

# The Meadow Lark



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



## Outstanding Student

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. Two years ago this award was renamed the Lydia Miller Outstanding Meadows Student Award, in honor of longtime resident Lydia Miller who passed away in January 2019. She was for many years a teacher at Centre Ridge Elementary.

This year's recipient of this award is Astrid Treminio of Golden Oak Court. She is an A/B student who has two siblings and has

lived in The Meadows her entire life. At Centre Ridge Astrid was a patrol and in Art Club, as well as being in Chorus and Strings. Her favorite subject in school is Reading and she enjoys doing art work, playing video games and reading books.

Astrid is looking forward to attending Liberty Middle School in the fall. She states that she is sad leaving the memories of elementary school but it will be exciting to make new friends at Liberty.



**Board of Directors Meeting:** Thursday, August 20, 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](http://mymeadows.net).

**Adopt-a-Highway:** 9 AM on August 1

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



## August 1 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, August 1 at 9:00 AM. Please gather your friends and meet at the Clubhouse on Strasburg Drive.

## Meadows Budget

The Board of Directors is in the process of preparing a budget for 2021. In order to keep The Meadows in a good financial position, it appears that there may be some increase in the condo fee next year.

Our community is now more than 49 years old and more work is needed to keep things in the proper shape, which of course adds to the expenses needed to be paid for by the condo fee.

If you have budget recommendations, please submit them to The Meadows office.



## It is Time to Register!

If you are a new resident or have a child entering school for the first time, please register your child now. Staffing for teachers and funding depend on enrollment.

Please call 703-227-2600 to make an appointment to enroll your child at Centre Ridge Elementary School.

## President's Corner

My how the summer is flying by! It seems as though some form of pandemic restrictions will be with us for quite a while as the nation continues to deal with this unprecedented situation. Hopefully you and your family are staying safe and healthy by following all the recommended guidelines. Make sure to take advantage of the upcoming Virginia Sales Tax Holiday August 7-9; you can purchase school supplies and clothing/footwear without having to pay sales tax. (Even if kids aren't physically going back to school in the fall, they still may need new clothes to look sharp for those "Zoom" lessons!) There are some restrictions (generally each school supply item has to cost \$20 or less to qualify, and each clothing/footwear item has to cost \$100 or less). Go to <https://www.tax.virginia.gov/Virginia-sales-tax-holiday> for all the details.

Getting through the incredible heatwave has certainly been a challenge for most of us. Many air conditioner units are being pushed well beyond their limits in an attempt to maintain some semblance of coolness inside homes. Did you know that central A/C units are really only made to cool the air to about 20 degrees lower than the outside temperature? So if it's 100 degrees outside and you're A/C is keeping your indoor temperature at 80 degrees, it's actually doing its job!! Who knew? Instead of cranking your thermostat down to 70 in an attempt to have frigid temps inside your home, give your hard working A/C unit a break on those really hot days and turn up the thermostat a bit. You'd be surprised how good walking into an indoor temp of 78 or even 80 feels when it's over 100 outside. Your A/C unit will thank you, and maybe survive to cool for another season.

~ Linda Lachapelle

## 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.

## Board of Directors Motions

### At the July 16 Meeting:

- Passed a motion to reaffirm email votes which approved replacing fire lane signs, two pool repairs, modification to the late fees policy due to COVID-19, seven waterproofing jobs, not to open the swimming pools this year, replace the clubhouse windows, powerwashing of the backs of units in the painting cycle, and denying not charging for a rules violation, a new front door and a new dryer vent.
- Passed a motion to approve use of a car cover.
- Passed a motion to approve using an alternate contractor to perform a roof repair.
- Passed a motion to remove shrubs in front of a unit.

COMPLETE MINUTES OF BOARD MEETINGS  
AVAILABLE AT THE OFFICE

## Curfew Reminder

The Meadows has a curfew in effect for minors under the age of 18. Please refer to The Meadows Rules and Regulations.

## 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.

## Security Totals

June 15 – July 14, 2020

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

Avocado Court:	2
Cool Oak Lane:	1
Golden Oak Court/Road:	6
Rustling Leaves Lane:	3
Saguaro Place:	3
Saint Germain Drive:	1
Strasburg Drive:	2
Turin Lane:	1
Vehicles Ticketed:	38
Vehicles Towed:	61
Calls referred to FCPD/FCFD:	3

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.

## You're Invited to the Office... But It's Okay If You Can't Make It

Residents and Co-Owners are always welcome to visit the on-site office to offer comments or compliments, report violations, file ARF's, get parking and/or pool passes or just to say hello! We love to see you, but realize that work, running the kids from activity to activity, and plain old fatigue can make getting in during office hours difficult. Now due to COVID-19 you do need to make an appointment to come to the office and you must wear a mask

If you have Meadows business to attend to, there is no need to let this add to your stress! While our on-site office has business hours of 8:30am-4:30pm Monday through Friday, thanks to technology we can conduct just about all business via email, fax or telephone. Just give us a call at (703) 830-4464, send an email to meadowsoffice@verizon.net or fax us at (703) 815-0755 and we will answer your questions or make arrangements to get you what you need in a method that fits your schedule. For instance, parking permits can be hand delivered to your door if you fax or email us the registration and lease/settlement sheet, if it is not already on file. ARF's, violation reports or other requests can also be sent to the office by fax or email. All Meadows forms to include those needed for ARF's, interior alterations, lease addendum, satellite addendum, installation waiver, autopay, etc. can be found on our website [www.mymeadows.net](http://www.mymeadows.net). For those who are less eager to use the computer or email to send information, there is a black mailbox in front of the office, in which you can deposit any letters, requests, documents, etc. Be sure to include your address and phone number on all forms of correspondence for follow up.

Again, we welcome you to make an appointment to come to the office when you have the opportunity, but if time does not allow (or if you just don't want to add another stop to your day), we are happy to offer these convenient methods of communication and assistance.



## 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.

## Be Careful Where You Drink!

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, keep your drinks inside your homes.

### Do Your Part from the Start!

## Prevent and Protect Against Mosquitoes

### Control mosquitoes in your yard:

- Eliminate standing water. Check your patio, flowerbeds, and planters weekly for containers that are holding water.
- Treat standing water with a larvicide\* if it cannot be eliminated.
- If mosquitoes are biting, you may want to spray your patio or plants with an insecticide\*, particularly the places where mosquitoes like to hide, such as bushy green plants, ivy, other ground-covering plants and bamboo.

### Protect yourself and your family from mosquito bites:

- Wear insect repellent\* containing DEET, picaridin, oil of lemon eucalyptus or IR 3535.
- Wear loose-fitting, light-colored, long-sleeved shirts and pants.
- Keep doors and windows closed and make sure screens are in good repair.

\*Use EPA-registered insecticides, larvicides and repellents. Follow label instructions.

For more information, visit [www.fairfaxcounty.gov/fightthebite](http://www.fairfaxcounty.gov/fightthebite), call 703-246-8931 or email to [fightthebite@fairfaxcounty.gov](mailto:fightthebite@fairfaxcounty.gov).

## 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 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.



Council of Co-Owners  
**The Meadows**  
6100 Strasburg Drive  
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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**  
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**24-Hour EMERGENCY ONLY  
Service First: 1-888-980-8958**

**Security**  
703-628-9481

**Towing**  
Battlefield Towing: 703-378-0059

**Trash**  
Champion Waste: 703-239-8540

## 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](http://www.mymeadows.net)