

The Meadow Lark



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

Mayberry is Gone

(So Share Phone Numbers With Your Neighbor)

Remember the days when you could walk right into your neighbor's unlocked back door to borrow a cup of sugar or share the day's gossip over coffee? Sadly, these unannounced visits and leisurely talks over the kitchen table have given way to advanced technology, working long hours and over-scheduled families. While the days of Mayberry are long gone and unlikely to return, it is still important to be able to reach your neighbor in emergency situations. If your dishwasher hose were to come loose and displace enough water that it was leaking from your unit into one below, wouldn't you want to know as soon as possible to minimize damage to your unit as well as your neighbor's unit? Likewise, if you are an off-site Co-Owner and your tenants are causing damage to your unit and disturbing other residents wouldn't you like to be made aware of the situation quickly? With this in mind The Meadows would like to encourage you to provide your neighbors with your home and cell/ work telephone numbers.

Social and Rec Chair Needed

Would you like to provide a service to the community you live in? There is a vacancy for the Chairperson of the Social and Recreation Committee.

As chair of this important committee, you help plan social activities for the community. The main function that this committee sponsors is Meadows Day—a fun gathering for the entire community at the pool and clubhouse on a Saturday afternoon during the summer. It includes a meal, games for the children and a movie. This celebration was not able to be held the last few years after having been a fun event enjoyed in the community for several years. We need someone to help get it off the ground for next year which will be our 50th anniversary event!

There are other activities done by this committee as well, most notably the Halloween and Holiday Decorating Contests. Other activities for the community can also be planned.

Please let The Meadows office know if you would like to be considered for this important position by calling 703-830-4464 or emailing meadowsoffice@verizon.net.

Minimize Your Risk of Fire: Clean Your Dryer Vent

Did you know that a common cause of household fire is a dirty dryer vent? Since your dryer vent accumulates a lot of lint it must be cleaned and inspected at least once per year. If the lint is allowed to accumulate it can create an airflow obstruction and the hot air pushed into the vent from your dryer can cause the extremely flammable lint to ignite. In some units, birds have made nests in the dryer vent which is even more hazardous.

At The Meadows many units have very long dryer vents and these can be obstructed much more quickly than those in most newer homes, this is especially true in upper units. Our Co-Owners must be vigilant in cleaning these vents to avoid a potential fire disaster that could affect not only your unit, but multiple other units.

Be a responsible Co-Owner and neighbor and take the time to have your dryer vents cleaned and inspected at least once per year. This is a quick and inexpensive task that will save you and your neighbors from potential danger.

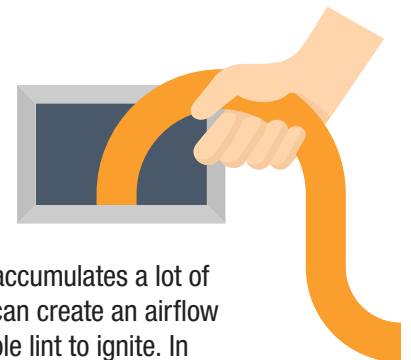


Board of Directors Meeting: Thursday, September 17, 2020, 7:30PM in the Clubhouse. Residents and Co-Owners are encouraged to attend. Agendas are posted online and at the Clubhouse on the Tuesday before the meeting. Minutes available upon request at The Meadows office and online at mymeadows.net.

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

Adopt-a-Highway Thank You

Adopt-a-Highway along St. Germain Drive was held on Saturday, August 1. Many thanks to three wonderful ladies for the help, we managed to fill seven trash bags in a little over an hour. The next pick-up will be in October, plan now to attend to help beautify the street in front of our community.



President's Corner

The weirdest summer ever is coming to an end. The pools were closed, barbecuing with friends and family was non-existent or at least not without major socially distancing precautions. For many, out of town vacations and family reunions were cancelled. It has been a different summer for sure. Pandemic restrictions eased a bit, but we need to stay on guard and continue to follow recommended guidelines to try to keep ourselves and those around us safe and healthy.

Because of the COVID-19 pandemic, it's even more critical that folks begin thinking about "flu season." Reducing the spread of respiratory illnesses, like flu, this fall and winter is more important than ever. The CDC recommends getting a flu vaccination in September or October but getting vaccinated anytime during the flu season can help protect you. Many grocery stores and pharmacies offer flu vaccines for a reasonable cost and at flexible times that work for busy schedules.

For all the children, parents and teachers out there, my thoughts are with you as you begin a very different school year. May things go as smooth as possible and everyone remain positive and adaptable during this challenging time.

~ Linda Lachapelle

Important Safety Issue!

It has been noticed that the insulation covering the electric wiring and gas lines running from the meters into the utility closet at some units have deteriorated, which could eventually result in exposed wiring. Exposed electrical wiring may cause injury, so please check the wiring behind your unit as soon as possible. These sections of wiring and gas lines belong to the Co-Owner and it is the Co-Owner's responsibility to maintain them; however, we have been made aware that the utility companies may perform this work at no cost. You can reach Washington Gas at (703) 750-1000 and NOVEC at (703) 335-0500.

Please take a moment to inspect your wiring and gas line and contact the utility company or a certified electrician to make necessary repairs as soon as possible.

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.

Board of Directors Motions

At the August 20 Meeting:

- Passed a motion to reaffirm an email vote which approved renewal of the life and disability insurance for our staff with no increase in the charge.
- Passed a motion to approve a bid from Hercules Fence of \$4600 for a fence extension around the maintenance facility.
- Passed a motion to accept a bid of approximately \$2500 from Premier Aquatics for winterization of the pools.
- Passed a motion to approve a bid of \$22,602.53 from BrightView for tree removal and maintenance.
- Passed a motion to not accept a proposal from BrightView for rejuvenation pruning of shrubbery.
- Passed a motion to accept a three-year contract for grounds maintenance and also to perform snow removal.
- Passed a motion to approve a new three-year contract with SFMC, Inc. for property management with the first year costing \$98,613.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Security Totals

July 15 – August 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: | 4 |
| Rustling Leaves Lane: | 1 |
| Saguaro Place: | 0 |
| Saint Germain Drive: | 0 |
| Strasburg Drive: | 2 |
| Turin Lane: | 3 |
| Vehicles Ticketed: | 41 |
| Vehicles Towed: | 1 |
| Calls referred to FCPD/FCFD: | 2 |

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.

Bits & Pieces

■ 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.

■ Curfew Reminder

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

■ Regular Furnace Maintenance

It is critical to ensure safe and efficient operation of your furnace regardless of the age of the unit. Many heating and air conditioning companies offer discounted specials beginning in September.

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■ Needed

Your fall birthday and anniversary announcements! Tell everyone all about it! Send your announcement to meadowsoffice@verizon.net or drop it in the large black mailbox in front of the Clubhouse by the 20th of the month. Please include your name, address and phone number (these will not be printed).

■ Lost & Found

In the Meadows Office, 703-830-4464. Please check the Lost & Found for items lost or left at the pool during the summer.



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.

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.

What To Do If You Experience a Leak

If you experience a leak in your unit you must contact your own plumber.

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.

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*.

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

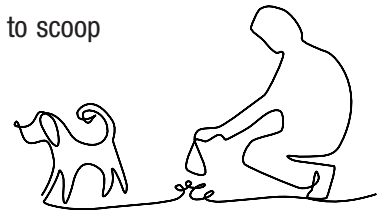
Trash
Champion Waste: 703-239-8540

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.

In addition, please do not leave the baggies you use to scoop up your dog's waste anywhere on the Common Elements. These baggies should be placed in the proper pet waste stations that we have located throughout the community or should be taken to your unit for proper disposal.



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.

Noise Reminder

In the warm months we like to spend time outside enjoying the warm weather and socializing with friends and neighbors. We need to remember to minimize disturbances to others even when we are outdoors. Loud music and boisterous conversations can create a lot of unwanted noise for others. During any season residents of upper units should be especially careful of heavy walking and running in their units in the late and overnight hours.

Please remind children to be respectful of others while playing: avoid rowdy horseplay and loud games near windows and patios, never use items from neighbor's porches or patios and do not bounce balls on the exterior of the buildings.

Satellite Dishes in The Meadows

