

The Meadow Lark



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

New Recycling Day

Beginning on January 1, 2020 The Meadows will be served by a new trash company, Champion Waste. Trash will still be picked up on the same days of the week, Mondays and Thursdays. **There will, however, be a change in the day that RECYCLING will be picked up. This will switch from Mondays to THURSDAYS.** Please only put recycling out on Wednesday evenings. In addition, pickup times for the trash will be a little later in the day than we have been used to in the past. Another new trash regulation is that glass can no longer be placed in recycling in Fairfax County.

Another change with this new trash company is that any appliances or items weighing over 50 pounds must be scheduled on Wednesday for pickup on Thursday by calling HaulShare at 703-239-8540 or on-line at www.cswaste.com/haulshare. There will be a fee for bulk pick up and you can make arrangements for payment when you schedule your pick up.

Annual Meeting Results

The Meadows Annual Meeting was held on Tuesday, December 10th at Centre Ridge Elementary School. At that meeting there were four Co-owners elected to serve for the next two years on The Meadows Board of Directors. Those elected at that meeting were Lynn Piercey, Barbara Heitz, Bonnie Jones and Crucita Grover.

All residents are invited to attend any Board of Directors meeting to observe how our community is governed. These meetings are held on the third Thursday of every month at 7:30 PM in the clubhouse.

Parking in The Meadows

A reminder: any vehicle parked on Meadows property must display a valid parking permit. The acceptable forms of a permit can be a Meadows parking sticker, a green Visitor hang tag, or a red Frequent Visitor Hang tag. Residents may not use Visitor tags. For details on our parking rules and regulations, please contact The Meadows office, or refer to the *2019 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles*.

Volunteers Needed

Volunteers are needed for all of the standing committees of The Meadows. These committees are: Landscape and Grounds, Social and Recreation, and Pool. The committees will welcome new members with any new ideas they would like to present for consideration.



Board of Directors Meeting: Thursday, January 16, 2020, 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.

Office Closed: At noon on Tuesday, December 31 and all day Wednesday, January 1.

Christmas Tree Pickup: Until January 10.

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

HOLIDAY OFFICE HOURS

Close at noon on December 31 and closed all day on January 1.



Christmas Tree Pick-Up

According to Fairfax County regulations, Christmas trees must be recycled—they cannot be put out with your trash. For your convenience, a drop off area will be located next to the Clubhouse on Strasburg Drive until January 10.

All decorations, including tinsel and garlands, must be removed. If you use a carry plastic bag, this must also be removed.

Meadows Website www.mymeadows.net



President's Corner

We often hear that in our fast-paced, stress-filled world folks often don't create opportunities to get to know their neighbors and share life's experiences, both good and bad. These days, many times it is the exception rather than the rule to take the time to create relationships with the people we share our community with.

This past year, I experienced a tremendous personal loss. It has been a struggle some days to put one foot in front of the other to keep moving forward. Through it all, I am extremely blessed and thankful for the entire Meadows Community; fellow board members, staff, and especially the neighbors who live closest to me. So many have proved to be the "exception". Neighbors provided comforting and delicious food, offered hugs, shared tears, sent cards and made an extra special effort to connect during this time. I am truly grateful to be part of our community.

As we begin a new year, continue to make a point to reach out to your neighbors and let them know that they matter. Even if we reach out in the most seemingly insignificant of ways – like a wave as we pass on the street – then we are moving toward an even stronger community.

I look forward to another year serving on the Board of Directors. Let's continue to work together to ensure The Meadows remains a great place to live. Best wishes to all for a productive, positive, happy and healthy new year!

~ Linda Lachapelle

www.mymeadows.net



New Condo Payment Coupons

New condo payment coupons for 2020 have been mailed. If you did not receive your coupons, please—ASAP—get in touch with SFMC at 703-392-6006. These folks will get you the 2020 condo payment coupons. It is important to know that your payments are due the first day of each month regardless of whether or not you have your coupons.

Please remember the new fees are
\$345 for 3 bedrooms and \$305 for 2 bedrooms.

Board of Directors Motions

At the December 10 Meeting:

- Passed a motion to appoint effective January 16, 2020 Lynn Piercey, Barbara Heitz, Bonnie Jones and Crucita Grover to the Board of Directors for two-year terms.
- Passed a motion to appoint to the Board of Directors effective January 16, 2020 Kelton Reynolds to fill a vacant one-year term.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE



Frozen Pipes = Big Trouble!

Our Management is trying to make sure that the utilities remain on and the thermostats are set to the proper temperature in all units to prevent pipes from freezing and breaking. This is done to prevent water damage to the affected home as well as the possibility of water damage to surrounding homes.

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!

See the back page for office and emergency after hour phone numbers.

Security Totals

November 15 – December 14, 2019

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

Avocado Court:	3
Cool Oak Lane:	10
Golden Oak Court/Road:	13
Rustling Leaves Lane:	8
Saguaro Place:	6
Saint Germain Drive:	10
Strasburg Drive:	6
Turin Lane:	4
Vehicles Ticketed:	92
Vehicles Towed:	13
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 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.

The Meadows Trash/Recycling Guidelines

To keep your community clean, please contact the Management Office at 703-830-4464 or meadowsoffice@verizon.net to report any neighbors who are not following these rules.

Trash is certainly no one's favorite topic; however, in order to keep our community free of odor, pests and debris, we all need to do our part to ensure that trash is disposed of properly. Please review the following guidelines for trash and recycling:

When are trash and recycling picked up?

- Trash is picked up on Mondays and Thursdays.
- Recycling is picked up on **Thursdays only** and put out **Wednesday evening**.

Where and when to leave trash/recycling for pick up

- Trash should be in trash bags and left on the curb *after* 5:00pm the night before scheduled pick up.
- Recycling should be prepared as outlined below and left on the curb in recycling bins *after* 5:00pm Wednesday evening.

Where to leave trash prior to pick up date

- Each unit has a small storage area (approximately 3'x3') with a black door which should be used for this purpose. Your trash storage is near your outdoor stairwell. Please note that this is the only acceptable place to store trash prior to pick up.

What items should I put out for recycling?

- Our recycling service will take tin and aluminum food and drink containers and #1 through #7 plastic bottles and jugs. These items must be rinsed out to minimize insects and odor. They will also pick up bound or bagged newspapers and magazines, as well as mixed paper including junk mail, cereal and pizza boxes and flattened corrugated cardboard and fiberboard.

What items will the trash service pick up?

- The trash service will take all normal household garbage and debris that is left on the curb in trash bags.

What items will not be picked up on trash day?

- Any items such as carpet or construction debris will not be picked up by our trash service and must be disposed of by the unit's residents.
- No recycling will be picked up except on **Thursdays**.
- Any trash not in a trash bag will not be picked up.

What should I do if I have large items to dispose of?

- For large items such as appliances or items weighing over 50 pounds pickup must be scheduled on Wednesday for Thursday by calling HaulShare at 703-239-8540 or on-line at www.cswaste.com/haulshare. There will be a fee for bulk pick up and you can make arrangements for payment when you schedule your pick up.
- If Management is required to call for a special pick up on your behalf, a charge may be assessed to your account.

Tips and suggestions

- If there is a lot of snow on the ground, please use black trash bags since white bags may be hard to see and could be missed.
- If your trash is still out after 2pm or your recycling still out after 4pm please place these items back in your trash storage area until the next scheduled pick up day.
- If you see a neighbor has left trash/recycling out before or after trash day, please contact the Management Office at (703) 830-4464 or via e-mail at meadowsoffice@verizon.net.

Since The Meadows is a multi-family community it is important that we all fulfill our responsibilities as owners/residents. We appreciate your cooperation in our efforts to keep your community clean and orderly.

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.

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.



Meadows Website www.mymeadows.net



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

HaulShare

703-239-8540

www.cswaste.com/haulshare

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



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!

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.