

The Meadow Lark



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

Parking Issue

There has been a noticeable increase in vehicles parking in roadways, along fire lanes, and double parking which blocks other vehicles. This is a violation of Parking Rule 22, found in The Meadows Rules and Regulations Section X, "Rules Governing Motor Vehicles". Dropping off and picking up from roadways should not take more than 30 seconds to complete, which is reasonable. A vehicle should be placed in a proper parking space if the pick up or drop off exceeds 30 seconds. However, please keep roadways, curbs, and fire lanes clear at all times. It is disrespectful to your neighbors and other drivers to violate this rule, and it is illegal according to the County Code. Due to the increase in violations, our security staff will be taking stricter enforcement measures regarding these parking violations.

Meadows Budget

The Board of Directors is in the process of preparing a budget for 2019. 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 more than 47 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.

August 18 Help Needed for Adopt-a-Highway

It is time to once again clean St. Germain Drive in front of The Meadows. Keeping this area clean and free from trash helps people who are driving by have a better impression of our wonderful community.

Please show your pride in the community you live in and be willing to help with this worthwhile project. The more people that show up the shorter time frame it will take to complete the job.

This project will take place on Saturday, August 18 at 9:00 AM. Please gather your friends and meet at the Clubhouse on Strasburg Drive.

Vacant Seats on the Board of Directors

We currently have three open seats 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.

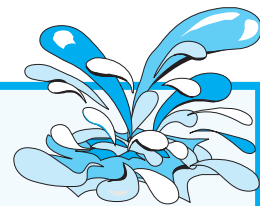
AUGUST

Board of Directors Meeting: Thursday, August 16, 2018, 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.

Adopt-a-Highway: 9 AM on August 18

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

Pool Hours:



August 1 – September 3

| | |
|-----------------|--------------|
| 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.

Noise Reminder

In the summer months we all like to spend time outside to enjoy the warm weather and socialize with our friends and neighbors. It is important to remember that we need to minimize disturbances to others even when we are outdoors. Loud music and boisterous conversations can create a lot of unwanted noise for others. Residents of upper units need to 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.

Pick Up Your Trash! (and Your Dog's)

It is being noticed that there is trash scattered around the community. Please be a good citizen and do not leave trash on the common elements, and go one step farther as well. If you see some trash, pick it up and dispose of it properly.

Dog walkers are also cautioned to always pick up after your pooch. Our rules require you to pick up any dog feces immediately and dispose of them properly.

If everyone picked up after themselves, their dogs and also picked up loose trash the community would look so much nicer. Thanks to all those who are willing to pitch in and help with keeping our community clean.

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.

Board of Directors Motions

The July Board of Directors meeting was cancelled. Motions will return next month.

No Charcoal Grills

Everyone is reminded that due to insurance requirements charcoal grills are not allowed anywhere within The Meadows. You may use your propane grills for holiday and other cookouts, but please do so responsibly – keep the grill as far away from the walls of your unit as possible.

Curfew Reminder

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



Security Totals

June 15 – July 14, 2018

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

| | |
|------------------------|----|
| Avocado Court: | 0 |
| Cool Oak Lane: | 5 |
| Golden Oak Court/Road: | 13 |
| Rustling Leaves Lane: | 1 |
| Saguaro Place: | 0 |
| Saint Germain Drive: | 5 |
| Strasburg Drive: | 1 |
| Turin Lane: | 0 |

Vehicles Ticketed: 76

Vehicles Towed: 6

Calls referred to FCPD/FCFD: 6

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.

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. 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.



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.

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.

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, call 703-246-8931 or email to fightthebite@fairfaxcounty.gov.

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 2018 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.

EDITOR: Bill Liedtke

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



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