

# The Meadow Lark



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

## Adopt-a-Highway Rescheduled

Due to non-participation Adopt-a-Highway will now be held on Sat., Sept. 22 at 9 AM. Please meet at the Clubhouse.

We need people to help with this worthwhile project to keep St. Germain Dr. in front of The Meadows clean to leave a better impression on those driving by our community. Please volunteer to help.

## 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 that a lot of these bins are 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.

## Mayberry is Gone

*(So Share Phone Numbers With Your Neighbor)*

Remember the days when you could walk right into your neighbor's unlocked back door to borrow a cup of sugar or share the day's gossip over coffee? Sadly, these unannounced visits and leisurely talks over the kitchen table have given way to advanced technology, working long hours and over-scheduled families. While the days of Mayberry are long gone and unlikely to return, it is still important to be able to reach your neighbor in emergency situations. If your dishwasher hose were to come loose and displace enough water that it was leaking from your unit into one below, wouldn't you want to know as soon as possible to minimize damage to your unit as well as your neighbor's unit? Likewise, if you are an off-site Co-Owner and your tenants are causing damage to your unit and disturbing other residents wouldn't you like to be made aware of the situation quickly? With this in mind The Meadows would like to encourage you to provide your neighbors with your home and cell/ work telephone numbers.



**SEPTMBER**

**Board of Directors Meeting:** Thursday, September 20, 2018, 7:00 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](http://mymeadows.net).

**Adopt-a-Highway:** Saturday, September 22, 2018 at 9 AM.

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

**Pool Hours:**



**September 1-3**

Saturday-Sunday 11 AM – 8 PM

Labor Day 11 AM – 8 PM

**School is Open!**



**Be Careful  
Watch for Children**



## 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.

## Important Safety Issue!

It has been noticed that the insulation covering the electric wiring and gas lines running from the meters into the utility closet at some units have deteriorated, which could eventually result in exposed wiring. Exposed electrical wiring may cause injury, 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. You can reach Washington Gas at (703) 750-1000 and NOVEC at (703) 335-0500.

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.



## Board of Directors Motions

### At the August 16 Meeting:

- Passed a motion to reaffirm email votes which approved two Architectural Review Forms, two waterproofing jobs and a powerwashing job.
- Passed a motion to approve a bid from Bright View of \$14,400 for six days of tree maintenance.
- Passed a motion to approve a bid from PSI of \$10,350 for curb painting and curb and bollard replacement.
- Passed a motion to reassign a reserved parking space.
- Passed a motion to allocate up to \$150 for an appreciation meal for the life-guard staff.

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.

## 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 will be an increase in the condo fee next year.

Our community is now about 46 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.

## Security Totals

July 15 – August 14, 2018

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

|                              |     |
|------------------------------|-----|
| Avocado Court:               | 0   |
| Cool Oak Lane:               | 3   |
| Golden Oak Court/Road:       | 13  |
| Rustling Leaves Lane:        | 1   |
| Saguaro Place:               | 1   |
| Saint Germain Drive:         | 0   |
| Strasburg Drive:             | 12  |
| Turin Lane:                  | 0   |
| Vehicles Ticketed:           | 100 |
| Vehicles Towed:              | 7   |
| 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.

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## Bits & Pieces

### ■ School's In!

School is now in session. 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 *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

Balconies  
Patios  
**YES**



Roofs  
Fronts of Buildings  
Common Grounds  
**NO**

## 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](http://www.mymeadows.net)