



The Meadow Lark

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

Annual Meeting Held

With the weather finally allowing, the Annual Meeting of Co-Owners was held on January 16 at the Centreville Regional Library. At the brief meeting the primary business conducted was the election of four members to the Board of Directors.

Reelected to two-year terms on the Board were Kelton Reynolds, Eric Sokolowski, Lynn Piercey and Joan Orvis, so the membership on the Board of Directors remains unchanged.

Our Board of Directors meets once a month, on the third Thursday at 7:30 PM in the Clubhouse at 6100 Strasburg Drive. All residents and Co-Owners are invited and encouraged to attend to see what is going on in our community.

Board Selects New Officers

The new Board of Directors held their first meeting of the year immediately following the Annual Meeting, and one of the first items on the agenda was to elect officers for the coming year. Eric Sokolowski was elected to be the new President of the Board and Emily Berg was elected as the new Vice President. Also elected were incumbents Lynn Piercey as Treasurer and Irv Katz to continue as the Secretary. Bill Liedtke was once again appointed to be the Parliamentarian.

The New Website Is Almost Ready!

With the holidays now in our rear view mirror, The Meadows Tech Committee and the new website hosting company are working diligently to get the new site up and running! The new site will have additional capabilities that are not part of the current website, so the team is working hard at ironing out all the bugs before its debut. Keep an eye open for a notice from The Meadows office as to when the new website is ready!

The Sharks Are Back!

The waters will not be safe this summer because The Meadows Sharks Swim Team will be back for the 2014 Swim Season! A lot of work still needs to be done to plan for this season so the Swim Team Parents Committee will be busy over the next few months. Check the calendar schedule for Swim Team Parents Committee meetings and times. Please feel free to attend and help out! There will be a meeting on Friday, February 28 at 7:30 PM in the Clubhouse.

New swimmers will be welcome to the team, if you know someone who would like to swim their parents should attend the meeting on the 28th. Volunteers from the community who want to help with the swim team are also welcome.



Board of Directors Meeting: Thursday, February 20, 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.

Swim Team Parents Meeting: Friday, February 28, 7:30 PM, in the Clubhouse.

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

Decorating Contest Winners

The annual Holiday Decorating Contest was judged on December 22. There were many wonderful displays throughout the community, and the judges had quite a job picking the best ones.

This year's winning units were:

- 6161 Strasburg
- 14473 Cool Oak
- 14498 Cool Oak
- 14477 Cool Oak

Thanks to all who decorated and showed great holiday and community spirit.

Meadows Website
www.mymeadows.net

President's Corner

Hello everyone! I would like to take this opportunity to introduce myself as the 2014 Meadows Board of Directors President. My name is Eric Sokolowski and I have been a resident in our community for just over 8 years. I have been a member of the Board of Directors for the past 4 years and I have learned a great deal being in this leadership role.

My time on the Board has made me see that we all have the same end-goal in mind . . . we all care about our community! This is why I am honored to have been elected Board President for the 2014 calendar year. I too care about our community. I believe the knowledge I have gained over the years as a resident and as Board Member will help me lead our community to a better and brighter future!

If you ever need to talk or have any questions about our community, please do not hesitate to stop by or pull me aside if you see me out walking my two Huskies!

~ Respectfully, Eric Sokolowski

Roofing Project Continues

Relatively good weather so far this winter has allowed our roofing project to continue at a fast pace. The project, which is expected to take between six and nine months, will eventually replace the roofs on all of the buildings within The Meadows. The last major roofing project occurred about 20 years ago.

This project is being performed by Katchmark Construction. 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.

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.

Board of Directors Motions

At the January 16 Meeting:

- Passed a motion to reaffirm email votes which approved four waterproofing jobs, holiday hours, a donation and placement of an air conditioner on the common elements.
- Passed a motion to note in the minutes the distribution of the policy resolution relating to the Code of Conduct to all Board members.
- Passed a motion to approve installation of a fence around a patio.
- Passed a motion to accept bids totaling \$907 for shrubbery installation by Valley Crest at two units.
- Passed a motion to refund a damage deposit.
- Passed a motion to not reimburse a charge for siding repair.
- Passed a motion to waive a portion of a rules violation charge.
- Passed a motion to accept our attorney's recommendations concerning improvements within a unit.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Rules Review

February is the month in which the Board reviews our Rules and Regulations each year. If you have any recommendations for changes to our rules, please submit them in writing to the Board for consideration. You can email to meadowsoffice@verizon.net or drop them in the black mailbox in front of the Clubhouse.

Volunteers Needed

Volunteers are needed for all of the standing committees of The Meadows. These committees are: Landscape and Grounds, Social and Recreation, Pool, Technology and Swim Team Parents, as well as an ad-hoc Playground Committee. The committees will welcome new members with any new ideas they would like to present for consideration.

Security Totals

December 15, 2013 – January 14, 2014

Vehicles Ticketed: 39

Vehicles Towed: 7

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

Avocado Court: 0

Cool Oak Lane: 0

Golden Oak Court/Road: 3

Rustling Leaves Lane: 1

Saguaro Place: 3

Saint Germain Drive: 4

Strasburg Drive: 4

Turin Lane: 3

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.

Frozen Pipes = Big Trouble!

Our Management is trying to make sure that the utilities remain on and the thermostats are set to the proper temperature in all units to prevent pipes from freezing and breaking, this results in water damage to the affected home as well as the possibility of water damage to surrounding homes.

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!

See page 4 for office and emergency after hour phone numbers.

Required Action to Avoid Pipe Freeze and Water Damage

To safeguard against costly frozen/broken pipes it is required that ALL units, to include those that are vacant and/or bank owned, maintain a *minimum* temperature of **65° Fahrenheit** during the winter months. To this end, all utilities must remain connected and all machinery (i.e. furnace, hot water heater, thermostat, etc.) must be in proper working order.

As you may be aware the plumbing and shut off valve for the outdoor spigots are inside of the lower units. To avoid pipe damage, we ask all lower unit residents to shut off the valve that supplies water to this spigot by **November 15**. If you have not yet done so, please close and drain these spigots as soon as possible. Our maintenance technicians are happy to assist you with the winterizing process; however, we need to access your unit to do so. Our maintenance department is available by appointment Monday–Friday from 7:00 am to 3:30 pm. Please contact the Management Office as soon as possible to schedule an appointment.

Thank you for your prompt attention to these important matters.

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.

Ice & Snow and Our Trash Service

In the interest of safety, drivers will make a judgement call as to whether they can make it up and down our streets in inclement weather. If your vehicle skids five feet in the snow, a large trash truck will slide at least thirty feet. The rule of thumb on snow/ice days should be to put your trash out. If the trucks can't get there that day, they will not return for it until the next scheduled pickup day. (If your trash is not picked up, remove it until the next scheduled pickup.)

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
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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



Trash: They Don't Take It All

Did you know that the Fairfax County Landfill is unable to accept certain items for disposal? And other items can only be accepted at certain landfill locations, only under certain conditions and at additional cost.

Also, large items such as furniture, remodeling debris or certain appliances must be called into The Meadows waste management contractor *prior* to being put out for collection.

Recently some Co-Owners have placed prohibited or large items out for trash collection. If an item is not picked up by our waste management contractor due to County restrictions or unscheduled large pick ups, The Meadows staff often has to collect these items and take them to the appropriate facility. The Association then incurs the added disposal costs, such as mileage, wear on the company truck, lost maintenance time, dump fees, etc. When possible, these costs are billed back to the offending Co-Owner for reimbursement.

Below you will find an abbreviated list of items that the waste management company *can not pick up* from The Meadows:

- Paint cans (even those with very little paint left)
- Refrigerators
- Tires
- Large items not called in to the company in advance
(*special pick ups are on Thursdays*)
- Recycling that has not been properly sorted
- Chemicals
- Lawn debris

It is also important to note that special recycling trucks are used to pick up your recycling at The Meadows. These trucks only come through our community on Mondays, so no recycling should be left out on Thursdays.

Again, these are just a few of the restricted or prohibited items for trash collection. If you have a question about whether or not a particular item can be collected or need to schedule a special pick up please contact The Meadows waste management contractor, AAA/Republic Services, directly at (703) 378-0059. They are more than happy to assist you with questions and/or scheduling.