

# The Meadow Lark

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

## 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 this 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.

## 50th Anniversary Trivia

Do you know how old your unit is? The Meadows was built in phases over a period of almost five years. This is an important fact to know when listing your home for sale or for securing individual Co-owner's or renter's insurance coverage. Please read on to figure out when your unit was built and to learn other curious facts about The Meadows.

The Meadows is comprised of 618 units built on 18 acres of land. It was one of the first condominium townhouse complexes built in Virginia and is unique with its piggyback, two-over-one design. The Virginia Condominium Act was in the process of being written as The Meadows was being built. In a way, The Meadows and other condominium communities were both 'guinea pigs' and 'pioneers'. Federal, state and county statutes and regulations were enacted, changed and amended regarding financing, management, and financial accountability through the years.

Part of Phase I was still under construction when the first residents moved here in August of 1971. Phase 1 has 216 units, which include the upper portions of St. Germain, Saguaro Place, Avocado Court and Turin Lane.

Phase II was built from 1972 to 1973. It is the largest with 264 units on Cool Oak Lane, Strasburg Drive, the middle portion of St. Germain, 14450-85 Rustling Leaves Lane, 14400-14498 and 14401-14477 Golden Oak.

The last addition was Phase III, which was constructed by Yeonas, after the original contractor, Minchen, was bought out in 1974. It contains 138 units and was finally completed in 1975. The following units are included in Phase III: 14486-14520 and 14487-14527 Rustling Leaves, 144500-14540 and 14478-14591 Golden Oak Road, and the lowest portions of St. Germain, 14487-14528.

Each unit has an assigned unit number in addition to its street number. This appears on certain legal documents and used to be on your pool pass.

The Meadows property was carved out of the old Debell farm. Early 1970's street maps showed Debell Drive in the place of Strasburg Drive. Another curious fact is that Strasburg Drive is the only street that the house numbers begin with 6.

Many thanks to our past Property Manager, Marcia Bowles for providing some of the facts for this article as well as to Bill Liedtke who wrote a column in The Meadow Lark in 1986-87. This piece originally appeared in 1991, as a part of our 20th Anniversary series.

APRIL

**Board of Directors Meeting:** Thursday, April 15, 2021, 7:30 PM via Zoom. 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.

50<sup>th</sup>

ANNIVERSARY

## President's Corner

Spring has finally Sprung!!! Flowers are popping up providing our Community with splashes of color. Now is the time to begin Spring cleanup in our flower beds, removing twigs, weeds and dead plantings from the past. Just a reminder that Advantage, our Landscape Company, is NOT responsible for maintaining flower beds created by residents. Notices may have already been received by the time this issue of The Meadow Lark has been published. If not, you will receive the notice very soon, stating what flowers, plants, etc. are NOT permitted in accordance with The Meadows Rules and Regulations. We continue striving to improve the appearance of our Community. Everyone must participate in achieving this goal. Please follow the guidelines stated in the Landscape notice that is being distributed.

It is very discouraging to all those who reside in The Meadows and follow the rules regarding the time and manner of placing trash, recyclables, and bulk items out for pickup to see the unsightly piles of trash and bulk items left out sometimes for days before the scheduled time for removal by our contracting companies. Signs are posted specifying these times, and still there are violators who choose to ignore the rules and regulations. For all residents who care about our community, please REPORT the units to the office from which you observe someone who is disregarding the designated times for setting out their trash/recyclables and bulk items. Your name will be kept confidential. EVERYONE please leave your outside lights on in the fronts and backs of your homes. This may serve as a deterrent, as this unacceptable practice often takes place during the night in darkness. It will take all of us to tackle this continuing problem if we want to see change.

Water consumption continues to be a problem as well. Please check outside for dripping spigots and also inside for running faucets or toilets. You may need to replace the flappers on the inside of your toilet tank if this is a problem. Since good weather is here, please note that unless you are a resident of The Meadows, you may NOT wash your car here. It has also been observed over the past few summers children playing with hoses, wasting water. This is not allowed. Again, when observed report this to the office.

We are striving to keep our condo dues from drastically increasing each year. This can only be accomplished if each of us takes responsibility for doing what we can to be fiscally responsible.

You are welcome to join our Zoom BOD meetings each month (the 3rd Thursday every month at 7:30 PM). The Board members are always interested in welcoming you to attend and having you share your thoughts and suggestions.

Hopefully, with the increase in vaccines becoming available, we will soon be able to enjoy the freedom we once took for granted prior to the Coronavirus. In the meantime, stay safe and enjoy this beautiful weather that has come at last!!!!

~ Bonny Jones

## Board of Directors Motions

*At the February 18 Meeting:*

- Passed a motion to reaffirm an email vote related to the Property Manager position.
- Passed a motion to hire a new Property Manager with salary and benefits.
- Passed a motion to approve an Interior Alteration Request.
- Passed a motion to standardize all employees' hours.
- Passed a motion to deny waiving a late fee.
- Passed a motion regarding staff retirement accounts.

COMPLETE MINUTES OF BOARD MEETINGS AVAILABLE AT THE OFFICE

## Security Totals

February 15 – March 14, 2021

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:	4
Turin Lane:	1
Vehicles Ticketed:	86
Vehicles Towed:	6
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 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.



## 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.



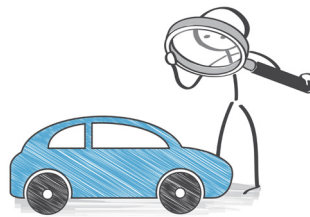
## Spring Planting Tips



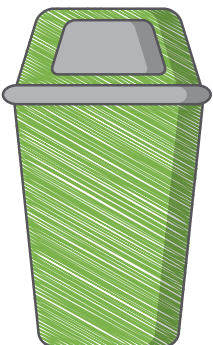
Flowers and shrubs may be planted in existing beds that are in the direct vicinity of rear patios, bedroom windows or front porches/steps by Co-Owners/Residents if they are in conformity with The Meadows Rules and Regulations, Section, VI, Rule 9a-i and Rule 10. Please see the Rules and Regulations on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

**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



## 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.