \$1026.07 from National Antenna for antenna repairs.
- Passed a motion to renew staff disability insurance with Guardian at no price increase.
- Passed a motion to accept a bid of \$36,650 from Middledorf for brick and concrete work.
- Passed a motion to accept a bid from Middledorf of \$710 for wood replacement.
- Passed a motion to settle an issue relating to a pet requiring compliance by August 30.

COMPLETE MINUTES OF BOARD MEETINGS  
AVAILABLE AT THE OFFICE

## Security Totals

June 15 – July 14, 2016

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

Avocado Court:	3
Cool Oak Lane:	2
Golden Oak Court/Road:	8
Rustling Leaves Lane:	1
Saguaro Place:	5
Saint Germain Drive:	2
Strasburg Drive:	3
Turin Lane:	1

Vehicles Ticketed: 55

Vehicles Towed: 4

Calls referred to FCPD/FCFD: 7

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 only 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.

## Be Careful Where You Drink!

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, keep your drinks inside your homes.

## Recycling Bin Storage Reminder

All units have been provided with bright blue recycling bins by our trash contractor AAA/Republic Services. It has been noted over the last couple of months that a lot of these bins are still being left in various places around the Common Elements, such as under steps, on the front porch or rear balconies or patios. These bins cannot be left outside on the Common Elements, and should be stored within your unit’s trash bin (with the black metal door) provided for each unit, or can be stored elsewhere within your unit.

Leaving unapproved items on the Common Elements is a violation of Meadows Rules and Regulations. Rules prohibiting such storage are in place to keep our community neat and clean. Not following these rules adds to the clutter within the neighborhood, which most residents here are trying to avoid so we have a respectable community where people are proud to live and where others would be willing to move to.

Property inspections will be looking for items (including the recycling bins) which are improperly stored. You can avoid getting a violation letter by following the rules related to storage of your personal items. Please place your new recycling bin in your trash bin or elsewhere within your unit and do not leave them out on the Common Elements.

## 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.

## I Miss Mayberry!

### *(So Share Phone Numbers With Your Neighbor)*

Remember the days when you could walk right into your neighbor’s unlocked back door to borrow a cup of sugar or share the day’s gossip over coffee? Sadly, these unannounced visits and leisurely talks over the kitchen table have given way to advanced technology, working long hours and over-scheduled families. While the days of Mayberry are long gone and unlikely to return, it is still important to be able to reach your neighbor in emergency situations. If your dishwasher hose were to come loose and displace enough water that it was leaking from your unit into one below, wouldn’t you want to know as soon as possible to minimize damage to your unit as well as your neighbor’s unit? Likewise, if you are an off-site Co-Owner and your tenants are causing damage to your unit and disturbing other residents wouldn’t you like to be made aware of the situation quickly? With this in mind The Meadows would like to encourage you to provide your neighbors with your home and cell/ work telephone numbers.

### *Do Your Part from the Start!*

## Prevent and Protect Against Mosquitoes

### **Control mosquitoes in your yard:**

- Eliminate standing water. Check your patio, flowerbeds, and planters weekly for containers that are holding water.
- Treat standing water with a larvicide\* if it cannot be eliminated.
- If mosquitoes are biting, you may want to spray your patio or plants with an insecticide\*, particularly the places where mosquitoes like to hide, such as bushy green plants, ivy, other ground-covering plants and bamboo.

### **Protect yourself and your family from mosquito bites:**

- Wear insect repellent\* containing DEET, picaridin, oil of lemon eucalyptus or IR 3535.
- Wear loose-fitting, light-colored, long-sleeved shirts and pants.
- Keep doors and windows closed and make sure screens are in good repair.

\*Use EPA-registered insecticides, larvicides and repellents. Follow label instructions.

For more information, visit [www.fairfaxcounty.gov/fightthebite](http://www.fairfaxcounty.gov/fightthebite), call 703-246-8931 or email to [fightthebite@fairfaxcounty.gov](mailto:fightthebite@fairfaxcounty.gov).

Council of Co-Owners  
**The Meadows**  
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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**  
Monday–Friday, 8:30 AM – 4:30 PM  
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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



## 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](http://www.mymeadows.net)