

The Meadow Lark



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

Can You Avoid Flat Tires?

The accompanying picture shows just a small sample of what our security team has picked up off of the streets here in The Meadows in just the last month. Here is a score-

card of what they have picked up in that period: 62 nails, 25 screws, and 11 other pieces of metal.



Most flat tires are caused by stray nails, screws or pieces of metal that are run over, usually at the most inopportune time. To help keep the number of flat tires down please do not dispose of old nails, screws, etc. outside.

Take them into your unit and

place them in the trash or recycling. If you see a nail or screw please do everyone, including yourself, a favor and pick it up! It may save you from getting a flat tire.

OCTOBER

Board of Directors Meeting: Thursday, October 18, 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 are available upon request at The Meadows office and online at mymeadows.net.

Deadline to Run for the Board: Oct. 15

Halloween Decorating Contest: Judging on Tuesday, October 31, 6–8:00PM

Looking forward to:

Candidates Night: Thursday, November 15, 7:00 PM in the Clubhouse

Annual Meeting: Tuesday, December 11, 7:30 PM.

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

HALLOWEEN DECORATING CONTEST

There will be a contest held on October 31 to find the best Halloween decorations within our community. Judging will be from 6:00 PM until 8:00 PM, so be sure your pumpkins candles are lit during that time.

Good luck to everyone!
Will we see some scary decorations?



Adopt-a-Highway Planned, October 6

An Adopt-a-Highway pickup of trash along St. Germain Drive in front of The Meadows will be conducted on Saturday, October 6 beginning at 9 AM.

Please be willing to help out with this worthy project, the curb appeal of our community is much improved by keeping unsightly trash away from the edge of the community. Volunteers are requested to meet at the Clubhouse at 9:00 AM.

Meadows Website
www.mymeadows.net



Candidates Wanted for Election

Fall is here, and soon it will be time for an election. The Meadows Co-Owners will be voting at the Annual Meeting in December for five members to serve on the Board of Directors for the next two years.

If anyone is interested in running, please make your intentions known to The Meadows office. There is an application form that needs to be filled out by October 15 so your name can be included on the ballot for the election and your biography can be published in the November *Meadow Lark*. In order to be eligible to run for the Board you must be a Co-Owner of a Meadows unit with your condominium account in good standing.

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.

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.

Board of Directors Motions

At the September 20 Meeting:

- Passed a motion to approve renewal of the master insurance policy with USI at an increase of 3.2%.
- Passed a motion to reaffirm email votes which approved a waterproofing job and pool winterization.
- Passed a motion to approve a bid from Middeldorf of \$35,720 for brick and concrete repairs.
- Passed a motion to approve a bid from Bright View of \$3954 for landscape timber replacement.
- Passed motions to approve \$100 each for prizes for the Halloween and Holiday Decorating Contests.
- Passed a motion that the office will be closed on December 24 and 31 for the holidays.
- Passed a motion to approve a bid from Bright View of \$754 for regrading an area behind a unit.
- Passed a motion to approve a bid from Premier Aquatics of \$68,900 for pool services for the 2019 season.
- Passed a motion to revise the rule regarding extermination of pests from a unit.
- Passed a motion to revise the Administrative Resolution regarding email votes.
- Passed a motion to approve a bid from Bright View of \$969 for installation of a tree.
- Passed a motion to appoint a new Board member.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Important Dates Upcoming

For planning purposes, here is a listing of upcoming community events for the next few months. There will be a Halloween decorating contest on October 31. Candidates Night will be held at 7 PM on November 15 and the Annual Meeting will be held at 7:30 PM on December 11.

Security Totals

August 15 – September 14, 2017

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

Avocado Court:	0
Cool Oak Lane:	3/0
Golden Oak Court/Road:	13
Rustling Leaves Lane:	1
Saguaro Place:	2
Saint Germain Drive:	2
Strasburg Drive:	2
Turin Lane:	0
Vehicles Ticketed:	126
Vehicles Towed:	8
Calls referred to FCPD/FCFD:	7

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.

Community Improvement: Good Neighbor Top Ten

From the Board of Directors:

Being on bad terms with your neighbor can make your life frustrating, day after day. But taking the time to establish good terms with your neighbors has numerous benefits. The community will be friendlier, the neighborhood safer, and the area a nicer and more comfortable place to live.

1. **Introduce Yourself – Whether you're new to the neighborhood or have not got around to the task of meeting your neighbor after years of living next door, introduce yourself.** Say hello, offer a welcome gift, or just give a helpful hint about the area: "The garbage truck comes on Mondays and Thursdays. We usually see them on our street around 7 AM." An unfamiliar neighbor is not a good neighbor.
 2. **Consider Your Neighbor's Lifestyle – Get to know your neighbors, what they do for a living, what their schedules might be like, and so on.** Sometimes, you can remedy problems before they even start; for example, if they work nights, quiet mornings will be important for them. If they have young children, quiet evenings will be very important to them. Similarly, give them information that'll help them be more considerate of your lifestyle. If you do a lot of yard work, or if your teenage son plays the drums, let them know in advance and mention that if it's getting too loud, they shouldn't hesitate to let you know.
 3. **Be Aware of Shared Walls – Position noisy household appliances, especially TVs and speakers, away from shared walls.** If you live above someone consider the time of day you do that aerobic workout you love so much. If you live below someone consider the strong scent of your cooking or preferred candles. A neighbor coming through your ceiling is not a good neighbor.
 4. **Control Your Dog – Keep your dogs on a leash and pick up after them.** Respect planting areas that your neighbors spend countless hours on. It is all fun petting and friendly licks until that poorly timed lift of the leg. Also, it is neighborly to be aware of others who would rather steer clear of your lovable "Rex." Dander allergies and dog fears are real, so crossing the street with your pet in certain areas can go a long way. A frightened neighbor is not a good neighbor. **BONUS:** Dog Barking – I know I am guilty of having my dog annoy my neighbors with the ill-timed barking fits. Whether you have a "yippee" dog or a "woof-er" dog, most others don't care to hear it. This is not the easiest fix, but talking to your neighbors about it can smooth things over before annoyances boil over.
 5. **Practice Parking Etiquette – When you park your vehicle, be sure not to block anyone's access, or make them have to pull out of a very tight spot.** Don't over-rev the engine of your car or motorcycle early in the morning or late at night. Avoid slamming your doors or shining your headlights into your neighbor's windows late at night. A trapped neighbor is not a good neighbor.
 6. **Slow Down, You're Driving Too Fast – An injured neighbor is not a good neighbor.**
 7. **Take Your Garbage Out – Pretty simple, really.** The dead animal stench coming from your rotting garbage makes everyone feel sick, particularly those of us down wind. We have specific garbage times for a reason. If you accidentally miss the collection, bring it back in immediately and try to contain it well. Garbage can attract vermin, insects, and other pests, and is also unsightly. A smelly neighbor is not a good neighbor.
 8. **Invite Me to the Party, Or Give Me Fair Warning – If you're going to fill up the street with cars and have that deejay blasting his tunes out into the universe through speakers bigger than a cow, then at least give me a bit of warning first.** A sleepless neighbor is not a good neighbor. Ok, so your neighbor would never do this, right? If you're planning a party, be sure to give your neighbors plenty of warning, letting them know when it's going to start and how long you expect it to go on. Leave them a telephone number to contact if they need to ask you to turn it down. If you get on well with your neighbors, why not invite them too?
 9. **Be Aware of Your Surroundings – Keep your eyes on anyone you don't know acting suspiciously around your neighbor's home.** When in doubt, call security or the police so they can quickly curtail any criminal activity. A robbed neighbor is not a good neighbor.
 10. **Be Adults – We are bound to have disagreements.** If an issue arises, talk to your neighbor directly and try to work out a solution that is agreeable. If you hear about things second-hand then disagreements can easily grow. It is best to give your reasons for a request to your neighbor yourself. A gossipy neighbor is not a good neighbor. Having said that, sometimes conflicts are not easily resolved. In these cases the best thing may be simple avoidance to circumvent an escalating conflict.
- So there you go. Ten easy-to-follow rules that will help make our neighborhood a better place; the Ten Commandments of the Good Neighbors, as it were. I'm sure there are other items that you can think of that might take the place of one or another of these on my list. Living by these might seem a matter of simple courtesy for some of us, but some people live in a bubble or else they just don't give a hoot. I am going to channel Robert Frost when I say, "Good fences make good neighbors."

This article first appeared in October, 2011

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
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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



Extermination Rule Change

The Board of Directors has modified Rule 5 in Section VIII of the Rules and Regulations as follows:

Any insects, rodents, and/or other pests must be immediately removed from a Unit with the associated cost being sole responsibility of the Co-Owner. This is the responsibility of the Co-Owner regardless of how or where the pest/rodent entered the Unit. In Units where insects, rodents, and/or pests are suspected to be present, Association management may require inspection of the Unit by a professional exterminator to determine whether or not pest management is required. Co-Owners have the option to self-treat for most insects, rodents, and pests. If self-treatment proves to be ineffective after a reasonable period of time, or if Association management deems the infestation of a Unit is such that professional extermination is necessary, the Co-Owner will be required to use a professional extermination service and to provide proof/documentation that a professional exterminator was used.

Due to the invasive nature of bed bugs and destructive nature of termites, professional extermination is required for those units known to have bed bugs or termites, and Co-Owners must provide proof/documentation that a professional exterminator was used. When treatment is completed, the Co-Owner must provide written documentation from their exterminator that the Unit has been successfully treated and is free of pests/rodents. An inspection may also be required by the Association’s exterminator, at the Association’s expense.



Because bed bugs and cockroaches spread quickly, Co-Owners/Tenants/Residents of any Unit that is known to have bed bugs or cockroaches are not permitted to enter The Meadows Management Office, pool, or Clubhouse for any reason. Likewise, Meadows staff is not permitted to enter these Units for any reason until it is verified by a professional exterminator that cockroaches and/or bed bugs are no longer present.

Meadows Website www.mymeadows.net