

The Meadow Lark



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

Meadows Day a Success

The Fifth Annual Meadows Day held on Saturday, July 23 was a rousing success. More than 100 residents attended, a nice number considering the 95-plus degree temperature. There were games and activities outside the clubhouse on Strasburg Drive, and a great meal of pizza and fried chicken with all the fixings was served. There was also a large cake to celebrate The Meadows 45th birthday.

Later in the evening there was a raffle drawing for prizes and the movie was shown on a large screen in front of the clubhouse. Thanks to the resident who provided a DVD player which allowed the movie to be shown after some early technical difficulties. Also, thanks to our grounds contractor Bright View for the donation of some of the food and to Jason and Abby Spessard who organized the entire day of activities.



Meadows Day Activities Outside the Clubhouse

Thanks for Your Help, Adopt-a-Highway

An Adopt-a-Highway pick-up of trash along St. Germain Drive in front of The Meadows was held on Saturday, August 20. There were three participants, who in about an hour and a half gathered five bags of various kinds of trash.

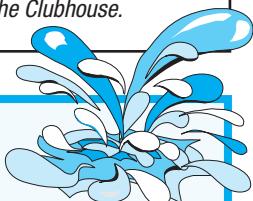
Many thanks to Mark from Turin Lane and Eric from Cool Oak Lane for the assistance. Another clean-up will be held in the fall. Please plan now to attend so we can keep the main road in front of our community looking nice and free from trash.



Board of Directors Meeting: Thursday, September 15, 2016, 7:30PM 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.

Pool Hours:



September 1–5

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

School is Open!



**Be Careful
Watch for Children**

President's Corner

Hello fellow residents! I'd first like to thank all those who helped out for our Adopt-a-Highway clean up event. Your efforts have made a vast improvement in the appearance of our community, specifically on St. Germain. Many thanks to you all for your dedication to improving our community. Stay tuned to another clean up event for some time in the late fall!

Fall is my personal favorite season. The weather begins to cool. The humidity finally becomes bearable. Most importantly, the fall festivals begin! Cox Farms, the Maryland Seafood Festival, and the Renaissance Festival are just a few of the dozens of events that are popular during the fall months. Be sure to check the internet for times and locations of the various activities in our area. It's a great chance to spend time outdoors with friends and family.

The Fairfax County school year will be starting shortly, so children will be out in the morning waiting for the buses and also in the afternoon when they get dropped off from school. Please take extra caution when driving through our community. As a reminder, The Meadows speed limit is 15 MPH.

I hope everyone has a safe, fun, and relaxing Labor Day weekend! Take care!

~ 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.

Board of Directors Motions

At the August 18 Meeting:

- Passed a motion to reaffirm email votes which approved installing two air conditioners on the Common Elements and tree maintenance.
- Passed a motion to affirm staff approval for installing three air conditioners on the Common Elements.
- Passed a motion to deny a request to waive a parking sticker replacement fee.
- Passed a motion to accept a bid of \$5800 from FEA to do a reserve study.
- Passed a motion to renew the contract with US Security Solutions for one year at no increase in cost.
- Passed a motion to renew the contract with American Pool Service for one year with no increase in cost.
- Passed a motion to deny a request to waive a trash violation fee.

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

July 15 – August 14, 2016

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

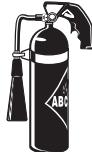
Avocado Court:	0
Cool Oak Lane:	2
Golden Oak Court/Road:	3
Rustling Leaves Lane:	2
Saguaro Place:	2
Saint Germain Drive:	3
Strasburg Drive:	1
Turin Lane:	3
Vehicles Ticketed:	48
Vehicles Towed:	11
Calls referred to FCPD/FCFD:	5

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 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.

Bits & Pieces

■ School's In!

School begins Tuesday, September 6. Please exercise extreme caution while driving through The Meadows, especially at stop signs and school bus stops. Remember to come to a complete stop when school bus lights are flashing, whether you are approaching from the front, rear or side of the bus. Parents—please go over safety rules and behavior expectations at bus stops and on the buses with your child(ren) before school begins.

■ Curfew Reminder

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

■ Regular Furnace Maintenance

It is critical to ensure safe and efficient operation of your furnace regardless of the age of the unit. Many heating and air conditioning companies offer discounted specials beginning in September.

■ 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.

■ Needed

Your fall birthday and anniversary announcements! Tell everyone all about it! Send your announcement to meadowsoffice@verizon.net or drop it in the large black mailbox in front of the Clubhouse by the 20th of the month. Please include your name, address and phone number (these will not be printed).

■ Lost & Found

In the Meadows Office, 703-830-4464. Please check the Lost & Found for items lost or left at the pool during the summer.



Don't Feed the Critters!

It has recently been noted in some areas around the community that people are putting out various types of food items 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; however 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, so we do not need to feed them. And we certainly don't want to attract rats into our community. If you do see any rodents, please let the office know so action can be taken to eradicate them.

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.

What To Do If You Experience a Leak

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

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.

Parking in The Meadows

A reminder: any vehicle parked on Meadows property must display a valid parking permit. The acceptable forms of a permit can be a Meadows parking sticker, a green Visitor Hang Tag, or a red Frequent Visitor Hang Tag. Residents may not use Visitor tags. For details on our parking rules and regulations, please contact The Meadows office, or refer to the *2016 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles*.

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



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.



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.

Meadows Website www.mymeadows.net