

The Meadow Lark

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

Meadows Handbook Returns

Residents who have lived here for several years may remember The Meadows Handbook. It is a document of about 20 pages that gave residents all kinds of information about our community. It used to be updated and passed out each year. When the Meadows went digital the Handbook was placed on the website and not distributed any longer.

It has been recognized that the Handbook was somewhat out of date as many things have changed, so it has been updated again. The revised document is now on our website mymeadows.net. If you would like a printed copy of the Handbook, you can obtain one from The Meadows office. You can stop by, email meadowsoffice@verizon.net or call 703-830-4464.

Rules and Regulations Changes

At the February Board of Directors meeting some minor changes to The Meadows Rules and Regulations were approved. They will be highlighted here, you can see the complete changes in **bold** on our website mymeadows.net.

Virginia code does not allow consumption of alcohol in any public area outside, so a rule has been added that specifies alcohol cannot be consumed anywhere on the common elements, including front porches. The rule concerning trash has had a provision added that no trash can be brought into The Meadows from off-site for disposal here.

The current rules do not allow storage of items on the common elements, a provision has been added which specifies that nothing can be stored in any parking space. Rules have been added that nothing may be disposed of in any of our storm sewers and that no chemicals of any kind may be applied to the common elements, except non-salt snow melt.

In relation to parking, once a frequent visitor hangtag is no longer needed it must be returned to The Meadows office so a regular visitor hangtag may be issued if appropriate, and once a vehicle has been issued a warning ticket, if that vehicle is found in violation later of the same rule the vehicle will be subject to immediate towing.

Pick Up After Your Dog

For all dog owners, there is an important rule that you must follow. If you are walking your dog and they do their business, you are required to immediately pick up after the dog and dispose of the waste properly. Failure to do so leads to unsightly conditions, which are also a health code violation. Another resident (or maybe even you) may step in the mess, and then track it into your unit. This can all be avoided if you just pick up the mess right away. If you see someone who does not pick up after their dog, please inform The Meadows office of this violation by phone call, email or dropping a note in the black Council mailbox outside the Clubhouse.



Board of Directors Meeting: Thursday, April 20, 2017, 7:30 PM in the Clubhouse. Note: 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.

Coming Up in May

Meadows Yard Sale
May 6 (Rain Date May 7)

Pool Passes
Issued May 20 & May 24



Kindergarten Registration

If you have a child who will be starting to school this fall, Centre Ridge Elementary School will be holding their final kindergarten registration on April 5 from 5:30 to 7:30 PM in the school office. If you have questions please call the school at 703-227-2600.

President's Corner

April is finally here and I think we've seen the last of winter in our area. Many thanks to all those who kept the sidewalks clean around their units. Your extra effort on inclement weather days is key to keeping our walkways safe! Thank you!

With the warmer weather creeping up, now is the time to start thinking about planting some colorful flowers around your unit to brighten our community! Updating the garden areas in front of units is a great way to add curb appeal to our neighborhood, and if you work with your neighbors, it is a great way to form friendships with those around you! Feel free to contact the office or check the Rules and Regulations if you are curious about what can and cannot be planted and where things can be planted.

As a side note, I would like to emphasize that we, the Board of Directors, always welcome the residents of The Meadows to voice their questions and concerns. We encourage residents to attend our monthly Board meetings so that we can hear from you. We rely on the input from residents so that we can keep up-to-date on any issues or concerns regarding our community. If you have an issue that you would like us to investigate, please submit that issue in writing to the office (paper or email) with your name and address and we can work together to resolve your concerns.

Stay safe and take care!

~ Eric Sokolowski

THE MEADOWS COUNCIL OF CO-OWNERS POLICY RESOLUTION NO. 17-56

Updated Rules and Regulations

WHEREAS, Article III, Section 2 of the Amended By-Laws provide the Board of Directors with the discretionary powers to enact rules and regulations deemed necessary for the benefit and enjoyment of the condominium;

WHEREAS, the Board of Directors desires to enact updated Rules and Regulations.

NOW THEREFORE, BE IT RESOLVED THAT, the Board of Directors hereby enacts the updated Rules and Regulations incorporated into the Meadows Rules and Regulations, 2017.

RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors of The Meadows Council of Co-Owners held on February 16, 2017.

Board of Directors Motions

At the March 16 Meeting:

- Passed a motion to approve installation of an HVAC unit on the common elements.
- Passed a motion concerning the Chairman of the Technology Committee.
- Passed a motion to approve the dates for the Yard Sale.
- Passed a motion to approve the dates for pool pass issuance.
- Passed a motion to approve a bid of \$1455.45 from Valley Crest for removal of two trees.
- Passed a motion to accept a bid from KGS of \$880 for brick repair.
- Passed a motion to accept our attorney's recommendation regarding a collection case.
- Passed a motion to approve a request which modified a violation charge.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE



Security Totals

February 15 – March 14, 2017

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

Avocado Court:	1
Cool Oak Lane:	2
Golden Oak Court/Road:	5
Rustling Leaves Lane:	11
Saguaro Place:	1
Saint Germain Drive:	1
Strasburg Drive:	5
Turin Lane:	3
Vehicles Ticketed:	37
Vehicles Towed:	11
Calls referred to FCPD/FCFD:	3

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.



It's Time to Get the Water Flowing Again!

As we enter warmer weather many residents are ready to start watering their plants and washing their cars.

For this reason, all outdoor water spigots are required to be turned back on by April 15th.

The valve to turn the water on for the front spigot is located under the kitchen sink of the lower unit. The valve for the back spigot is located in the utility closet of the lower unit.

If you are a lower unit resident and need assistance locating or opening the valves, please contact the Management Office as soon as possible so that we may schedule a maintenance technician to enter your unit and assist you. Also, if you notice anything unusual such as a steady drip when the spigot is turned off, leaking under the kitchen sink/utility room from the spigot water line, or the spigot sprays awkwardly when turned on, please contact the Management Office so we may send a maintenance tech to make any needed repairs.



Spring Planting Tips



Flowers and shrubs may be planted in existing beds that are in the direct vicinity of rear patios, bedroom windows or front porches/steps by Co-Owners/Residents if they are in conformity with The Meadows Rules and Regulations, Section, VI, Rule 9a-i and Rule 10. Please see the Rules and Regulations on our website at www.mymeadows.net or request a copy in the Management Office.

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.

Vacant Seat on the Board of Directors

We currently have an open seat on the Board of Directors. If you are interested in investing your skills, talents and time into your community, then the Board would like to talk with you! To be considered for appointment to this seat you must be a co-owner and your account must be in good standing. The Board meets on the third Thursday evening of every month with a few work sessions or special meetings/events throughout the year. If you meet these requirements and are interested in serving, please drop an email to brooke.themeadows@verizon.net or stop by the Management Office to complete an application.

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



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.

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



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.

Violations

Some people feel we have too many rules, and others feel we have too few. As a condominium association, we have to maintain a level of uniformity and compliance. The “small” issues, things on stairs, patios, balconies, etc., are just as serious as trash being put out early, wiring hanging from walls and windows, unkempt gardens, etc. For instance, if there are three units side-by-side, each having three “small” violations, that means in one small area there are *nine* violations. Nine violations, even small violations, in one grouping create a big problem in the overall appearance of that area.

We can't pick and choose which violations to pursue or alter the covenants procedures based on the inspector's interpretation of the seriousness of the violation.

Please review your *Rules and Regulations*—many of the items in question are covered there. If there are rules and regulations you feel are unfair or unnecessary, then please contact the office and ask that your concern be placed on a Board meeting agenda.

Parking in The Meadows

Vehicles 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 2017 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles.