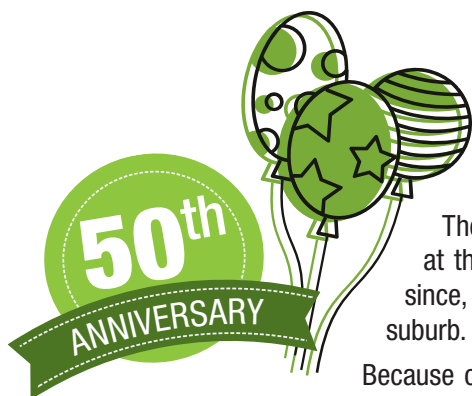


# The Meadow Lark



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



## Meadows 50<sup>th</sup> Birthday!

The Meadows opened on July 10, 1971 in what at the time was a very rural area. In the fifty years since, the Centreville area has grown into an urbanized suburb. Happy 50<sup>th</sup> Birthday to our community!

Because of Covid the decision was made to not hold any community activities this year, but there is consideration for holding a belated birthday celebration next year. If you have any ideas what can be done to celebrate this milestone please turn them in to the office. Volunteers will be needed as well, let us know if you would like to help.



**Board of Directors Meeting:** July 16, 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](http://mymeadows.net).

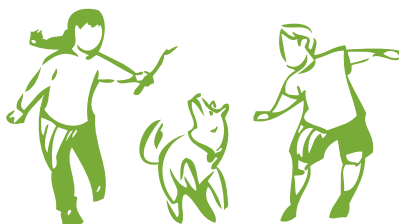
*Residents and Co-Owners are welcomed and encouraged to attend any committee meeting. Meetings are held in the Clubhouse.*

## Slow Down, Summer is Here!

With the arrival of the summer season, many children will be out and about throughout our community. More people in general will be crossing the streets in all parts of the community while out enjoying the warm weather.

School is of course out, so the children of the community will be at play throughout the entire day, which is another good reason to be aware as you are driving within The Meadows. Please be reminded that the speed limit on all of the streets within The Meadows is 15 miles per hour.

The safety of our children, as well as all of our residents, is of the utmost importance. Be a responsible driver and look out for pedestrians and other vehicles when driving here in The Meadows. Parents are also cautioned to make sure their children are playing in safe areas, and not impeding the passage of vehicles when at play.



## Tip From Security

Summer is here and people will be out enjoying the weather, cook outs, and family gatherings. As a reminder, it is illegal to offer or consume alcoholic beverages in a public setting (VA Code 4.1-308). This includes your porches, patios, and all common areas of The Meadows. Also, if you are outside and have had too much to drink you could be in violation of the "Public Intoxication" law (VA Code 18.2-388). It is important for residents to share this information with their guests as non-residents of The Meadows may also be issued a trespassing ban if they are found in violation of either of the two aforementioned Codes as these violate Meadows rules under Section V, Rules Governing Behavior; Rule 1: *No noxious or offensive activities shall be conducted in or about any unit, the common elements, or vehicle parked on The Meadows property; nor shall anything be done or be permitted to remain in or about any unit or vehicle parked on property which may reasonably be or become a nuisance or annoyance to any other residents.*

Please enjoy your summer. Be mindful of neighbors and drink responsibly if you choose to do so, and keep your drinks inside your homes.

Meadows Website [www.mymeadows.net](http://www.mymeadows.net)



## President's Corner

The summer heat is on! Shortly after the printing of this issue of *The Meadow Lark*, all will have celebrated Independence Day. I hope it was safely enjoyed by all. With fewer Covid restrictions in place, friends and families are able to get together in true appreciation of one another.

Special mention goes out to The Meadows 6<sup>th</sup> grade student from Centre Ridge Elementary, Marbuin Lopez. Marbuin received this year's Outstanding Student Award. He was presented at his school's Awards Assembly with a gift card and Award Certificate on behalf of The Meadows. Congratulations Marbuin!

I would also like to congratulate all students, parents, teachers and school staff for getting through a year of many challenges. This pandemic will go down in history, and each of us was a part of it. We all take something away from the past year and a half. These experiences may vary, but I believe we all have learned how much we take for granted in our day-to-day lives, and as a result, will hopefully be much more aware and appreciative of the little things in life and for one another.

As you know, I became President of our Board of Directors this past January. I have enjoyed being a part of representing our community and its needs. Due to extenuating circumstances, I have stepped down as President, however, will continue serving as a Director on the association's Board. Kristina Berry, Vice President, was voted in as President at the June BOD meeting. Kristina is a very capable individual and along with all the Directors, is dedicated to representing our community and all the Co-owners of The Meadows.

We truly hope to see you at our meetings, which are held the third Thursday of every month at 7:30 PM in the clubhouse. We look forward to your comments, suggestions, and getting to know you! If you wish to place an item on the agenda, please submit your request by email to the Meadows Office or in writing to be placed in the mailbox outside of the office by 4:00 PM the Friday prior to the meeting.

May each of you enjoy a safe and happy summer!

~ Bonny Jones

## Board of Directors Motions

### *At the May 20 Board Meeting and June 3 Special Meeting:*

- Passed a motion to obtain more bids for the painting contract.
- Passed motions to make changes to the Rules and Regulations.
- Passed motions to approve four Architectural Review Forms.
- Passed a motion to approve a proposal for removal of four trees.
- Passed a motion to approve awarding of the Outstanding Student Award.
- Passed a motion to award the Property Manager a one-time spot bonus.
- Passed a motion to extend the time for the Property Manager to achieve her certification.
- Passed a motion to hire a full-time, nonexempt employee with benefits to fill the Assistant Property Manager position.
- Passed a motion to approve proposed changes to the employee manual.

COMPLETE MINUTES OF BOARD MEETINGS  
AVAILABLE AT THE OFFICE

## 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.

## 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.

## Security Totals

May 15 – June 14, 2021

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

Avocado Court:	0
Cool Oak Lane:	3
Golden Oak Court/Road:	6
Rustling Leaves Lane:	4
Saguaro Place:	2
Saint Germain Drive:	3
Strasburg Drive:	3
Turin Lane:	5
Vehicles Ticketed:	73
Vehicles Towed:	4
Calls referred to FCPD/FCFD:	3

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.

# The Meadows 50<sup>th</sup> Birthday

1971 – 2021



In 1971 Centreville was just a couple of subdivisions scattered between a few cul-de-sacs, surrounded by large areas of undeveloped farm land. There was no Route 28 and 29 interchange. There wasn't even a stop light at this intersection. The post office was in a trailer located half a block east of this intersection until the Newgate Shopping Center was completed. Later, a 7-11 and a Wendy's occupied that location. These buildings, as well as two service stations, were torn down in 2000 to make way for the interchange. When the People's Drug Store (where Trader Joe's is now) opened, it featured a lunch counter. There was an Esso station at the corner. The land between the Meadows and Route 28 and on the north side of Route 29 was undeveloped.

The Payne farm adjacent to The Meadows (now Centre Ridge) was still a working farm with cows, horses, chickens and hogs. For many years the acres surrounding the pool area were planted in corn. Some residents would pick the corn and hold impromptu corn feasts on their streets. Quite often cows and goats made their escape to wander the streets and lawns. In winter, many residents, both young and old, rode sleds on the farm's hills. There were a few field fires with one large fire spreading to The Meadows borders. Later, after the farm was abandoned, a barn caught fire and an old fuel tank blew up in a spectacular fireball seen and felt by many residents.

## Opening Day

The grand opening was held on July 10, 1971. Over the first two days 6,000 people came to see The Meadows. It took four traffic officers to direct the steady stream of cars. Sixty-two homes were sold in less than 48 hours. Prices were from \$23,950 to \$27,500. The original builder was Minchew, who carved The Meadows out of part of the DeBell farm. The project was finished within the span of almost five years with Yeonas completing the job.

## Early Days

"It was like living in the country," is the refrain most often repeated by original Co-Owners and other "old timers" who moved to The Meadows in the early '70s. When the first residents moved in there were only gravel streets beyond the model homes on St. Germain, with no reserved parking. Parts of Phase I were still under construction. The condo fee was \$30 per month. The upper swimming pool was completed in 1973. Residents filled in seasonal registration forms and signed in and out. As Phase I and II were being completed, residents began to complain that the pool was not large enough to accommodate The Meadows' growing population. Plans for a tennis court were scrapped and the lower pool constructed in its place.

Social and recreational activities included annual Community Fun Days, Christmas parties, Easter Egg Hunts, Halloween parades

and parties, and trips for adults. The Community Yard sale was an instant success and continues to be an annual event. Residents were active in community activities. Some held block parties and formed clubs for various interests. Volunteer Block captains welcomed new residents and performed other duties. For a summer or two, there was a swim team, which was re-formed in the late '70s as the Meadows Sharks Swim Team and became a charter member of the Herndon Swim League in 1983.

The Council of Co-Owners was established about six months after folks started moving in. It consisted of a Board of Governors which served as trustees and an Executive Committee which oversaw activities and worked with management. A monthly newsletter was begun in March 1972.

Condominiums were new to Virginia, with the Virginia Condo Act coming after The Meadows was built. Federal, state, and county statutes and regulations were enacted, changed and amended regarding homeowner financing, management and financial accountabilities through the '70s and into the '80s. The real estate market fluctuated with the flood of townhomes and condominiums, and at times resales were sluggish due to this fact, combined with two recessions and other periods of decline in housing sales. On the other hand, there have been several boom periods of sales, with one as recent as last year (1995).

Through the efforts of residents who volunteered countless hours by serving on the Board of Governors, the Executive Committee, as well as on the Board of Directors, The Meadows retained responsible and stable management, adjusted to the many regulatory changes, remaining financially viable without the need for special assessments or other hardships which befell some condominium associations (we've all heard these "horror" stories). The Meadows bylaws underwent a major revision in the late '80s.

## Today

The Meadows community is a cross-section of retirees, families and young professionals. A few local officials have resided here. Several nationalities are represented in our residents. There are many residents who have lived here from 30 to over 40 years, many of whom have raised their families in our community. Absentee owners are at about 30 percent. Because our buildings are 45 to 50 years old, upkeep and maintenance remain a high priority for the Board of Directors and management.

A community is only as viable and active as its residents are involved. Volunteers have kept our community viable through the years and more volunteers will keep it so.

We have a lot to celebrate...

**Happy 50<sup>th</sup> Anniversary to The Meadows!**

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*Originally published in 1996, a few things have been updated*

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 8½x 11-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**  
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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**

## 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.**

