

# The Meadow Lark



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

## Social and Rec Chair Needed

Would you like to provide a service to the community you live in? There is a vacancy for the Chairperson of the Social and Recreation Committee. The previous Co-chairs, a husband and wife, have moved from the community.

As chair of this important committee, you help plan social activities for the community. The main function that this committee sponsors is Meadows Day—a fun gathering for the entire community at the pool and clubhouse on a Saturday afternoon during the summer. It includes a meal, games for the children and a movie. This celebration was not able to be held last summer after having been a fun event enjoyed by many in the community for the previous six summers. We need someone to help get it off the ground for 2019.

There are other activities done by this committee as well, most notably the Halloween and Holiday Decorating Contests. Other activities for the community can also be planned.

Please let The Meadows office know if you would like to be considered for this important position by calling 703-830-4464 or emailing [meadowsoffice@verizon.net](mailto:meadowsoffice@verizon.net).

## 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 one of these seats 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](mailto:brooke.themeadows@verizon.net) or stop by the Management Office to complete an application.

## 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.



**Board of Directors Meeting:** Thursday, April 18, 2019, 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](http://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 4 (Rain Date May 5)

### Pool Passes Issued

May 18: 9 AM–10 AM

May 22: 5 PM–7 PM

## 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.

## President's Corner

In last month's article, I warned you that "old man winter" could be back to visit us during March, and lo and behold he did just that! The good news, is that it was only for a brief visit – a couple of really cold nights the first week of March, along with a couple weeks of lower than average temperatures. Now that spring has officially arrived (according to the calendar), it appears the spring weather has arrived as well.

As you begin to get outdoors to enjoy the April weather, do the community a favor and pick up any trash you see along your travels. It's important that we all pitch in to keep our neighborhood looking its best. Also, please remember to report any violations or maintenance issues you notice around the community. There are 618 units and an abundance of common areas to keep an eye on, and the staff appreciates your assistance. The quicker things needing attention are reported to the office, the sooner they can be addressed!

~ Linda Lachapelle

## Greetings & Good News Solicited

Everyone likes to hear good news. One thing that will allow *The Meadow Lark* to publicize good news is for our residents to submit items to us. We used to list important events or milestones in this newsletter, but it seems that people just aren't sending such news in to be recognized any more.

Accordingly, a call is being sent out to *everyone* to send in your good news! We are willing to publish all birthdays, anniversaries, graduations, weddings, births, awards and anything else that may be noteworthy in the life of your friends and loved ones. You can drop a quick note in the black mailbox outside the clubhouse, or call or email the office.

Meadows Website  
[www.mymeadows.net](http://www.mymeadows.net)



## Board of Directors Motions

### At the March 21 Meeting:

- Passed a motion concerning an Interior Alteration Request to deny installation of tile on a rear patio and approve a fence around the patio.
- Passed a motion to reaffirm an email vote which approved a waterproofing job.
- Passed a motion to deny a request to remove a tree.
- Passed a motion to approve renaming the Outstanding Student Award and purchase a new plaque at a cost of \$293.
- Passed a motion to approve contracts with Middledorf for painting (\$82,220) and Loudoun Power Washing for powerwashing (\$7000).
- Passed a motion to make minor changes to the Meadows Rules and Regulations.

COMPLETE MINUTES OF BOARD MEETINGS  
AVAILABLE AT THE OFFICE

## Important Reminders

### ■ 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.

### ■ Security Note

Be sure to be extra vigilant when securing your home. Statistically, homes are more likely to be broken into this time of year than during any other time. Also, protect your vehicles by removing your GPS units and other valuables after you park in The Meadows.

### ■ Curfew

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

## Security Totals

February 15 – March 14, 2019

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

Avocado Court:	1
Cool Oak Lane:	4
Golden Oak Court/Road:	5
Rustling Leaves Lane:	3
Saguaro Place:	1
Saint Germain Drive:	2
Strasburg Drive:	1
Turin Lane:	3
Vehicles Ticketed:	96
Vehicles Towed:	0
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.



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## 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](http://www.mymeadows.net) or request a copy in the Management Office.

## 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 2019 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](mailto:meadowsoffice@verizon.net) to report any neighbors who you feel are not following the rules related to trash and its removal.

## 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.

EDITOR: Bill Liedtke

<b>Meadows Office</b>	
Monday-Friday, 8:30 AM – 4:30 PM	
Phone: 703-830-4464	
Fax: 703-815-0755	
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Website: mymeadows.net	
<b>24-Hour EMERGENCY ONLY</b>	
<b>Service First: 1-888-980-8958</b>	
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

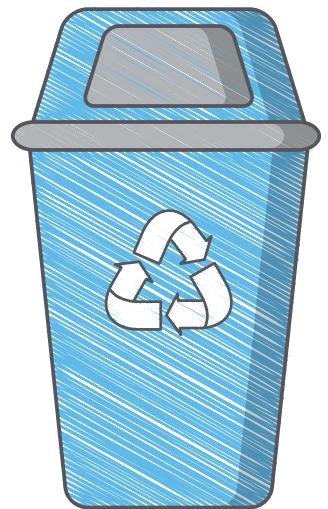
If you replace your air conditioning unit, you may install it inside your utility room or submit an ARF for proposed exterior installation.

## 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.