

The Meadow Lark

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

Vehicle Registrations and Inspections Will Be Enforced

Because of the coronavirus pandemic Virginia State Police have not been enforcing the rules regarding current safety inspections and up-to-date license tags for vehicles in the state. This was because DMV offices were closed for many months and then have faced a backlog of work. As a result The Meadows was also not enforcing these rules.

Recently the Virginia State Police Troopers have begun once again enforcing these rules and are issuing citations for expired inspections or tags. Accordingly, starting on September 1, 2021 The Meadows will be enforcing our Rules and Regulations regarding vehicle registrations and inspections. Our rules do require that to park in our community your vehicle must have a current safety inspection as well as current license tags.

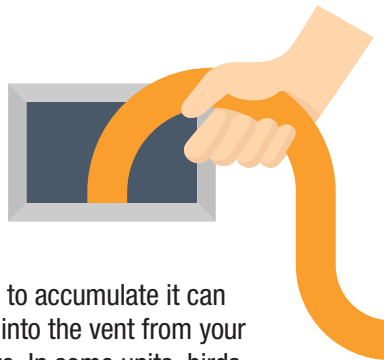
Our Security officers will begin to enforce these rules and issue warning stickers regarding any violation of these rules. In order to avoid having your vehicle towed for violation of our rules you need to check your vehicle's inspection status and your license plates to ensure that they are both current. There are vehicles parked on our property that have license tags that are expired, some back in 2020. Please be sure to check your vehicles for compliance.

Minimize Your Risk of Fire: Clean Your Dryer Vent

Did you know that a common cause of household fire is a dirty dryer vent? Since your dryer vent accumulates a lot of lint it must be cleaned and inspected at least once per year. If the lint is allowed to accumulate it can create an airflow obstruction and the hot air pushed into the vent from your dryer can cause the extremely flammable lint to ignite. In some units, birds have made nests in the dryer vent which is even more hazardous.

At The Meadows many units have very long dryer vents and these can be obstructed much more quickly than those in most newer homes, this is especially true in upper units. Our Co-Owners must be vigilant in cleaning these vents to avoid a potential fire disaster that could affect not only your unit, but multiple other units.

Be a responsible Co-Owner and neighbor and take the time to have your dryer vents cleaned and inspected at least once per year. This is a quick and inexpensive task that will save you and your neighbors from potential danger.



Board of Directors Meeting: Thursday, September 16, 2021, 7:30PM 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.

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.



President's Corner

Hello all, I hope everyone has had a wonderful month! The Board is pleased to report that The Meadows will be fully staffed again in a few short weeks. Marko Veliz returned to the Maintenance Crew as our new groundskeeper and on September 6 Ashley Vazquez will join us as our new Administrative Assistant. Please join us in welcoming our two new employees!

The Board would like to send their thanks to the entire Community for their support and understanding the past few months. Additionally, beginning September 1, 2021, The Meadows will begin enforcing the rule regarding vehicles on property having current Registration Tags and Inspection Stickers. The enforcing of this rule was suspended last year after Virginia State Troopers announced that they would not be issuing tickets for expired tags due to the DMV being backlogged. Virginia State Troopers recently announced that they would begin to enforce the requirement for current tags, therefore, The Meadows will begin the enforcement too. If residents encounter an issue attempting to renew their registration or inspection, please contact the Office.

Let us also remember that trash is not to be placed out before 5 PM on Sundays for Monday pickup or before 5 PM on Wednesdays for Thursday pickup. Bulk items and recycling should only be placed out after 5 PM on Wednesdays for Thursday pick up. If residents observe others violating the Rules and Regulations, we encourage the resident to properly report the incident, either to Security or to the Office.

The Board would also like to remind all Residents that they are always welcome at the monthly Board meetings which are held on the 3rd Thursday of every month at 7:30 PM in the clubhouse.

~ Kristina Berry

Meadows Website
www.mymeadows.net



Board of Directors Motions

At the July 15 Meeting:

- Passed a motion to extend the time period to obtain bids for the painting contract.
- Passed a motion to approve a new Policy Resolution.
- Passed motions to reaffirm email votes which approved hiring the new Property Manager and an emergency rail repair.
- Passed a motion to make a change to the Rules and Regulations which will reiterate the Fairfax County Code relating to fireworks.
- Passed a motion to make a change to the Rules and Regulations which will identify financial responsibility for the removal of and cleanup/repair from pests and rodents.
- Passed a motion to approve an Architectural Review Form.
- Passed a motion to approve the salary for the Maintenance Tech and to convert the other Maintenance Tech position to Groundskeeper.
- Passed a motion to appoint Kelton Reynolds as a member of the Board of Directors.

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.

Security Totals

July 15 – August 14, 2021

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

Avocado Court:	0
Cool Oak Lane:	2
Golden Oak Court/Road:	5
Rustling Leaves Lane:	2
Saguaro Place:	3
Saint Germain Drive:	5
Strasburg Drive:	1
Turin Lane:	1
Vehicles Ticketed:	80
Vehicles Towed:	6
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 50th Birthday

1971 – 2021

50TH ANNIVERSARY SERIES

Bits & Pieces from the Past

Excerpts from Old Meadow Larks

January, 1987

The new Giant and many other stores are now open just down the street from us. But don't think that this is the end of the construction in our area! Many other shopping areas or residential developments are currently under construction or are in the planning stages in Centreville. With the final approval of the use plan for the old Payne Farm, some of this construction will take place right outside our "back door," probably later this year.

June, 1987

The land across St. Germain Drive, where our yard sales are held, is owned by Fairfax County. Eventually a regional library will be built there, probably in 1989 or 1990.

September, 1987

Stringfellow Road will eventually be realigned to meet Clifton Road. Union Mill Road will be extended to Route 29, in order to provide better access to the new Braddock Park High School [the original name] scheduled to open in the fall of 1988. And Braddock Road will be realigned to meet Walney Road. These are only a few of the road changes that will occur over the next few years.

Don't Feed the Critters!

It has recently been noted in some areas around the community that people are putting out various types of food items to feed the birds, squirrels, etc. It should be noted that it is against Meadows rules to do this, in fact even dogs and cats must be fed inside your unit and no food for them left on the Common Elements.

In the past we have had a rodent problem in some areas of the community, which was either caused or made worse by having a food source available for the mice, and even worse, rats. The rat problem has been controlled, we have bait stations in several places within our development; however if food items are left out, the rats are more likely to feed on this rather than the bait which will control their population.

Our feathered and furry friends for the most part have food provided for them by nature, so we do not need to feed them. And we certainly don't want to attract rats into our community. If you do see any rodents, please let the office know so action can be taken to eradicate them.



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 to report any neighbors who you feel are not following the rules related to trash and its removal.

Bits & Pieces

■ 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.

■ Curfew Reminder

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

■ Regular Furnace Maintenance

It is critical to ensure safe and efficient operation of your furnace regardless of the age of the unit. Many heating and air conditioning companies offer discounted specials beginning in September.

■ 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.

Parking in The Meadows

A reminder: any vehicle parked on Meadows property must display a valid parking permit. The acceptable forms of a permit can be a Meadows parking sticker, a green Visitor Hang Tag, or a red Frequent Visitor Hang Tag. Residents may not use Visitor tags. For details on our parking rules and regulations, please 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.

EDITOR: Bill Liedtke

Meadows Office

Monday–Friday, 8:30 AM – 4:30 PM
Phone: 703-830-4464
Fax: 703-815-0755
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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



What To Do If You Experience a Leak

If you experience a leak in your unit you must contact your own plumber.

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.

Noise Reminder

In the warm months we like to spend time outside enjoying the warm weather and socializing with friends and neighbors. We need to remember to minimize disturbances to others even when we are outdoors. Loud music and boisterous conversations can create a lot of unwanted noise for others. During any season residents of upper units should 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.

