

The Meadow Lark



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

Pools Closed for 2021

At the March Board of Directors meeting the Board voted unanimously to close our swimming pools for the 2021 season. The Board's decision was based on health, safety and financial information provided by the Pool Committee Board liaison. The Board also took into consideration the Virginia social distancing requirements, occupancy limits, strict cleaning protocols and the significant increase in funds required to comply with all the existing government regulations.

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.

President's Corner

It is with relief and pleasure that I can announce that our Meadows office is, once again, fully staffed. Donna Cogswell was promoted from Assistant Property Manager to Property Manager effective March 1. Amini Bonane was hired to fill the position of Office Clerical Assistant to the Property Manager commencing April 19.

Donna, as many of you know, has worked as the Assistant Property Manager at The Meadows for a number of years, during which time she has gotten to know many of the residents here. Her knowledge and experience, coupled with her concern for our Community and its residents, has made her an asset to us all.

Amini Bonane comes to us with excellent qualifications. She looks forward to learning certain aspects of working in a Property Management office and also in assisting the residents with their many needs which fall under her job responsibilities. We welcome and congratulate both Donna and Amini in their new positions!

Donna will be resuming inspections of the outside of our homes and grounds. Please refer to your Rules and Regulations to ensure you are in compliance. Many have items stored under your steps. You must remove them. No items are to be stored there. Make sure you are not using your balconies and patios as storage areas. We all have storage

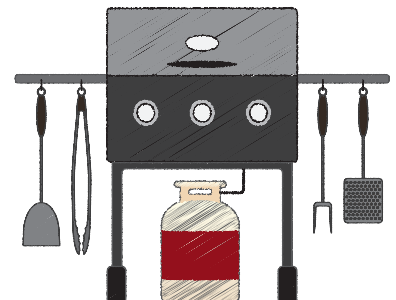
President's Corner, continued on next page



Board of Directors Meeting: Scheduled for Thursday, May 20, 2021 at 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 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: Saturday, May 8 at 10:00 AM.



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.

Board of Directors Motions

At the March 18 Meeting:

- Passed a motion to pursue filling a part-time position through a temp agency.
- Passed a motion to have all maintenance workers work the same hours.
- Passed a motion to leave the hours for the Property Manager unchanged.
- Passed a motion to cancel plans for cameras based on legal advice.
- Passed a motion to approve not opening the pool facility this year due to Covid-19.
- Passed a motion to issue a temporary parking pass.
- Passed a motion to send a notice to residents concerning emergency calls procedures.
- Passed a motion to obtain bids for the removal of a tree.
- Passed motions to deny a request to waive a late fee for a Co-owner and to approve another request for waiving a late fee.

COMPLETE MINUTES OF BOARD MEETINGS AVAILABLE AT THE OFFICE

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space in the trash bins that were once used for our trash containers.

Flower beds continue to be of concern. Everyone received a flyer recently giving you until April 10 to notify The Meadows office if you desired to maintain your flower beds, otherwise, the landscape company will be eliminating the beds. There are far too many neglected flower beds, resulting in an unsightly appearance of our community. Residents are required to maintain, weed, mulch, etc. their flower beds once creating them. It is not the responsibility of Advantage, our landscape company, to do so. Once again, I urge you to contact The Meadows office immediately if you wish to keep your flower beds and maintain them, otherwise they may be eliminated. Also, NO VEGETABLES are allowed to be planted outside.

It seems as though many residents are under the erroneous impression that the expense of hauling away bulk items is an expense which is supposed to be included in our condo dues. This is NOT correct! Any bulk item requiring removal, is the resident's own responsibility, for not only making the arrangements for its removal, but also for the cost of having it removed. Residents may contact Haul Share (our current bulk company) by three means, preferred methods are: 1. Website: www.haulshare.com 2. Email: info@haulshare.com or for individuals not having access to computers, 3. call 703-921-4285. You

may also contact any other company you prefer, to make arrangements for picking up your bulk items, but these items cannot be placed outside PRIOR to Wednesday at 5:00 p.m. for Thursday morning early removal. Bulk items must be kept in one's own home until then. If other arrangements are made for pick up other than Thursday mornings, do not place the items outside until the time of pickup. It is not fair to residents who follow the rules to have to pay for all the residents who are disregarding the rules and whose violations are drastically increasing our monthly condo dues every year as a result of their ignoring the Meadows Rules and Regulations. Residents are tired of seeing piles of bulk items sitting for days outside prior to removal. This has become an eyesore which can no longer be tolerated. PLEASE REPORT IN WRITING TO THE MEADOWS OFFICE THE ADDRESS OF ANYONE SEEN IN VIOLATION OF THIS RULE. YOUR NAME WILL REMAIN CONFIDENTIAL.

There will be no Spring yard sale nor will there be a temporary dumpster on-site this spring, as in the past. All social functions are cancelled for 2021 due to Covid-19.

It will take every resident's cooperation to not only improve the appearance of our community but also to prevent the spiking of our condo dues. Let's all work together to make this a community we can be proud of!

~ Bonny Jones

Security Totals

March 15 – April 14, 2021

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

Avocado Court:	1
Cool Oak Lane:	1
Golden Oak Court/Road:	10
Rustling Leaves Lane:	5
Saguaro Place:	2
Saint Germain Drive:	2
Strasburg Drive:	5
Turin Lane:	4

Vehicles Ticketed: 72

Vehicles Towed: 0

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.

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.



To Name A Newsletter

The Meadows Council of Co-Owners was formed in early 1972, about six months after the first residents moved in. A newsletter was published in March under the title, *No Name Newsletter*, with the following choices of names:

1. The Meadow's Lark
2. The Newgate News
3. The Meadows Messenger
4. The Townhouse Times

As you can see, *The Meadow's Lark* was changed slightly to *The Meadow Lark*. Over the years, several residents have noted that Meadowlark is usually one word when referring to the bird. After some discussion, it was decided to leave the unique *The Meadow Lark* as is.

Reprinted from the Meadow Lark, June 2006

Excerpts from old Meadow Larks

January, 1986

The design of the traffic signal at Machen Road and Lee Highway is almost complete. Hopefully, it will be installed early this year. Keep your fingers crossed.

Metro has proposed running a rush-hour bus from Centreville (stops along St. Germain Drive) to the new Vienna Metro station beginning in June. Approximate times are 6:15 and 7:15 in the mornings and 5:30, 6:00 and 6:30 in the evening. Public hearings will be held this month.

March, 1986

Route 28 (Centreville Road) will be widened from two to four lanes from Centreville (Rt. 29) to the Prince William County line. Tentatively, work is scheduled to begin later this year. Also, one park-and-ride lot located here in Centreville, sponsored by the County, will soon be opened. Others are being planned for the future.

January, 1991

We have taken possession of the new 20-space parking lot at the end of Golden Oak Court. The spaces will help alleviate the need for overflow parking on that street (it is a lot closer than parking on St. Germain or the pool area). Our guard service is patrolling this area. It is adequately lit with street lights. Residents are now welcome to use this lot for parking.

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.

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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

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.**

