

The Meadow Lark



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

Pool Season In Limbo During the Corona Pandemic

At the time of this writing, Virginia remains under a mandated Stay-at-Home Order until June 10th. While we are moving forward with preparing the pools for on-time opening, we know that it is unlikely we will legally be able to open the pools before June 10th and the possibility exists that they may open later than that or that we won't even be permitted to open at all this season. We also understand that if we are able open the pools, there may be new mandated or suggested policies regarding how many people can be admitted, schedules, cleaning requirements, etc. As soon as we become aware of pool opening dates, operating hours, and new procedures we will let you know via our website, newsletter, and the bulletin boards. Our current plan to issue pool passes is included on page 3.

Thank you for your flexibility during this unprecedented time. Whatever the summer season has in store for us, we will get through it together!

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.



Yard Sale is postponed until later in the year.

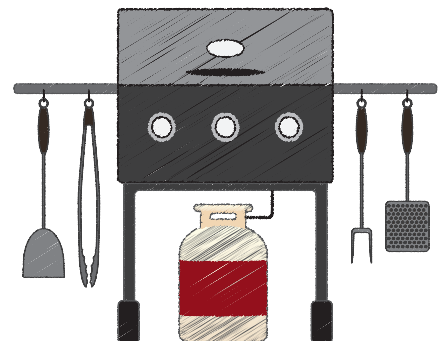


Pool opening will depend on government requirements relating to the COVID-19 situation.



Board of Directors Meeting: Tentatively scheduled for Thursday, May 21, 2020 at 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.



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.

President's Corner

Good grief! I'm not even sure what to say right now. The COVID-19 pandemic has certainly turned our lives upside down. So many things have been affected and we've had to change so much in our lives, it's just hard to comprehend. It's incumbent upon residents to take this situation seriously and do their part to minimize the spread of this deadly disease. The association highly encourages you to review safety guidelines and look for updates from the CDC, the local health department, and the World Health Organization.

Please abide by the social distancing guidelines and refrain from gathering in groups around playgrounds and other common element areas. Parents, please keep an eye on your children to ensure they aren't gathering in groups as well. We all need to do our part to try to keep everyone safe and healthy.

People are finding creative ways to stay connected and keep from feeling isolated. Why not round up a group of friends on FaceTime, Zoom or Jitsi and have a "virtual game night"? It's fun to be able to see friends and spend time with them, even if it's via an electronic device! You could even "have dinner" with a friend or group of friends! It's amazing what technology can help us accomplish during these unsettling times!

Check out the Fairfax County COVID website (<https://www.fairfaxcounty.gov/covid19/>) for all sorts of information such as facts and statistics about the COVID virus, mental health resources, and information on how to obtain assistance with basic needs such as food and utilities. The website even contains tips on entertainment and learning opportunities such as how to "take a vacation" without leaving your house.

Continue to try to stay positive, reach out to others to keep from feeling isolated or if you need help, and we'll get through this!!

~ Linda Lachapelle

Board of Directors Motions

None, the April Board Meeting was canceled.



Don't Feed the Critters!

It has recently been noted in some areas around the community that people are putting out various types of food items to feed the birds, squirrels, etc. It should be noted that it is against Meadows rules to do this, in fact even dogs and cats must be fed inside your unit and no food for them left on the Common Elements.

In the past we have had a rodent problem in some areas of the community, which was either caused or made worse by having a food source available for the mice, and even worse, rats. The rat problem has been controlled, we have bait stations in several places within our development; however if food items are left out, the rats are more likely to feed on this rather than the bait which will control their population.

Our feathered and furry friends for the most part have food provided for them by nature, so we do not need to feed them. And we certainly don't want to attract rats into our community. If you do see any rodents, please let the office know so action can be taken to eradicate them.



Meadows Website
www.mymeadows.net



Security Totals

March 15 – April 14, 2020

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

Avocado Court:	0
Cool Oak Lane:	0
Golden Oak Court/Road:	5
Rustling Leaves Lane:	2
Saguaro Place:	3
Saint Germain Drive:	3
Strasburg Drive:	1
Turin Lane:	2
Vehicles Ticketed:	43
Vehicles Towed:	1
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.



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.

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.

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.

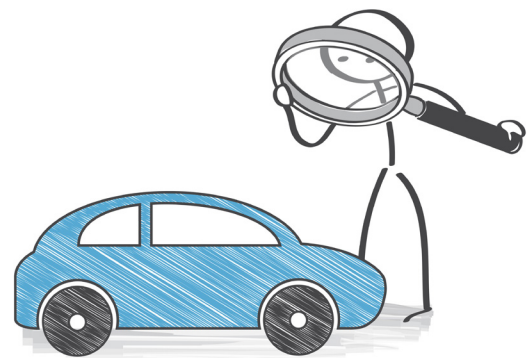
Although we are blessed to have street lights, they cannot provide full light everywhere. If all units keep their porch lights on, the level of light in the community will be much more of a crime deterrent.

New Pool Pass Procedure for 2020

Needless to say, this will be a very unusual pool season that will require many adjustments to the norm, starting with the issuance of pool passes. As usual, we will be delivering Pool Registration forms to each residence, but we will be sending them a little later than normal this year (mid-May) in hopes we will have some information about pool opening we can relay at the same time. Registration forms should be completed and returned to the Management Office (by fax, email, or dropped in the black mailbox in front of the office). Once the completed form is received, we will issue updated passes for those with photos on file and have these new passes delivered to your door. Since our office remains closed to in-person contact while under the Stay-at-Home Order, we cannot take photos for those who have not had a pool pass photo taken in the past. Therefore, if you have not previously had a photo pass, we will issue you a temporary paper pass valid for pool admission for this season only. These passes will also be delivered to your door.

Please note that a copy of your Settlement Sheet or Lease Agreement with a Meadows Lease Addendum must be on file with the office to be eligible for a pool pass. If you are a new resident and have not already done so, please submit a copy of the document(s) with your Pool Registration form. In addition, pool passes will not be issued to residents of units with an account that is not in good standing.

Here's to hoping we feel the warm sun on our faces, hear the splashes and laughter of children playing, and the smell of chlorine and sunscreen very soon!!



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.

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

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.**

