

The Meadow Lark



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

Bulk Trash Rules Explained

Clarification is needed regarding trash and bulk items pickup. As stated in The Meadows Rules and Regulations 2019, Section VI, Rules Governing Property #3: "Garbage and trash shall be kept in the Unit's storage bin provided for that purpose. No locks of any kind, to include pad locks or zip ties, may be used on trash bin doors. The Association reserves the right to access trash bins at any time, with or without notice, to perform maintenance work or inspections. All garbage and trash shall be placed in tied plastic bags and put in front of one's Unit, close to the street but not in the parking areas, no earlier than 5:00 PM on Sunday and Wednesday the evenings preceding collection days. Large items will be taken by the Council's trash service only on the Thursday pickup, provided the Resident has made arrangements in advance with the trash service provider. Certain items such as refrigerators, freezers, construction debris, landscape material, yard waste, paint cans, batteries, tires, and anything deemed hazardous (this list is not all-inclusive) will not be taken by the trash service and Co-Owners/Residents must make their own arrangements for disposal of these types of items. Co-Owners will be responsible for reimbursing the Council a special disposal fee of at least \$50.00 or the amount of actual cost incurred, whichever is greater, for: a) removing trash associated with their Unit that has been placed on the Common Elements outside of the dates/times for regular pick up and for which proper special arrangements have not been made, and b) such other discarded items that the waste management company cannot pick up. Any special disposal fee imposed by the Council shall be due upon demand. Only trash and recycling from units within The Meadows may be put out for pick-up on the property (no off-site dumping permitted)".

Residents needing to make their own arrangements for the disposal of certain items may contact a company of their choice or Haul Share (our current bulk removal 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.

REMINDER:

TRASH ONLY FOR MONDAY PICKUP: SHALL NOT BE TAKEN OUT ANY EARLIER THAN 5:00 PM ON SUNDAY EVENING

TRASH/RECYCLING/BULK: SHALL NOT BE TAKEN OUT ANY EARLIER THAN 5:00 PM ON WEDNESDAY EVENING FOR THURSDAY PICKUP

***Bulk items are picked up early Thursday mornings – not when regular trash and recyclables are collected on Thursday, so do not place bulk items out late on Thursday morning as they will not be removed until the following week which results in a violation.



Board of Directors Meeting: Tentatively set for Thursday, June 18, 2021, 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.

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

Pools to Remain Closed

There are some who are disappointed that our pools are not opening this summer. As a reminder, it was necessary to make this decision at a time that it was unknown as to the Governor's decision to relax the rules regarding the opening of certain places and as to the extent the rules would be relaxed. The fact that our insurance would not cover any claims relating to contracting Covid, the actual requirements and expense in order to open the pool, and the limitations placed on the times the pool could be open as well as the number of people who could be admitted into the pool area were all considerations that had to be examined. The decision to not open the pools was made in the best interest of our community not only taking into account health risks, but also the extra cost required to open the pool during Covid-19 during pandemic restrictions. We will welcome everyone to the pools next summer.

Meadows Website www.mymeadows.net



President's Corner

April showers certainly did bring forth May flowers! The warm days and abundance of rain created an array of beautiful flower gardens. They are truly a joy to see as one strolls or drives through our community.

I regret having to inform our community of the passing of Officer Lesley Thurman, one of our security officers. Officer Thurman passed away May 12, 2021. Sympathy cards were sent to his co-workers and employer as well as his family along with flowers. These were sent on behalf of our Meadows community and staff.

Our community is grateful to Donna Cogswell, our Property Manager, who volunteered to take over the Adopt-A-Highway Program in connection with VDOT, from Bill Liedtke. Bill, our Meadow Lark editor, ran this program for many years, but decided it was time to turn this over to someone else as he recently retired. Congratulations to Bill on his retirement and many thanks for continuing as our Meadow Lark editor.

On May 8, 2021, Donna and a few volunteers did the Spring cleanup along Saint Germain. In the fall, another cleanup day will be scheduled. Even with volunteers, it takes several hours to clean both sides of Saint Germain and the median. Therefore, you can imagine how disheartening it is to find litter being strewn about the very following day. Residents from The Meadows use this stretch of road to park their cars, so I implore all those who do, please show respect for not only for the law, that says it is illegal to litter, but also respect to those who volunteer their time to remove the unsightly trash from the main street running in front of our community.

We are hopeful that beginning in June, we may be able to resume our Board of Directors meetings in the Board Room upstairs in the Clubhouse. Please be sure to check The Meadows website at mymeadows.net where the location of the June meeting will be posted, once this determination has been made.

Your constructive suggestions and comments are always welcomed by the Board as we strive to improve our Community throughout.

~ Bonny Jones

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.

Board of Directors Motions

At the April 15 Board Meeting:

- Passed a motion to reaffirm an email vote which approved a hire for the part-time office position.
- Passed motions to approve three Architectural Review Forms.
- Passed a motion to purchase additional parking violation stickers.
- Rejected a motion regarding the painting proposal.
- Passed a motion to approve a bid for removal of trees.
- Passed a motion to cancel the spring yard sale and all large social events for the year.
- Passed a motion to approve a request from a Co-owner to waive late fees.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Security Totals

April 15 – May 14, 2021

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

Avocado Court:	0
Cool Oak Lane:	6
Golden Oak Court/Road:	9
Rustling Leaves Lane:	0
Saguaro Place:	2
Saint Germain Drive:	1
Strasburg Drive:	2
Turin Lane:	1
Vehicles Ticketed:	82
Vehicles Towed:	1
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.

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 to the manufacturer's instructions. The combination battery/sensor must be changed approximately every two years.

Noise Reminder

In the summer months we all like to spend time outside to enjoy the warm weather and socialize with our friends and neighbors. It is important to remember that we need to minimize disturbances to others even when we are outdoors. Loud music and boisterous conversations can create a lot of unwanted noise for others. Residents of upper units need to 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.



Were You There?

by Levi Good

Were you there on July 10, 1971, when The Meadows of Newgate had their grand opening? Built by John R. Minchew (later Yeonas) and advertised in newspapers as THE AFFORDABLE DREAM, over 6,000 people came and bought 62 homes in less than 48 hours. From early morning until dark during those days, house hunters paraded through the five models. It took four traffic officers to direct the steady stream of cars. They bought nearly two million dollars worth during those first two days.

They saw one- and two-story townhouses—priced from \$23,950 to \$27,500, including fully equipped all-electric kitchens, up to two and one-half baths, wall-to-wall carpeting, beamed family rooms, patios or balconies, air-conditioning and washer-dryer combinations.

The original builder (John R. Minchew) spent considerable time studying various concepts of townhouses throughout the country before undertaking the building of this condominium community. Such one- and two-story townhouses—the two's straddled atop the rambler-styled one-level units—are in evidence at other places around us, including a development in Warrenton, Va. The creation of The Meadows of Newgate represented the Minchew firm's most ambitious project and utilized the talents of a large staff of highly skilled experts combining good management principles with research, design, and imagination. Prior to building The Meadows, Minchew had been building award-winning single detached homes such as Westgate at Mt. Vernon, Camelot near Annandale, and Wayside in Vienna.

On that opening day, prices were as follows:

\$23,950	Dogwood (2 bedroom)
\$24,500	Elms (3 bedroom)
\$26,950	Cedar (3 bedroom)
\$27,200	Aspen (3 bedroom)
\$27,500	Birch (3 bedroom)

If you bought a Dogwood or Elms that first day, your monthly payment, including interest and taxes, would have been about \$200. Down payment required was \$1,200 for the Dogwood, including settlement costs.

Before The Meadows of Newgate was sold out (618 units), price lists had changed 18 times, and the final price list—dated 3/15/74—showed a range of prices from \$31,900 to \$36,950.

And how are things today—someone recently purchased a 3 BR unit for \$47,000 and is paying \$438.47 monthly, plus monthly assessment of \$65.50. A home in The Meadows recently sold for \$50,000. I was told by one of the new owners that although it was not just what was wanted, it represented the best buy at this time after a lot of shopping.

No, I was not there on 7/10/71. We bought several price lists later. But it has been a good home. We were pleased from the start, and after living here nine years and watching the real estate market, it was one of the best decisions we ever made.

This article is reprinted from The Meadow Lark, March 1981, the Meadows 10th anniversary year. Levi Good was an original owner in The Meadows, moving into a unit on Turin Lane with his wife in 1972. He chaired the Board of Governors and served on the Executive Committee for many years. He was an outstanding and caring member of our community for 20 years, right up until the time of his unfortunate death in 1992.

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



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 Frequent 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.

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.**

