

The Meadow Lark



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

Corona Virus Update

In light of the current State of Emergency due to Novel Corona Virus Disease (COVID-19), the following changes have been made, effective immediately:

- Maintenance and Management staff will not be permitted to enter any unit.** This includes toilet repairs, turning on/off outdoor spigots in lower units, courtesy leak investigations, and interior inspections for re-sale reports. Please see the article on page 4 of this issue of The Meadow Lark (also available online) that references what to do if you have a leak in your unit.
- Business exclusively conducted remotely:** For the time being, residents can conduct office business by email, fax, and through voicemail. Documents can be dropped in the black Council mailbox in front of the office, faxed to us at (703) 815-0755, or emailed to us at meadowsoffice@verizon.net. As of March 23rd, our management staff will be working remotely, but will check the voicemail and mailbox twice daily. Email will be checked and responded to as usual.
- Parking:** Temporary parking permits will be issued to any authorized resident who is unable to change or renew their license plate/driver's license due to the DMV shut down. Towing for expired license plates has been temporarily suspended. All other parking regulations remain in place and in force.
- Emergency Maintenance:** Our maintenance techs will remain on-site as usual, but are not able to enter any units or converse with residents in person. If you have a routine/non-urgent maintenance request, please email the information to us at meadowsoffice@verizon.net or leave a voicemail for us at (703) 830-4464. Your request will be forwarded to the maintenance department for review. If you have a maintenance **EMERGENCY** please call 1-888-980-8958.

We are paying close attention to the recommendations of the medical community and government agencies and will re-assess these measures as circumstances change.

If the government orders a stay-at-home/shelter-in-place order, our staff will not be available. In a mandated shut down, maintenance will be limited to only bonafide maintenance emergencies, such as fire, flood (not leaks), or sewer blockage. Emergency services (911) should be called first for fire or flood, then contact maintenance at the emergency number above. Management will have limited email access and no access to voicemail messages.

We appreciate your cooperation as we work to protect both our staff and our residents from this potentially deadly virus. We look forward to life getting back to normal and being able to serve you more personally as soon as is possible!



CORONAVIRUS



Board of Directors Meeting: Tentatively set for Thursday, April 18, 2020, 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.

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

MEADOWS YARD SALE POSTPONED

It will be held later in the year conditions permitting.

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.

President's Corner

Spring has officially arrived! And... so has the COVID-19 virus. As we continue to deal with the uncertainty of this stressful time, please take care of yourselves. Abide by the CDC recommendations regarding hygiene (hand washing, covering coughs and sneezes, disinfecting surfaces, social distancing, etc.) to minimize your risk of infection. These are definitely troubling times, however if everyone does their part to help stop the spread, we'll get through it sooner, rather than later.

With the shortage of toilet paper at the stores, many are using alternate products in their bathrooms. We all need to be mindful that paper towels, baby wipes and disinfecting wipes are NOT flushable! Across the country there has been a significant rise in the number of clogged toilets and sewer lines due to this trend. The last thing you want is to have any of these problems within your unit and potentially limited capability to get appropriate assistance to alleviate the issue in a timely manner. Our pipes are old and we need to do everything we can to ensure they stay as "healthy" as possible. PLEASE do your part and do NOT flush anything but toilet paper!

Thankfully we live in a time where it's possible to stay connected with friends and loved ones even if we aren't able to physically be with them. Try to stay positive, reach out to others to keep from feeling isolated, and we'll get through this!!

~ Linda Lachapelle



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.

Parking Etiquette

If you are having guests coming to visit you it is important to make sure you let them know about our parking regulations. It is your responsibility to make sure they abide by the rules while at The Meadows.

One thing that has happened too frequently is guests parking in a Reserved space of a nearby neighbor. If you came home and saw a strange vehicle parked in your Reserved space you would most likely be upset. You have the right to have that vehicle towed, but it is a time-consuming operation that may cause hard feelings with the owner of the vehicle or the neighbor that was being visited by that driver. To avoid this situation please make sure your visitors park in a free space in the area where you live.

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, 2020

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

Avocado Court:	0
Cool Oak Lane:	1
Golden Oak Court/Road:	6
Rustling Leaves Lane:	1
Saguaro Place:	1
Saint Germain Drive:	2
Strasburg Drive:	1
Turin Lane:	1
Vehicles Ticketed:	70
Vehicles Towed:	3
Calls referred to FCPD/FCFD:	1

The Meadows



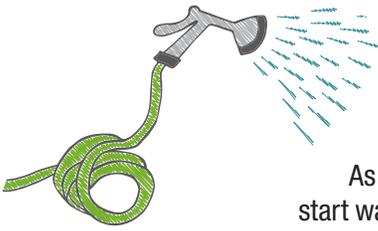
Fire Regulations

- 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 you are responsible for turning these faucets on. 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.



Spring Planting Tips



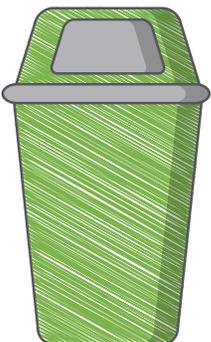
Flowers and shrubs may be planted in existing beds that are in the direct vicinity of rear patios, bedroom windows or front porches/steps by Co-Owners/Residents if they are in conformity with The Meadows Rules and Regulations, Section, VI, Rule 9a-i and Rule 10. Please see the Rules and Regulations on our website at www.mymeadows.net 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 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

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

Balconies
Patios
YES



Roofs
Fronts of Buildings
Common Grounds
NO

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.

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.