

# The Meadow Lark

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

## Candidates Wanted for Election

As you probably know this year there is an important election for state offices. But in addition, The Meadows is having an election as well. At the Annual Meeting in December four members for our Board of Directors will be elected.

Are you interested in what is going on in your community, or want to help planning for community activities? If so, run for a seat on the Board of Directors. The members elected this year will serve on the Board for two years, and join the other four members who were elected last year.

If anyone is interested in running, please make your intentions known to The Meadows office. There is an application form that needs to be filled out by October 15 so your name can be included on the ballot for the election and your biography can be published in the November *Meadow Lark*. In order to be eligible to run for the Board you must be a Co-Owner of a Meadows unit with your condominium account in good standing.



**OCTOBER**

**Board of Directors Meeting:** Thursday, October 21, 7:30 PM. Residents and Co-Owners are encouraged to attend. Agendas will be posted online the Tuesday before the meeting. Minutes are available upon request at The Meadows office and online at [mymeadows.net](http://mymeadows.net).

**Deadline to Run for the Board:** Oct. 15

*Looking forward to:*

**Annual Meeting:** Tuesday, December 14, 7:30 PM.

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

*This is the last article to recognize our 50th Anniversary.*

## Opening Day

The Meadows opened on July 10, 1971. Built by John R. Minchew and later by Yeonas, and advertised as the 'Affordable Dream,' over 6,000 people came and bought 62 homes in less than 48 hours. From early morning until dark during the two days house hunters paraded through five models. It took four traffic officers to direct the steady stream of cars.

They saw one and two story townhouse-condominiums priced from \$23,950–\$27,500. These homes featured 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. Buyers purchased over two million dollars worth in the first two days (a lot of money back then)!

This project was considered ground breaking with it being one of the first two developments in Virginia with the unique two-over one piggy back design. If you bought one of the homes back then, your monthly payment, including interest and taxes, could have been about \$200 a month! Before The Meadows of Newgate (as it was known then) sold out all 618 units, the price list had been changed 18 times!

*This article appeared in the April 2006 Meadow Lark. The information for this article came from an article by Levi Good, originally published in March 1981. Mr. Good chaired the Board of Governors, served on the Executive Committee and was a community activist.*



## President's Corner

Greetings all! I can't believe summer is gone already!

All onsite residents and offsite owners, please keep an eye out for a letter from SFMC containing a flyer detailing the Rules and Regulations regarding trash. This flyer is meant to serve as a first warning and inform residents that any violation of the trash rules after the date of receipt will result in a \$50 fine. Residents are always encouraged to properly report any violation of the Rules and Regulations as it helps to ensure that The Meadows stays safe and clean.

With the weather cooling off, I am sure many of us are looking forward to being able to shut the AC units down and sleeping with the windows open, I know it is one of my favorite things about the fall. With that said, please be mindful of your neighbors when congregating outdoors at night. Noise, however low it may be, tends to be louder in the dead of night.

The Board would like to thank the residents who attended this past meeting. It was great to hear from the community and to address their concerns. We are very excited about the positive direction the Meadows is taking! Residents are always welcome at the monthly meetings, after all, teamwork makes the dream work!

We look forward to seeing everyone at the October 21 meeting that will be held at 7:30 PM in the Clubhouse.

Stay safe and well.

~ Kristina Berry

## 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.

## Board of Directors Motions

### At the August 19 Meeting:

- Passed a motion to reaffirm an email vote which approved hiring the new Groundskeeper.
- Passed a motion to accept the Employee Manual as written.
- Passed a motion to have SFMC print and deliver trash notices.
- Passed motions to approve four Architectural Review Forms.
- Passed a motion to approve hiring a new office assistant.

COMPLETE MINUTES OF BOARD MEETINGS  
AVAILABLE AT THE OFFICE



## 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.



## Security Totals

August 15 – September 14, 2021

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

Avocado Court:	3
Cool Oak Lane:	0
Golden Oak Court/Road:	4
Rustling Leaves Lane:	1
Saguaro Place:	4
Saint Germain Drive:	1
Strasburg Drive:	2
Turin Lane:	1
Vehicles Ticketed:	50
Vehicles Towed:	6
Violation Letter Sent:	42
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.

## Community Improvement: Good Neighbor Top Ten

Being on bad terms with your neighbor can make your life frustrating, day after day. But taking the time to establish good terms with your neighbors has numerous benefits. The community will be friendlier, the neighborhood safer, and the area a nicer and more comfortable place to live.

1. **Introduce Yourself – Whether you're new to the neighborhood or have not got around to the task of meeting your neighbor after years of living next door, introduce yourself.** Say hello, offer a welcome gift, or just give a helpful hint about the area: "The garbage truck comes on Mondays and Thursdays. We usually see them on our street around 7 AM." An unfamiliar neighbor is not a good neighbor.
  2. **Consider Your Neighbor's Lifestyle – Get to know your neighbors, what they do for a living, what their schedules might be like, and so on.** Sometimes, you can remedy problems before they even start; for example, if they work nights, quiet mornings will be important for them. If they have young children, quiet evenings will be very important to them. Similarly, give them information that'll help them be more considerate of your lifestyle. If you do a lot of yard work, or if your teenage son plays the drums, let them know in advance and mention that if it's getting too loud, they shouldn't hesitate to let you know.
  3. **Be Aware of Shared Walls – Position noisy household appliances, especially TVs and speakers, away from shared walls.** If you live above someone consider the time of day you do that aerobic workout you love so much. If you live below someone consider the strong scent of your cooking or preferred candles. A neighbor coming through your ceiling is not a good neighbor.
  4. **Control Your Dog – Keep your dogs on a leash and pick up after them.** Respect planting areas that your neighbors spend countless hours on. It is all fun petting and friendly licks until that poorly timed lift of the leg. Also, it is neighborly to be aware of others who would rather steer clear of your lovable "Rex." Dander allergies and dog fears are real, so crossing the street with your pet in certain areas can go a long way. A frightened neighbor is not a good neighbor. **BONUS:** Dog Barking – I know I am guilty of having my dog annoy my neighbors with the ill-timed barking fits. Whether you have a "yippee" dog or a "woof-er" dog, most others don't care to hear it. This is not the easiest fix, but talking to your neighbors about it can smooth things over before annoyances boil over.
  5. **Practice Parking Etiquette – When you park your vehicle, be sure not to block anyone's access, or make them have to pull out of a very tight spot.** Don't over-rev the engine of your car or motorcycle early in the morning or late at night. Avoid slamming your doors or shining your headlights into your neighbor's windows late at night. A trapped neighbor is not a good neighbor.
  6. **Slow Down, You're Driving Too Fast – An injured neighbor is not a good neighbor.**
  7. **Take Your Garbage Out – Pretty simple, really.** The dead animal stench coming from your rotting garbage makes everyone feel sick, particularly those of us down wind. We have specific garbage times for a reason. If you accidentally miss the collection, bring it back in immediately and try to contain it well. Garbage can attract vermin, insects, and other pests, and is also unsightly. A smelly neighbor is not a good neighbor.
  8. **Invite Me to the Party, Or Give Me Fair Warning – If you're going to fill up the street with cars and have that deejay blasting his tunes out into the universe through speakers bigger than a cow, then at least give me a bit of warning first.** A sleepless neighbor is not a good neighbor. Ok, so your neighbor would never do this, right? If you're planning a party, be sure to give your neighbors plenty of warning, letting them know when it's going to start and how long you expect it to go on. Leave them a telephone number to contact if they need to ask you to turn it down. If you get on well with your neighbors, why not invite them too?
  9. **Be Aware of Your Surroundings – Keep your eyes on anyone you don't know acting suspiciously around your neighbor's home.** When in doubt, call security or the police so they can quickly curtail any criminal activity. A robbed neighbor is not a good neighbor.
  10. **Be Adults – We are bound to have disagreements.** If an issue arises, talk to your neighbor directly and try to work out a solution that is agreeable. If you hear about things second-hand then disagreements can easily grow. It is best to give your reasons for a request to your neighbor yourself. A gossipy neighbor is not a good neighbor. Having said that, sometimes conflicts are not easily resolved. In these cases the best thing may be simple avoidance to circumvent an escalating conflict.
- So there you go. Ten easy-to-follow rules that will help make our neighborhood a better place; the Ten Commandments of the Good Neighbors, as it were. I'm sure there are other items that you can think of that might take the place of one or another of these on my list. Living by these might seem a matter of simple courtesy for some of us, but some people live in a bubble or else they just don't give a hoot. I am going to channel Robert Frost when I say, "Good fences make good neighbors."

*This article first appeared in October, 2011*

Council of Co-Owners  
**The Meadows**  
6100 Strasburg Drive  
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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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**Security**  
703-628-9481

**Towing**  
Battlefield Towing: 703-378-0059

**Trash**  
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## 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](http://www.mymeadows.net)