

The Meadow Lark

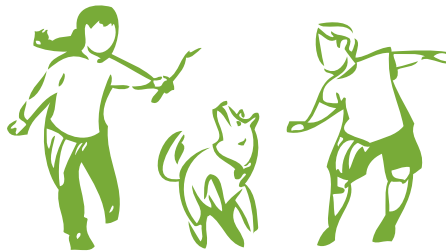


A Monthly Publication by and for the Residents of The Meadows, a Family Condominium Community

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.



Board of Directors Meeting: Thursday, August 19, 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.



It is Time to Register!

If you are a new resident or have a child entering school for the first time, please register your child now. Staffing for teachers and funding depend on enrollment.

Please call 703-227-2600 to make an appointment to enroll your child at Centre Ridge Elementary School.

Be Safe in Your Home



It seems that frequently you hear or read about crime that has affected an area near where you live or even in your own community. While you cannot stop a criminal from doing things that are hurtful or illegal, there are many actions that you can take in advance to protect your property and your family. To protect your property at night, leaving your porch lights on, front and rear, is an excellent deterrent to criminals. The bad guys prefer to work under the cloak of darkness so no one sees them. Lighting up the area around your unit will make your area less susceptible to their actions.

If you see anything that is suspicious, always call the Police immediately. Another important safety item is to always lock all of your doors and windows. A large percentage of break-ins, etc. are at homes where the criminal entered through an unlocked door or window. Also keep your car doors locked and all valuables out of sight. In addition, make sure your children are properly supervised and you know where they are at all times.

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.

President's Corner

Hello all, I hope everyone is enjoying their summer! Let me introduce myself, I am Kristina Berry and I took over the President position at the end of June. I want to say that I do not take this responsibility lightly and will do what I can to ensure that every resident feels heard.

As many in the community are already aware, our Property Manager, Donna Cogswell, and Maintenance Supervisor, David Gass, left us at the beginning of July. We will miss both of them and are very appreciative of their time spent with The Meadows. I am happy to report that we have hired a new Property Manager, Steve Terapane, who will bring extensive experience to the position. Steve joined us on July 26. Additionally, Esau Padilla has been promoted to Maintenance Supervisor. In the meantime, before the Property Manager started, Board members have been volunteering their free time to assist in completing various tasks that the Property Manager would complete. While responses may not have come as quickly as we are used to, I can ensure you that you received one as soon as possible. We appreciate the patience and understanding of the community during this time. I look forward to all the good things to come in the near future!

On July 5, Barbara Heitz had to step down due to extenuating circumstances. Barbara will be deeply missed by the Board. On July 15, candidates were nominated to fill the seat and the Board is excited to welcome Kelton Reynolds back to the Board.

While I know we are experiencing a lot of change, which can be uncomfortable, I am excited for the future of The Meadows and look forward to serving the community to the best of my ability.

~ Kristina Berry

Curfew Reminder

The Meadows has a curfew in effect for minors under the age of 18. Please refer to The Meadows Rules and Regulations.

Board of Directors Motions

At the June 17 Board Meeting and July 5 Special Meeting

- Passed motions to make several changes to the Rules and Regulations.
- Defeated a motion to change the length of time a vehicle can occupy the same unreserved parking space from 14 to 7 days.
- Passed a motion to change the approval requirements for the installation of HVAC equipment on the common elements.
- Passed a motion to approve changes in the Rules to reflect the correct new days for trash and recycling pick-up.
- Passed a motion to accept changes to the Employee Handbook regarding employee insurance and pensions.
- Passed a motion to allow staff to wear cargo shorts.
- Passed a motion to create an official Maintenance Supervisor email address.
- Passed a motion to immediately drop the services of Doody Calls.
- Passed a motion to open a business account with BB&T for use by staff.
- Passed a motion to reject a bid from Advantage for tree removal.
- Passed a motion to accept a bid from Premier Aquatics related to regrouting.
- Passed motions to approve the nominations of Kristina Berry to be President, Charles Rice to be Vice President and Crucita Grover to be Parliamentarian for the Board.
- Passed motions to approve the new Maintenance Supervisor and their salary.
- Passed a motion to approve a proposed change to the Employee Manual.
- Passed a motion to set a maximum salary for the Property Manager position.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Security Totals

June 15 – July 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:	5
Rustling Leaves Lane:	0
Saguaro Place:	2
Saint Germain Drive:	1
Strasburg Drive:	3
Turin Lane:	1
Vehicles Ticketed:	52
Vehicles Towed:	3
Calls referred to FCPD/FCFD:	4

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 50th Birthday

1971 – 2021

The following is a reprint of an item in the original sales brochure published by the Minchew Corporation in 1971.

Newgate – The Larger Dream

Newgate, today, is a rolling pasture. It has been scarcely touched by urban growth, despite its nearness to Washington, DC. It lies just beyond the suburban sprawl that has pushed into Fairfax County.

But Newgate was not always so pastoral. Its recorded history dates back to 1649 when Charles II of England chartered the land around what is now Centreville to Lord John Culpeper. At that time, however, the area was known as Newgate.

It became an important crossroads for travelers during Colonial days largely due to a business disaster of one of the founding fathers, Robert “King” Carter.

Carter discovered copper-bearing stones on the surface of land near Newgate and began to mine it. The plan was to ship the ore to England for refining. But the Lee family had bought all the land along the Potomac and Carter couldn't get his ore to the river for the water transportation he needed.

The only thing for him to do was build his own road from his Frying Pan Mine along what is now Route 50 to Kamp Washington and on down to Occoquan. The determined Carter wrote in a letter that he was going to “get my wagons and ox carts from Frying Pan and make a track to Occoquan” and he did it. The road was completed in 1729 and it opened the entire area to the Potomac.

Unfortunately, word soon came back from England that the copper ore wasn't rich enough to pay its own freight so Carter closed down his mine and his neighbors quickly began to put the new road to good use to transport their own goods—primarily tobacco.

Other roads were opened up and the Newgate Tavern became a popular resting place for many travelers including such divergent personalities as George and Martha Washington and P.T. Barnum's 24-inch-tall wonder, Tom Thumb.

During the Civil War, forty thousand Confederate troops encamped in and around

the area, by then renamed Centreville. The first Confederate rockets were fired there and the Confederate battle flag was designed by two Centreville sisters who intended it as a burial shroud for fallen soldiers but soon discovered it was being carried into battle as a symbol of Southern pride.

Then, during the winter of 1861-62, the Confederate Army withdrew to Richmond, the Union troops moved into Centreville to take over and residents fled their homes. Many never returned and the homes and area began to decay.

But Newgate cannot remain the pastoral place it is. It lies astride the most important junction of highways in the Virginia suburbs. It lies just south of Dulles International Airport. It is within a 30-minute drive of Washington and is within one of the fastest growth areas in the United States.



Be Careful Where You Drink!

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

mentioned 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, keep your drinks inside your homes.

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 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.

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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**24-Hour EMERGENCY ONLY
Service First: 1-888-980-8958**

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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



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.

Meadows Website www.mymeadows.net