

The Meadow Lark



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

Parking Issue

There has been a noticeable increase in vehicles parking in roadways, along fire lanes, and double parking which blocks other vehicles. This is a violation of Parking Rule 22, found in The Meadows Rules and Regulations Section X, "Rules Governing Motor Vehicles". Dropping off and picking up from roadways should not take more than 30 seconds to complete, which is reasonable. A vehicle should be placed in a proper parking space if the pick up or drop off exceeds 30 seconds. However, please keep roadways, curbs, and fire lanes clear at all times. It is disrespectful to your neighbors and other drivers to violate this rule, and it is illegal according to the County Code. Due to the increase in violations, our security staff will be taking stricter enforcement measures regarding these parking violations.

Election Time

It's that time of year again. In addition to a state election being held on November 5, The Meadows will have an election for members of the Board of Directors. Four seats are being contested this year.

We will hold the election at the Annual Meeting on Tuesday, December 10. The package for the Annual Meeting will be mailed out shortly. This package will contain all the information about the election, including a proxy and a ballot. If you cannot attend the meeting, you need to send in the proxy, and you can then also cast your votes for members of the Board of Directors by returning the ballot. If you do not receive this package by November 18, please contact the office so you can obtain one.

Return of the proxy form is very important. Our By-Laws require a certain percentage of Co-Owners to either be present at the meeting or have signed a proxy form so they can be counted as present. Proxy forms, as well as the ballot if you wish, need to be returned by 4:30 PM Monday, December 9. They can be mailed, placed in the black Council mailbox located outside the Clubhouse or can be returned to The Meadows office in person.



See Candidate Bios on Page 3
Candidates Forum November 21
7:00 PM in the Clubhouse at the beginning of the Board meeting



Candidates Forum: Thursday, November 21, 7:00 PM in the Clubhouse at the beginning of the Board meeting.

Board of Directors Meeting: Thursday, November 21, 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 are available upon request at The Meadows office and online at mymeadows.net.

Looking forward to:

Annual Meeting: Tuesday, December 10, 7:30 PM, Centre Ridge Elementary School

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

HOLIDAY OFFICE HOURS

Closed Nov. 28 Thanksgiving
and Nov. 29 Day after Thanksgiving

NO TRASH PICK-UP

on November 28, Thanksgiving
Please do not put trash out on Nov. 27/28



Sunday, November 3
"Fall Back" at 2 AM
*Set your clocks back one hour
and replace the batteries in your
smoke alarms*



President's Corner

As we enter November and ready ourselves to celebrate Thanksgiving with family and friends, I am reminded of all the things I am thankful for. Among the many things, I am thankful that I live in such a lovely, well-kept neighborhood that is close to just about everything I need. I am also thankful for the opportunity to serve my community as a member of the Board of Directors, and equally thankful for the other individuals who share this responsibility, volunteering their time to keep our community operating soundly.

This time of year offers many opportunities for us all to “give back” to our community. Possibilities include donating food to help the needy during the holidays, taking the time to check on an elderly neighbor, or just reaching out to someone you haven't seen in a while. When you do something like this, whatever it is, you allow someone to be thankful for YOU! If you are seeking a more formal volunteer experience, head to <https://www.fairfax-county.gov/topics/volunteering> or <https://www.volunteerfairfax.org/> to check out the wide variety of opportunities that exist. Happy November... gobble, gobble.

~ Linda Lachapelle

Board of Directors Motions

At the October 17 Meeting:

- Passed a motion to reaffirm email votes which approved sending a letter to Co-owners and a waterproofing job.
- Passed a motion to approve a bid from Reliable Rails of \$540 for railing end caps.
- Passed a motion to approve a bid of \$6445 from BrightView for tree removal.
- Passed a motion to assess a violation fee to a Co-owner for a parking violation.
- Passed a motion to renew our health insurance policy for staff with United Health Care.
- Passed a motion to renew our contact with US Security Solutions for \$176,875 for one year.
- Passed a motion to sign a 5-year contract with Champion Waste for \$77,497 per year.
- Passed a motion to approve a budget for 2020 which sets monthly condominium fees of \$305 for two-bedroom units and \$345 for three-bedroom units.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

2020 Budget

The 2020 budget was adopted at the October Board of Directors meeting. Beginning January 1, 2020 the monthly assessment for a two bedroom condominium will be \$305 and for a three bedroom condominium will be \$345. The budget and associated condo fees were a 2.55% increase from last year.

Security Totals

September 15 – October 14, 2019

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

Avocado Court:	2
Cool Oak Lane:	7
Golden Oak Court/Road:	19
Rustling Leaves Lane:	6
Saguaro Place:	4
Saint Germain Drive:	4
Strasburg Drive:	5
Turin Lane:	2
Vehicles Ticketed:	97
Vehicles Towed:	5
Calls referred to FCPD/FCFD:	9

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 only 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.

Meadows Website www.mymeadows.net

2020 Board of Directors Candidates

There are five candidates for the four open seats on The Meadows Board of Directors. The election will be held at the Annual Meeting on Tuesday, December 10 at 7:30 PM at Centre Ridge Elementary School. Here is a brief biography of each candidate and a statement concerning why they are running for the Board of Directors. Please plan to attend the Candidates Forum during the Board of Directors meeting on Thursday, November 21 at 7:00 PM in the Clubhouse. You can meet and ask questions of these candidates at that meeting.

Crucita Grover

Crucita became a Meadows resident in 1991. She is retired from the Federal government and currently volunteers at the National Archives. Crucita says “As a Meadows homeowner I care deeply about our community. I believe I am able to provide input and in working with members of the Board bring result to issues that occur”.

Barbara Heitz

Barbara purchased her condo in 1985. She has worked in the architecture field, as an educator and is a professional flutist. She is a past member of the Board of Directors. Barbara feels “As a long-time Co-owner, I look to respectfully and responsibly serving together with the other Co-owners, residents and employees so that we all enjoy our participation and caring efforts, so vitally needed to live in a very safe, well-run and beautifully maintained community that thrives with kindness, responsibility, and the increasing appreciation value of our homes”.

Bonny Jones

Bonny has been a homeowner here for 36 years. She worked for the Fairfax County Circuit Court for many years and is now working in the real estate industry. Bonny indicates that “I would like to make a positive impact on the future direction of my community which will result in maintaining the value of the investments our community has made in its homes. I am very concerned about our annual budget which has resulted in a huge increase in our condo dues over the past several years”.

Important Information on Trash

Just a reminder that there is no trash pick-up on Thanksgiving Day (Thursday, November 28). Avoid violation charges of \$50 by keeping your trash in your trash bin until the post-Thanksgiving pick up on Monday, December 2.

Trash Change

Beginning on January 1, 2020 The Meadows will be served by a new trash company, Champion Waste. The pickup dates for trash will be switched from Monday and Thursday to Tuesday and Friday. This will mean that the days for putting your trash out for pickup will change from Sunday and Wednesday to Monday and Thursday evenings after 5 PM. Please make sure to follow these dates in the new year.

Lynn Piercey

Lynn has lived in The Meadows for the last 23 years. She has served on the Board for several terms and is the current Treasurer. She works in accounting in the construction industry. Lynn is interested in continuing on the Board of Directors and states “I want to keep The Meadows safe and try to keep the rules and regulations fair. I want to try and keep condo fees as low as possible through strict budget controls. I care about the community I live in and want to contribute on issues concerning our community”.

Kelton Reynolds

Kelton has lived in The Meadows for 32 years. He works for a local grocery chain and has served on the Board in various positions, including Vice President, for the last 20 years. Kelton says “I understand the Board has to look at the whole picture when trying to find solutions to problems. I have gotten to know what is right for the community and what we can and can't do. I have a desire to continue on the Board to try and keep the condo fee down while trying to get the best for the money”.

Location of Annual Meeting

In order to make attendance at the Annual Meeting possible for all Co-Owners, the meeting is held in a place that is more accessible. The meeting will be held on **Tuesday, December 10 at 7:30 PM in the theater of Centre Ridge Elementary School** here in Centreville. The school is located at 14400 New Brad-dock Road.

November 9 Help Needed for Adopt-a-Highway

It is time to once again clean St. Germain Drive in front of The Meadows. Keeping this area clean and free from trash helps people who are driving by have a better impression of our wonderful community.

Please show your pride in the community you live in and be willing to help with this worthwhile project. The more people that show up the shorter time frame it will take to complete the job.

This project will take place on Saturday, November 9 at 9:00 AM. Please gather your friends and meet at the Clubhouse on Strasburg Drive.

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



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.

Utilities Must Remain On!

ALL Co-Owners are required to keep the utilities on in their units. The heat must be set at or above 65°F in all units, vacant or occupied. This temperature may seem a little high, but one must consider that the furnace room where the pipes originate is unheated and may be affected by the wind chill factor. Another thing to consider is if the water is turned off, it remains in the pipes and is subject to even quicker freezing. Every year, major damage to several units has occurred as the result of pipes freezing and breaking in this manner.

Any damage resulting from broken pipes, etc., caused by improper heat being maintained in a unit will be the responsibility of the Co-Owner. A minimum of 65 degrees Fahrenheit must be maintained during the winter months. – Rules and Regulations.

In addition, to this regulation, The Meadows Rules also includes a Utility Maintenance Requirement for all units. It states:

In the event that a Co-Owner does not keep electric and/or gas utilities connected as required, the Council of Co-Owners shall take any and all measures reasonably necessary to protect the common elements of the condominium which shall include but are not limited to the appropriation of funds to reconnect and maintain electric and gas utilities. All costs and changes incurred by the Council shall be assessed against the unit owner.

You can help by reporting vacant units to the office as soon as you notice them. Send reports to the office via email, fax or phone. Make sure that you include the address. Report any evidence of possible broken pipes or water coming from a unit immediately!

Meadows Website www.mymeadows.net