

# The Meadow Lark



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

## Park Your Car Properly!

There seems to be an increasing number of Meadows residents and their guests parking their vehicles in the roadway and in fire lanes. Such parking is a hazard to others who are driving legally on our streets. Recently it was observed that two vehicles were parked illegally on one of our streets near each other, on opposite sides of the road. Drivers trying to drive on that street had to weave through what was essentially an obstacle course and had to wait as only one car at a time could safely pass this section of the road. This is not a good situation.

It is never a good idea to park your vehicle in the manner described above. There are usually parking spaces available to safely park in when dropping someone off or needing to run into your unit quickly to get something. Why take the chance of getting your car hit, or even towed, when parking illegally and unsafely? Our security officers will be strongly enforcing this violation of our Rules and Regulations, please find an appropriate parking space to keep everyone, including yourself, safe.



**Board of Directors Meeting:** Thursday, May 16, 2019, 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](http://mymeadows.net).

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



**YARD SALE**  
**Saturday, May 4**  
 (Raindate – Sunday, May 5)  
**8:00 AM – 1:00 PM**

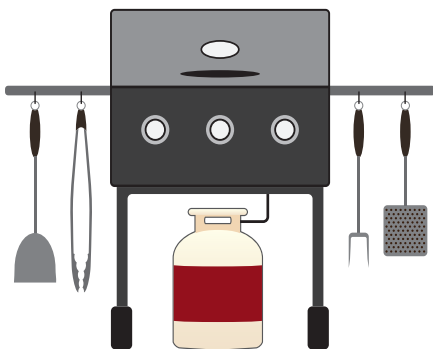
The annual Yard Sale will once again be a yard sale right here in the community (really a “Sidewalk Sale”), just like we did the last few years.

You may place your wares for sale in front of your unit, on your front balcony or porch, or in the common areas near your unit. Be careful not to block access to any parking spaces or to the sidewalks which will be used for passage throughout the community.

**COMMUNITY CLEAN-UP**  
**May 3-5 (rain or shine)**  
**Dumpster next to Clubhouse**

In keeping with the spring cleaning theme, a dumpster will be provided near the Clubhouse for use by all residents the first full weekend of May.

You can place items you no longer need in the dumpster for disposal, but there are some things you cannot throw away here. Hazardous materials such as paint, batteries, yard debris and tires may not be disposed of here.



## Grilling Season Is Here GAS GRILLS ONLY

Everyone is reminded that per Meadows Rules and Regulations charcoal grills are not allowed anywhere on Meadows property. In a recent survey of the property it was noted that there are charcoal grills still located behind units.

Charcoal grills are now considered to be a fire hazard, and our insurance company will not insure our property with them being used. It is requested that if you do have a charcoal grill that you remove it from the property. In doing so you can avoid a violation letter and a possible fine for violation of our rules.

**Renew Your Passes**

### Pools Open May 25

Our swimming pools open on Saturday, May 25. Please be sure that you get your pool passes renewed so you can use the pools.

There will be two pool pass sessions held in the Clubhouse for those who have not had a photo pass in the past. Renewals do not need to come in.

<b>Saturday, May 18</b>	<b>Wednesday, May 22</b>
9 – 10 AM	5 – 7 PM

*(Details on page 3)*

## President's Corner

It's hard to believe that it is already May! It won't be long before the pools are open and summer is in full swing. During this transition from spring to summer, many residents enjoy having their windows open at night. However, nothing ruins a peaceful night's sleep with the gentle breeze blowing in your window more than neighbors being loud outside. In the still of the night, even a normal conversation outdoors can echo and amplify, so please be mindful of this and be considerate of your neighbors.

Make sure to mark your calendars for the many upcoming events noted in this issue. Start gathering your items for the "sidewalk" sale and those you want to get rid of during "spring cleaning". Have a great month!

~ Linda Lachapelle



## Board of Directors Motions

### At the April 18 Meeting:

- Passed a motion to approve renewal for two years of our contract with the Goldklang Group for annual audits and tax returns.
- Passed a motion to reaffirm an email vote which approved a drainage abatement project.
- Passed a motion to approve a bid from BrightView of \$560 for replacement of a tree.
- Passed a motion to approve a bid from BrightView of \$2800 to replace the mulch in all of our playgrounds.
- Passed a motion to approve a change to Rule 16 in the Parking section of the Rules and Regulations.

COMPLETE MINUTES OF BOARD MEETINGS  
AVAILABLE AT THE OFFICE

## Security Totals

March 15 – April 14, 2019

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

Avocado Court:	1
Cool Oak Lane:	2
Golden Oak Court/Road:	5
Rustling Leaves Lane:	5
Saguaro Place:	8
Saint Germain Drive:	1
Strasburg Drive:	1
Turin Lane:	4
Vehicles Ticketed:	105
Vehicles Towed:	2
Calls referred to FCPD/FCFD:	4

The Meadows



## The Meadows Council of Co-Owners

### POLICY RESOLUTION NO. 19-59 Updated Rules and Regulations

WHEREAS, Article III, Section 2 of the Amended By-Laws provide the Board of Directors with the discretionary powers to enact rules and regulations deemed necessary for the benefit and enjoyment of the condominium;

WHEREAS, the Board of Directors desires to enact updated Rules and Regulations.

NOW THEREFORE, BE IT RESOLVED THAT, the Board of Directors hereby enacts the updated Rules and Regulations incorporated into the Meadows Rules and Regulations, 2019.

### RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors of The Meadows Council of Co-Owners held on March 21, 2019.

## 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 or stop by the Management Office to complete an application.

## 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.

## Overcrowding

### Important Information on Occupancy

It is important to remember that The Meadows follows Fairfax County Code regarding the number of individuals permitted to reside within a unit. The residency restrictions are quite lengthy and are based on square footage, familial status, egress/entrance points, and many other intricate calculations, as well as numerous exceptions to each of these standards. State and Federal regulations also have to be factored in to the complex occupancy equation.

A very brief overview of Fairfax County occupancy restrictions can be found here: <http://www.fairfaxcounty.gov/code/property/overcrowding.htm>. If you would like more detailed information regarding the occupancy standards, contact the Fairfax County Department of Code Compliance at (703) 324-1300.

Often we find that authorized tenants of over-occupied units have sub-leased to additional people without the knowledge or consent of the unit Co-Owner. Off-site Co-Owners should be especially concerned about this issue as it can create excessive wear and tear to your unit, as well as hefty fines from Fairfax County and The Meadows. We encourage you to visit your unit often and conduct unannounced inspections to make certain that your unit is in compliance with County regulations and your lease agreement.

### Occupancy Reporting Process

When you suspect a unit may be in violation of occupancy restrictions, please immediately notify the Fairfax County Code Compliance Office to report your suspicions. The County now has a task force in place that handles overcrowding, so they are able to respond to complaints much more quickly than they could in the past. They can be reached by telephone at (703) 324-1300 or an on-line report can be filed here: [www.fairfaxcounty.gov/complaints](http://www.fairfaxcounty.gov/complaints).

After you have reported this to the County, please report this to the Management Office in writing. Once we receive your written report we will send a letter to the Co-Owner and follow up with Fairfax County officials to be sure they communicate with us on the status of their investigation. Should the County determine that the unit is in fact over-occupied The Meadows may assess financial penalties to the unit Co-Owner.

We hope that by working together as a community we can ensure that The Meadows and our residents are protected from the potential problems that result from over-occupied units.

## 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 Frequent 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.

## Important Pool Pass Information

### Renewal Passes

If in the past you received a pool pass with your photo on it, you will not need to come to the Management Office or a pool pass session to get your 2019 pool pass. Simply complete the Pool Registration Form (delivered to your door in early May or go to [www.mymeadows.net](http://www.mymeadows.net)) and return it to the Management Office by mail, email, fax or hand delivery. For afterhours convenience you can also leave the form in the black Council mailbox located in front of the Clubhouse. Provided your account is in good standing, once we have received your completed registration form your pool passes will be updated and left at your front door. Keep in mind that it will take several days for your passes to reach you once the registration is received, so plan ahead to ensure you are able to enjoy the pools as soon as possible. Only the 2019 pool passes will be accepted by pool staff.

### New Passes

For new residents or those who have not had a photo pool pass before, you will need to attend one of the pool pass sessions at The Meadows Office in order to have your photo taken and pool pass issued. The pool pass sessions for NEW passes are:

Saturday, May 18 • 9 AM until 10 AM

Wednesday, May 22 • 5 PM to 7 PM

If you are a new resident you will need to be sure that a copy of your settlement sheet or lease agreement is on file with the office. If not, please bring the document with you to the pool pass session. If you are not sure, feel free to contact the Management Office to find out if we have your documents already on file. You will also need photo identification and completed Pool Registration

Form. Be sure to attend one of these sessions as you must have a 2019 pool pass to enter the pools.

### All Residents

It is important for new and existing residents to remember that your account must be in good standing in order to receive a new or renewal pool pass. Tenants should check with their Landlord to confirm account status as The Meadows is unable to discuss accounting information with Tenants under any circumstances.

### Guest Passes

Again this year, each household will receive one free guest pass! This pass will allow complementary pool entry for one guest (guest must accompanied by a resident pass holder). The pass can be used throughout the 2019 swim season. Additional guest passes can be purchased for \$5/day at the Guard Shack.

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.**

