



The Meadow Lark

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

Important Insurance Information

Do you have adequate insurance coverage? Did you know that many losses are not covered by The Meadows Master Insurance Policy? All unit owners need to have their own homeowner’s insurance policy, called an HO-6 policy, to cover losses and liabilities not covered by the Master Policy. Lack of adequate coverage can be extremely costly, both in time and money.

It is important to remember that only approved damages that exceed the Master Policy deductible are eligible for insurance coverage under The Meadows policies. The deductible for water damage under our current policy is \$5,000 per unit (wind driven rain is excluded as there is no coverage for this), the deductible for All Perils coverage is \$10,000 per occurrence, and the Flood coverage has a deductible of \$25,000 per occurrence. It is critical to understand that even if covered damages exceed the deductible and are covered under the Master Policy, if the damage is caused by the neglect or actions of the unit owner or the owner’s tenants/guests, or the malfunction of a unit appliance (i.e. HVAC, washing machine, dishwasher, etc.) the unit owner is responsible to pay the deductible. This means if a covered loss is determined to be due to the actions of someone or something in your unit, you will be responsible to pay the applicable deductible of \$5000, \$10,000, or \$25,000.

It is also important to know that the Master Policy does *not* cover any personal property, incidental damages (e.g. hotel stay), betterments and improvements, moving or storage of personal items, or lost income. Regardless of the cause or cost of the damage, the Master Policy does not provide any coverage for these items.

Needless to say, these deductibles and uncovered losses can be extremely costly. This is why it is vital that you protect yourself and your property by making certain you are properly insured. We strongly recommend that you contact your homeowner’s insurance carrier at least once per year to review your coverage and make decisions about important rider policies that could cover you for deductibles, water related losses, and damages not covered under The Meadows Master Insurance Policy.

If you or your agent would like to obtain The Meadows insurance certificate to determine what policies and coverages you need, you may request this information at www.eoidirect.com.

Election Time

It’s that time of year again. In addition to national and state elections being held on November 3, The Meadows will have an election for members of the Board of Directors. Five seats are being contested this year.

We will hold the election at the Annual Meeting on Tuesday, December 8 via Zoom. The package for the Annual Meeting will be mailed out shortly. This package will contain all the information about the election, including a proxy and a ballot. Also included will be a bio and picture of each of the ten candidates and the link for the Zoom meeting. If you cannot attend the meeting, you need to send in the proxy, and you can then also cast your votes for members of the Board of Directors by returning the ballot. If you do not receive this package by November 18, please contact the office so you can obtain one.

Return of the proxy form is very important. Our By-Laws require a certain percentage of Co-Owners to either be present at the meeting or have signed a proxy form so they can be counted as present. Proxy forms, as well as the ballot if you wish, need to be returned by 4:30 PM Monday, December 7. They can be mailed or placed in the black Council mailbox located outside the Clubhouse.



Board of Directors Meeting: Thursday, November 19, 7:30 PM via Zoom. Residents and Co-Owners are encouraged to attend. Agendas are posted online and at the Clubhouse on the Tuesday before the meeting. Minutes are available upon request at The Meadows office and online at mymeadows.net.

Looking forward to:

Annual Meeting: Tuesday, December 8, 7:30 PM via Zoom

Residents and Co-Owners are welcomed and encouraged to attend any committee meeting. Meetings are now being held on Zoom.

HOLIDAY OFFICE HOURS

Closed Nov. 26 Thanksgiving and Nov. 27 Day after Thanksgiving

NO TRASH PICK-UP

on November 26, Thanksgiving
Please do not put trash out on Nov. 25/26

SET YOUR CLOCK BACK

Sunday, November 1 “Fall Back” at 2 AM

President's Corner

As we enter November and ready ourselves to celebrate Thanksgiving during these crazy "COVID times," I continue to be reminded of all the things I am thankful for. Among the many things, I am thankful for the neighborhood I live in and its close proximity to just about everything I need. I am also thankful for the opportunity to serve my community as the President of the Board of Directors, and equally thankful for the other individuals who share responsibility by serving as members of the Board, volunteering their time to keep our community operating soundly.

During these stressful, unsettling times, if you are able, please take advantage of the many opportunities to "give back" to your community. By donating food to help during the holidays you may be indirectly helping a neighbor who has struggled due to their current circumstances. Consider donating blood, or taking the time to check on an elderly neighbor, or even just reaching out to someone you haven't seen in a while. When you do something like this, whatever it is, you allow someone to be thankful for YOU!

If you've been negatively impacted and find yourself in need of assistance, a good place to start is by calling Fairfax County's Coordinated Services Planning. You can reach them at 703-222-0880, or by visiting www.fairfaxcounty.gov/neighborhood-community-services/basic-needs-assistance for information on what types of assistance are available.

~ Linda Lachapelle

Important Information on Trash

Just a reminder that there is no trash pick-up on Thanksgiving Day (Thursday, November 26). Avoid violation charges of \$50 by keeping your trash in your trash bin until the post-Thanksgiving pick up on Monday, November 30.

Board of Directors Motions

At the October 15 Meeting:

- Passed a motion to approve a bid from Middeldorf for \$9980 to perform concrete and brick repairs.
- Passed a motion to not approve a request for a rule exception regarding the parking of bicycles.
- Passed a motion to accept a bid from Syd's Plumbing for \$4500 to replace shutoff and bypass valves that have failed.
- Passed a motion to accept a proposal from United Health Care for \$30,770 for staff health insurance.
- Passed a motion to deny a request to waive a violation charge for litter on the common elements.
- Passed a motion to deny a request to waive a violation charge for a charcoal grill on the property.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

2021 Budget

The 2021 budget was adopted by the Board of Directors. Beginning January 1, 2021 the monthly assessment for a two bedroom condominium will be \$315 and for a three bedroom condominium will be \$355. The budget and associated condo fees were a 3.05% increase from last year.

Adopt-a-Highway Thank You

An Adopt-a-Highway pickup was held along St. Germain Drive on October 10. Thank you to all of the volunteers who participated, there were at least six community residents who helped, as well as several Boy Scouts and fathers from Troop 1547. Thanks again to everyone.

Security Totals

September 15 – October 14, 2020

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

| | |
|------------------------------|----|
| Avocado Court: | 1 |
| Cool Oak Lane: | 0 |
| Golden Oak Court/Road: | 3 |
| Rustling Leaves Lane: | 3 |
| Saguaro Place: | 4 |
| Saint Germain Drive: | 3 |
| Strasburg Drive: | 1 |
| Turin Lane: | 2 |
| Vehicles Ticketed: | 65 |
| Vehicles Towed: | 4 |
| 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.

2021 Board of Directors Candidates

There are ten candidates for the five open seats on The Meadows Board of Directors. The election will be held at the Annual Meeting on Tuesday, December 8 at 7:30 PM via Zoom. Here is a brief biography of each candidate and a statement concerning why they are running for the Board of Directors.

Mike Auber

Mike recently retired from a position as an engineer with a local company and has lived in The Meadows since 1988. He has served on the Board during two different periods. He feels that we need concerned community owners to volunteer their time and knowledge by accepting Board of Director responsibilities to manage Meadows affairs, and that he is such a person. He has an interest in the community and wants to make decisions on how to best serve the residents. He is interested in running because he feels responsible individuals must put in time to do the work to keep The Meadows functioning and a fit place to live for all the residents.

Kristina Berry

Kristina has lived in The Meadows for the last four years and is employed by the U.S. Government as a financial crimes analyst. She has two dogs and enjoys being outside and getting to know her neighbors. She is concerned with the continual rise in the condo fees. She does not feel we, as homeowners, are getting the best quality of work from our contractors as trash is blown all over, leaves and debris are left on bottom patios and painting jobs are messy. If she is elected to the Board she would work to acquire better contractors and better cost.

Adam Butler

Adam has been a resident here since 2005. He says we have a nice community with the sort of grounds that many do not have. He feels we can only maintain this with a concerted effort on the part of all community members, and that if we take care of our places and the common grounds we will have a more desirable and valuable community. He says it will take less to maintain and be a place that people can enjoy and feel at ease in. He is running for the Board because he is concerned about the direction of our community, about lack of respect for the grounds, lack of respect for authority and the quality and cost of services.

Linda Lachapelle

Linda has lived in The Meadows for over 29 years and been a member of the Board for over 15 years serving both as Treasurer and President and works for Fairfax County. She would like to be re-elected to the Board so she can continue to work hard to ensure that our community remains well-maintained, professionally managed and is financially sound. She says she is not afraid to speak her mind or to raise difficult questions to ensure that all sides of an issue are looked at prior to making decisions that affect all 618 units. Linda has volunteered at her son's school and now does so at her church.

Bill Liedtke

Bill is a customer relationship manager for a local education firm. He is interested in being a part of the decision-making process for the community he has lived in for 41 years. He wants to make sure the property is well taken care of to protect everyone's investment in their homes. He likes working with others with a similar interest in making decisions which are for the best of the community. Bill has served on The Meadows governing bodies since 1984 and worked with the swim team for many years and is still the Commissioner of the Herndon Swim League. He heads the Adopt-a-Highway program for The Meadows.

Cathy Martin

Cathy has been a resident of The Meadows for 35 years and is employed as a nurse. She states that she is very concerned about the large condo fees and the continuous yearly increases. She says she has noticed a decline in the appearance of the neighborhood. It bothers her that the trash is sitting out so long before pickup which is very unsightly and that we pay a lot for the maintenance of the grounds but they have overgrown bushes and pruning is neglected. She indicates the fact that the condo fees have continued to increase yearly is disturbing to her and others and that changes are needed.

Kelton Reynolds

Kelton has lived in The Meadows for 32 years. He has worked in the retail and service industry and has served on the Board in various positions, including Vice President, for the last 22 years. He says he has insight on what it's like to raise a family in The Meadows. He feels protecting the investments of our Co-owners while keeping fees as low as possible is a priority. Finding solutions that consider the big picture is also very important to him. He says he has gotten to know what's right for the community and about the responsibilities and the limitations of the Association. His motto is "Do what's right for the whole community and be fair to everyone."

Charles Rice

Charles has been a resident here for 15 years and is employed by Fairfax County Schools. Previously he worked in the travel and tourism industry in a guest services capacity and also for two years at the Pentagon for the Secretary of Defense. He is concerned about the state of the community. He says each year our condo fees go up with no visible improvements in the property and that the grounds and buildings seem to be in an ever progressing state of decline.

candidates continued on page 4

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

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

candidates from page 3

Bianca Vandermark

Bianca has been an owner here since 2010. She is employed by the State Department, splitting time between Congress and the White House. She says she has watched this community slowly deteriorate over the last few years and can no longer sit passively by. She would like to help make this community great again, a place where people would like to live. Conscience dictates no less. This community deserves more. For the great people who make up this community, who want restoration, who want their voices heard, who want their properties to retain their value, for their and their families' safety and security and peace of mind, she offers her humble services.

Zahid Yousaf

Zahid has been a resident at The Meadows since 2010 and has enjoyed his time here and has made some good friends. He is employed by the Arlington County government. Along with his wife they have raised two beautiful children in this community who have attended school from elementary through high school and are moving on to college. He wants to make a difference in his community and help others. He believes that there are some changes that should be made, and he wants to make sure to advocate for them to make a difference in his community.

Location of Annual Meeting

Because of Covid-19, this year's Annual Meeting will be held via Zoom online. The link for the meeting will be in the Annual Meeting package and be posted on the community website the day before the meeting. The meeting will begin at 7:30 PM on Tuesday, December 8, 2020.

