

The Meadow Lark



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

New Date January 16

Annual Meeting Postponed

Due to inclement weather on December 10, The Meadows Annual Meeting was postponed. The meeting has been rescheduled for Thursday, January 16, 2014 at 7:00 PM and will be held at the Centreville Regional Library in Meeting Room 2. The meeting will be brief with no speakers, and will be immediately followed by the first meeting of the year for the Board of Directors.

Letters have been sent to all Co-Owners advising them of this change. We hope to see everyone at the meeting on January 16.

The Meadows Community NEW Website Is On Its Way!

As many of you may know, our community website, "mymeadows.net", has been suffering from some technical difficulties lately. The Meadows Tech Committee and office staff have been working with a website design company on building a community website that is more in line with today's society. The goal of the new site is to provide better access to community related topics, forms, meeting notices, and announcements so that our residents can remain better informed of what is happening in The Meadows! The new website is still in the works and will be ready for use in the near future so stay tuned!!!

Roofing Project Progresses

The roofing project has made a good deal of progress during the last month. Additional crews have been added and, because they are now more familiar with our roofs, they are able to replace all the shingles and necessary wood more rapidly on each building. As it gets close to the start date for your building you will get a notice outlining exactly what you need to do to prepare.

As you can imagine there will be a great deal of noise associated with roof replacement which will occur on Mondays through Fridays from 7:30 AM until 6:00 PM (or until dark). Some work on Saturdays may be necessary depending on weather delays.

There will also be some parking restrictions with this project. For instance, the area at the end of Golden Oak Court is being used as the staging area for Katchmark Construction for the duration of the project. In addition, the project will require use of a few spaces in front of each building as they work in that location. You will be notified in advance of the spaces that will need to be cleared in front of your building.

We apologize in advance for any inconvenience a project of this size and scope may bring. Thank you for your cooperation as we work to improve your home at The Meadows.

JANUARY

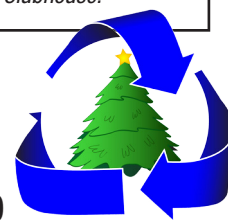
Board of Directors Meeting: Thursday, January 16, immediately following the Annual Meeting, at the Centreville Regional Library. Residents and Co-Owners are encouraged to attend. Agendas are posted online and at the Clubhouse on the Tuesday before the meeting. Minutes available upon request at The Meadows office and online at mymeadows.net.

Annual Meeting: Tuesday, January 16, 7:00 PM at the Centreville Regional Library.

Office Closed: January 1.

Christmas Tree Pickup: December 26 – January 10.

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



Christmas Tree Pick-Up

According to Fairfax County regulations, Christmas trees must be recycled—they cannot be put out with your trash. For your convenience, a drop off area will be located next to the Clubhouse on Strasburg Drive through January 10.

All decorations, including tinsel and garlands, must be removed. If you use a carry plastic bag, this must also be removed.

Holiday Office Hours

Closed January 1 New Years Day

President's Corner

The new year has arrived and you have already drawn up your resolutions. Now, how to stick to your plan? If you are anything like me, it doesn't take long before all those good intentions fall by the wayside. Here are some tips to help you (and me!) stay on track:

- Write your resolutions down.
- Set deadlines and mark them on your calendar.
- Start as soon as possible.
- Find a role model.
- Give yourself an occasional reward for your efforts.
- Enlist support from friends and family and ask them to remind and encourage you in your endeavors.
- Remember, persistence is the key.

Wishing you all a great start to the new year. May your resolutions be successful (or at least a little more successful than in past years). Let's continue to work together to ensure The Meadows remains a great place to live. Best wishes to all for a productive, positive, happy and healthy new year!

~ Linda Lachapelle

New Condo Payment Coupons

New condo payment coupons for 2014 have been mailed. If you did not receive your coupons, please—ASAP—get in touch with SFMC at 703-392-6006. These folks will get you the 2014 condo payment coupons. It is important to know that your payments are due the first day of each month regardless of whether or not you have your coupons.

Please remember the new fees are
\$300 for 3 bedrooms and \$266 for 2 bedrooms.

Important Safety Issue!

During recent property inspections it has been noticed that at some units the insulation covering the electric wiring and gas lines running from the meters into the utility closet have deteriorated, which could eventually result in exposed wiring. Exposed electrical wiring may cause injury if anyone would accidentally come into contact with it, so please check the wiring behind your unit as soon as possible.

These sections of wiring and gas lines belong to the Co-Owner and it is the Co-Owner's responsibility to maintain them; however, we have been made aware that the utility companies may perform this work at no cost.

Please take a moment to inspect your wiring and gas line and contact the utility company or a certified electrician to make necessary repairs as soon as possible.

You can reach Washington Gas at (703) 750-1000 and NOVEC at (703) 335-0500.

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

November 15 – December 14, 2013

Vehicles Ticketed: 48

Vehicles Towed: 9

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

Avocado Court: 0

Cool Oak Lane: 5

Golden Oak Court/Road: 4

Rustling Leaves Lane: 4

Saguaro Place: 2

Saint Germain Drive: 4

Strasburg Drive: 2

Turin Lane: 1

Calls referred to FCPD/FCFD: 2

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.
- 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.

The Meadows Trash/Recycling Guidelines

To keep your community clean, please contact the Management Office at 703-830-4464 or meadowsoffice@verizon.net to report any neighbors who are not following these rules.

Trash is certainly no one's favorite topic; however, in order to keep our community free of odor, pests and debris, we all need to do our part to ensure that trash is disposed of properly. Please review the following guidelines for trash and recycling:

When are trash and recycling picked up?

- Trash is picked up on Mondays and Thursdays
- Recycling is picked up on Mondays only

Where and when to leave trash/recycling for pick up

- Trash should be in trash bags and left on the curb *after* 5:00pm the night before scheduled pick up.
- Recycling should be prepared as outlined below and left on the curb in the blue recycling bins *after* 5:00pm Sunday evening.

Where to leave trash prior to pick up date

- Each unit has a small storage area (approximately 3'x3') with a black door which should be used for this purpose. Your trash storage is near your outdoor stairwell. Please note that this is the only acceptable place to store trash prior to pick up.

What items should I put out for recycling?

- Our recycling service will take glass bottles and jars, tin and aluminum food and drink containers and #1 through #7 plastic bottles and jugs. These items must be rinsed out to minimize insects and odor. They will also pick up bound or bagged newspapers and magazines, as well as mixed paper including junk mail, cereal and pizza boxes and flattened corrugated cardboard and fiberboard.

What items will the trash service pick up?

- The trash service will take all normal household garbage and debris that is left on the curb in trash bags.

What items will not be picked up on trash day?

- Any items such as carpet or construction debris will not be picked up by our trash service and must be disposed of by the unit's residents.
- No recycling will be picked up except on Mondays.
- Any trash not in a trash bag will not be picked up.

What should I do if I have large items to dispose of?

- For large items such as appliances or furniture call AAA/Republic Services at (703) 818-8222 in advance of Thursday's pick up to notify them of bulk items. These pick-ups are scheduled for Thursdays only. Please be advised that depending on the items left for pick up there may be a charge, which will be billed to you directly.
- If Management is required to call for a special pick up on your behalf, a charge may be assessed to your account.

Tips and suggestions

- If there is a lot of snow on the ground, please use black trash bags since white bags may be hard to see and could be missed.
- If your trash is still out after 10am or your recycling still out after 4pm please place these items back in your trash storage area until the next scheduled pick up day.
- If you see a neighbor has left trash/recycling out before or after trash day, please contact the Management Office at (703) 830-4464 or via e-mail at meadowsoffice@verizon.net.

Since The Meadows is a multi-family community it is important that we all fulfill our responsibilities as owners/residents. We appreciate your cooperation in our efforts to keep your community clean and orderly.

Meadows Website: www.mymeadows.net

Greetings and Good News Solicited

Everyone likes to hear good news. One thing that will allow *The Meadow Lark* to publicize good news is for our residents to submit items to us. We used to list important events or milestones in this newsletter, but it seems that people just aren't sending such news in to be recognized any more.

Accordingly, a call is being sent out to *everyone* to send in your good news! We are willing to publish all birthdays, anniversaries, graduations, weddings, births, awards and anything else that may be noteworthy in the life of your friends and loved ones. You can drop a quick note in the black mailbox outside the clubhouse, or call or email the office.

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 \$50.00 per occurrence.

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



Utilities Must Remain On!

ALL Co-Owners are required to keep the utilities on in their units. The heat must be set at or above 65°F in all units, vacant or occupied. This temperature may seem a little high, but one must consider that the furnace room where the pipes originate is unheated and may be affected by the wind chill factor. Another thing to consider is if the water is turned off, it remains in the pipes and is subject to even quicker freezing. Every year, major damage to several units has occurred as the result of pipes freezing and breaking in this manner.

Any damage resulting from broken pipes, etc., caused by improper heat being maintained in a unit will be the responsibility of the Co-Owner. A minimum of 65 degrees Fahrenheit must be maintained during the winter months. – Rules and Regulations.

In addition, to this regulation, The Meadows Rules also includes a Utility Maintenance Requirement for all units. It states:

In the event that a Co-Owner does not keep electric and/or gas utilities connected as required, the Council of Co-Owners shall take any and all measures reasonably necessary to protect the common elements of the condominium which shall include but are not limited to the appropriation of funds to reconnect and maintain electric and gas utilities. All costs and changes incurred by the Council shall be assessed against the unit owner.

You can help by reporting vacant units to the office as soon as you notice them. Send reports to the office via email, fax or phone. Make sure that you include the address. Report any evidence of possible broken pipes or water coming from a unit immediately!

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.