

# The Meadow Lark



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

## Important Insurance Information

Do you have adequate insurance coverage? Did you know that many losses are not covered by The Meadows Master Insurance Policy? All unit owners need to have their own homeowner’s insurance policy, called an HO-6 policy, to cover losses and liabilities not covered by the Master Policy. Lack of adequate coverage can be extremely costly, both in time and money.

It is important to remember that only approved damages that exceed the Master Policy deductible are eligible for insurance coverage under The Meadows policies. The deductible for water damage under our current policy is \$5,000 per unit (wind driven rain is excluded as there is no coverage for this), the deductible for All Perils coverage is \$10,000 per occurrence, and the Flood coverage has a deductible of \$25,000 per occurrence. It is critical to understand that even if covered damages exceed the deductible and are covered under the Master Policy, if the damage is caused by the neglect or actions of the unit owner or the owner’s tenants/guests, or the malfunction of a unit appliance (i.e. HVAC, washing machine, dishwasher, etc.) the unit owner is responsible to pay the deductible. This means if a covered loss is determined to be due to the actions of someone or something in your unit, you will be responsible to pay the applicable deductible of \$5000, \$10,000, or \$25,000.

It is also important to know that the Master Policy does *not* cover any personal property, incidental damages (e.g. hotel stay), betterments and improvements, moving or storage of personal items, or lost income. Regardless of the cause or cost of the damage, the Master Policy does not provide any coverage for these items.

Needless to say, these deductibles and uncovered losses can be extremely costly. This is why it is vital that you protect yourself and your property by making certain you are properly insured. We strongly recommend that you contact your homeowner’s insurance carrier at least once per year to review your coverage and make decisions about important rider policies that could cover you for deductibles, water related losses, and damages not covered under The Meadows Master Insurance Policy.

If you or your agent would like to obtain The Meadows insurance certificate to determine what policies and coverages you need, you may request this information at [www.eoidirect.com](http://www.eoidirect.com).

## Election Time — More Candidates Needed!

It’s that time of year again. In addition to the state elections being held on November 2, The Meadows will have an election for members of the Board of Directors. Four seats are being contested this year. Right now there are only two candidates for the four seats, more volunteers are needed!

We will hold the election at the Annual Meeting on Tuesday, December 14. The package for the Annual Meeting will be mailed out shortly. This package will contain all the information about the election, including a proxy and a ballot. If you cannot attend the meeting, you need to send in the proxy, and you can then also cast your votes for members of the Board of Directors by returning the ballot. If you do not receive this package by November 18, please contact the office so you can obtain one.

Return of the proxy form is very important. Our By-Laws require a certain percentage of Co-Owners to either be present at the meeting or have signed a proxy form so they can be counted as present. Proxy forms, as well as the ballot if you wish, need to be returned by 4:30 PM Monday, December 13. They can be mailed or placed in the black Council mailbox located outside the Clubhouse.



**Board of Directors Meeting:** Thursday, November 18, 7:30 PM. Residents and Co-Owners are encouraged to attend. Agendas are posted online and at the Clubhouse on the Tuesday before the meeting. Minutes are available upon request at The Meadows office and online at [mymeadows.net](http://mymeadows.net).

*Looking forward to:*

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

*Residents and Co-Owners are welcomed and encouraged to attend any committee meeting.*

### HOLIDAY OFFICE HOURS

Closed Nov. 25 Thanksgiving  
and Nov. 26 Day after Thanksgiving

### NO TRASH PICK-UP

on November 25, Thanksgiving  
Please do not put trash out on Nov. 24/25

### SET YOUR CLOCK BACK

Sunday, November 7 “Fall Back” at 2 AM

## President's Corner

Hello again! At the October 21, 2021 meeting, the Board approved the 2021 Rules and Regulations changes. The major changes, aside from the Trash rules addressed in the letter that was mailed out, are as follows:

Ivy, mint, and other invasive ground covering plants as well as vegetables and fruit trees are not permitted within the Meadows.

When replacing exterior light fixtures, the new fixture must be a coach/carriage style of lamp, in either brass, white, or black, and the size and color should conform as closely as possible to others in the area.

Any firework which explodes, emits a flame, or sparks higher than 12 feet, or performs as a projectile, is prohibited by the Fairfax County Fire Prevention Code. As such, no fireworks that explode, emit a flame, or spark higher than 12 feet, or perform as a projectile, may be set off within The Meadows.

All previously issued parking stickers and hang tags must be returned to The Meadows office to avoid a replacement charge of \$50 per sticker/hang tag. This includes permits issued to previous Tenants or for cars that have been sold. There will be no fee for a new sticker if the old sticker is returned to The Meadows office (shredded pieces accepted).

**CONSERVE WATER:** WATER CONSUMPTION HAS A DIRECT IMPACT ON OUR ASSESSMENTS AND THE ENVIRONMENT!

To avoid receiving violations for any rules within the Meadows Rules and Regulations, we encourage residents (Co-owners and renters) to contact the office so that you may receive a copy (paper and electronic copies available) of the current Rules.

I hope you all are taking some time to enjoy this lovely weather!

~ Kristina Berry

## Board of Directors Motions

*At the September 16 Meeting:*

- Passed a motion concerning winterization work to be done for the pools.
- Passed a motion to use Kramer Enterprises for pick-up of large trash items.
- Passed a motion to accept a proposal from KPS to perform the tree removal and concrete repairs.
- Passed a motion to approve the Rules and Regulation for 2021 pending legal review.
- Passed a motion to accept a bid from Reliable Rails for installation of a handrail.
- Passed a motion to approve an Architectural Review Form.
- Passed a motion to rescind a violation assigned to a Co-owner.

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.

### Important Information on Trash

Just a reminder that there is no trash pick-up on Thanksgiving Day (Thursday, November 25). Avoid violation charges of \$50 by keeping your trash in your trash bin until the post-Thanksgiving pick up on Monday, November 29.

## Security Totals

September 15 – October 14, 2021

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

Avocado Court:	2
Cool Oak Lane:	2
Golden Oak Court/Road:	7
Rustling Leaves Lane:	2
Saguaro Place:	6
Saint Germain Drive:	4
Strasburg Drive:	2
Turin Lane:	0
Vehicles Ticketed:	59
Vehicles Towed:	4
Violation Letters Sent:	117
Calls referred to FCPD/FCFD:	5

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 only 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.

## 2022 Board of Directors Candidates

Right now there are only two candidates for the four open seats on The Meadows Board of Directors. More Co-owners are requested to volunteer for these important positions. The election will be held at the Annual Meeting on Tuesday, December 14 at 7:30 PM. Here is a brief biography of each candidate and a statement concerning why they are running for the Board of Directors.

### LYNN PIERCEY

Lynn is running for a seat on the Board because she says she cares about the upkeep of our premises, as well as expense factors that affect the increase of our condo dues. She has lived in the Meadows for over 25 years, starting out a renter before buying her unit several years ago. She states "I feel I can relate to all of the Meadows's residents. The majority of my work history is in Construction Accounting with experience with insurances certificates, contracts, and payables working within a budget. As a retiree with limited income, I take the increase of our condo fees very seriously. This year working with a new Board, I have been able to take a more active role as Treasurer. I have been able to review and suggest procedures to the Board. Together, we have worked hard to make changes to insure more accountability for costs and quality control."

### KELTON REYNOLDS

Kelton has lived in The Meadows for 34 years. He has worked in the retail and service industry and has served on the Board in various positions, including Vice President, over a 24 year period. He says he has insight on what it's like to raise a family in The Meadows and work to make the community the best it can be working within the limits of the budget. He feels protecting the investments of our Co-owners while keeping fees as low as possible is a priority. Finding solutions that consider the big picture is also very important to him. He says "I have gotten to know what's right for the community and about the responsibilities and the limitations of the Association. My motto is 'Do what's right for the whole community and be fair to everyone'."

## What To Do If You Experience a Leak

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

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.

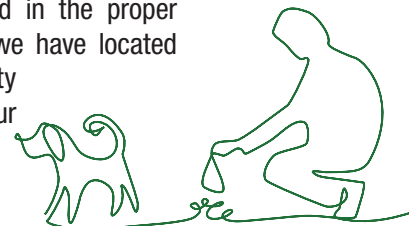
## Parking in The Meadows

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 *2021 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles*.

## 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.



Council of Co-Owners  
**The Meadows**  
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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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**Meadows Office**  
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**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



## 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)