

The Meadow Lark



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



Meadows Outstanding Student

Andres Salguero

Each school year since 1979 The Meadows has recognized the Outstanding Student graduating from the sixth grade at our local elementary school. Initially our students went to Centreville Elementary, they now attend Centre Ridge Elementary. This year this award was renamed the Lydia Miller Outstanding Meadows Student Award, in honor of longtime resident Lydia Miller who passed away in January. She was a teacher at Centre Ridge Elementary for many years.

This year's recipient of this award is Andres Salguero of Turin Lane. He is an A/B student who has two brothers and has lived in The Meadows for two years. He enjoys playing with Legos, riding his bike and going out to dinner with his family.

Andres is looking forward to attending Liberty Middle School in the fall. He states that he will strive to do his best in middle school.

Meadows 48th Birthday!

The Meadows opened in July 1971 in what at the time was a very rural area. In the forty-eight years since, the Centreville area has been built into an urbanized suburb.

Happy Birthday to our community.

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.



Board of Directors Meeting: Thursday, July 18, 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.

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

Pool Hours:



July 1 – August 25

August 31 – September 2

Monday–Thursday Noon – 8 PM
Friday–Sunday 11 AM – 8 PM

August 26 – August 30

Monday–Friday 4 PM – 8 PM

Holidays

Independence Day 11 AM – 6 PM
Labor Day 11 AM – 8 PM

Tip From Security

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, and keep your drinks inside your homes.

President's Corner

Summer officially began on June 21st, and the month of July is certain to bring warmer weather. Take time to regularly check and replace your unit's air filter to ensure good flow of air so your air conditioner can operate at its full potential. This small task can help your home feel much cooler and make your air conditioner operate more efficiently on these hot summer days, which will also save you money on your electric bill!

Hopefully many of you are enjoying our lovely pools as a way to keep cool and socialize with fellow residents. As many choose to grill outdoors during the summer months, please remember that charcoal grills are prohibited in the Meadows. When using a propane grill, please do so safely by moving the grill as far from the building walls as possible and keeping an eye on the grill at all times. Stay cool, and have a safe and happy 4th of July!

~ Linda Lachapelle

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.

Meadows Website
www.mymeadows.net



Board of Directors Motions

At the June 20 Meeting:

- Passed a motion to approve an Architectural Review Form for a fence around a patio.
- Passed a motion to reaffirm email votes which approved modifying break rules at the pool, a pool repair, removal of two trees and a waterproofing job.
- Passed motions to approve two bids from BrightView of \$1295 and \$782 for landscaping improvements.
- Passed a motion to approve a bid of \$9851 from KGS for a drainage improvement project.
- Passed a motion to approve changes to rules related to the swimming pools.
- Passed a motion to renew life, disability and dental insurance coverage for our staff.
- Passed a motion to approve a bid of \$21,150 for tree maintenance from BrightView.
- Passed a motion to deny waiving a violation charge.
- Passed a motion to accept the recommendation of our attorney regarding resolution of two delinquency cases.
- Passed a motion to waive an outstanding utility fee from a previous owner's account.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE



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.

Security Totals

May 15 – June 14, 2019

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

Avocado Court:	2
Cool Oak Lane:	2
Golden Oak Court/Road:	6
Rustling Leaves Lane:	4
Saguaro Place:	4
Saint Germain Drive:	3
Strasburg Drive:	4
Turin Lane:	0
Vehicles Ticketed:	113
Vehicles Towed:	2
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.



War on Trash!

For people who live in a community like ours, one of the biggest problems faced is that contained in a very simple word—trash! The subject of trash seems to be the number one complaint of residents of condominium communities, The Meadows is no different.

Our Board of Directors has been discussing trash at recent meetings, and has been trying to come up with a way to solve the trash problem here within the community. Although we may never completely solve the problem, it is our goal to improve our living conditions. Our residents should not have to put up with so much trash, both loose small pieces of trash that just litter the ground and blow around at all times, as well as piles of trash bags and stacks of furniture that are put out on a regular basis well before the allowable time.

To achieve a cleaner community, we have to declare a war on all trash. Our maintenance staff picks up trash on a daily basis, but it seems that some of our residents just throw more litter around the community right behind them. This is unacceptable behavior. Everyone has the responsibility to help clean up our community. No one should be littering, and as a good citizen if you find litter laying around pick it up and dispose of it. Become part of the solution, rather than part of the problem. More importantly, tell those who are littering to stop it, and if necessary report their behavior to the office.

The biggest eyesore we face is created by those who put their trash out many hours and sometime even days before the mandated hour of 5 PM on Sundays and Wednesdays. We will be trying very hard to determine where trash put out early has come from, and violators will be subject to \$50 charges which we are allowed to levy for violations of our Rules and Regulations.

Catching the scofflaws who put trash out early is not generally an easy thing to do, so we need everyone's help in doing this. If you see someone putting out their trash early, report this to the office. We need the address of these people so appropriate action can be taken against them.

Do you enjoy living with piles of trash, which draw insects, rats, etc., for days at a time? The only way to prevent this is to take action against those who choose not to follow the rules, and it takes all of us to fight this menace. Again, become part of the solution and report these violations, rather than being part of the problem and just letting it happen. Unless the people causing the problem are pointed out and fined, they will most likely just continue to put trash out early. Hitting them in the pocketbook may help in getting our community cleaned up, but it will take everyone's cooperation in this effort.

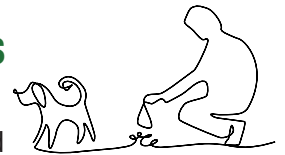
What To Do If You Experience a Leak

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.

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.

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.

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.

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Meadows Office
Monday–Friday, 8:30 AM – 4:30 PM
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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