

# The Meadow Lark



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

## New Parking Stickers/Hang Tags

All residents need to obtain new parking stickers or hang tags by Monday, January 3, 2022. Make an appointment with the office to do so.

Regardless of whether the following have already been supplied to the Office, residents will be required to provide the following to obtain new Parking Stickers/Hang Tags:

- The Current Resident Stickers (Green), Visitor Tags (Green), and/or Frequent Visitor Tags (Red).
- A copy of the settlement sheet/closing disclosure (if the property was purchased in the last 6 months) OR a copy of the Lease.
- Virginia Vehicle Registration reflecting the Meadows address (for Green Resident Stickers).
- Virginia Driver's License reflecting the Meadows address (for Green Resident Stickers).

## 2022 Budget Approved – No Increase!

The Meadows Board of Directors adopted a budget for 2022. A copy of the budget can be found on our website ([www.mymeadows.net](http://www.mymeadows.net)) or picked up in the Management Office. The adopted 2022 budget addresses the cost of maintaining and operating our aging community in the COVID era, while minimizing the financial impact as much as possible for our Co-Owners. Beginning **January 1, 2022 the monthly assessment for a three bedroom condominium will be \$355 and for a two bedroom will be \$315.** There will be no increase in the dues, which will ensure that the needs of our over 50 year-old community are met in the year ahead, as well as in the future through reserve funding.

You will receive new coupon books in the mail in early December. If you do not have them by December 15th, please contact SFMC at (703) 392-6006. Please note that your payment will be due on the 1st of the month even if you have not received your coupon book.

## Annual Meeting for 2021

The Annual Meeting of the Council of Co-Owners of The Meadows will be held Tuesday, December 14 at 7:30 PM on Zoom due to Covid-19 and to allow more to attend. The link to the meeting was in the Annual Meeting package and will be posted on the community website the day before the meeting.

The election of new Board members to the Board of Directors will be held at this meeting. Four two-year terms on the Board are up for election this year, there are four candidates running for these positions. If you cannot attend the meeting, it is very important that you send in the proxy you received in the mail, and you can also cast your votes for members of the Board of Directors by returning the ballot. The proxy and ballot 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.

## DECEMBER

**Board of Directors Meeting:** Because of the holiday season, the Board of Directors will not meet in December. The next meeting will be held on Thursday, January 20, 2022, 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).

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

**Holiday Decorating Contest:** Friday, December 17, 5–7 PM.

**Christmas Tree Pickup:** December 27–January 13.

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

## IMPORTANT NOTE ABOUT 2022 CONDO FEES

Please be advised of the new Condo fees for 2022. The new fees for a TWO bedroom unit will be \$315 and the fee for a THREE bedroom unit will be \$355. If you have not received your new coupons for 2022 by December 15 please call SFMC at (703) 392-6006. Please note that your payment will be due on the 1st of each month even if you have not received your coupon book. Copies of the 2022 budget may be obtained from The Meadows Office or online at [www.mymeadows.net](http://www.mymeadows.net).

## President's Corner

I hope everyone is staying warm as the temperatures begin to drop! The Board and The Meadows staff have been busy this past month, so let's get to the good stuff! The Board approved next year's budget and was able to keep condo dues from rising! Condo dues will stay the same for 2022!

Our Annual Meeting will be held via Zoom, so be sure to get your Login set up on The Meadows website!

Lastly, there is a new parking program beginning **Tuesday, November 23, 2021!** The new parking program consists of replacing the current Resident Stickers, Visitor Hang Tags, and Frequent Visitor Hang Tags. Residents who wish to park in The Meadows will be required to schedule an appointment with the Office to receive new Resident Parking Stickers, Visitor Hang Tags, and/or Frequent Visitor Hang Tags. The Office is open Monday through Friday from 8:30 AM to 4:30 PM. See the requirements for obtaining new stickers/hang tags on page 1.

All residents parking at The Meadows will need to obtain and display new stickers and hang tags prior to **Monday, January 3, 2022**. Failure to obtain the new parking stickers/tags may result in the vehicle being towed at the owner's expense. No parking rules found in The Meadows Rules and Regulations have been changed.

I hope everyone has a wonderful Holiday Season.

~ Kristina Berry

## Christmas Tree Pick-Up



According to Fairfax County regulations, Christmas trees must be recycled—they cannot be put out with your trash. For your convenience, a drop off area will be located next to the Clubhouse on Strasburg Drive, December 27 – January 13.

All decorations, including tinsel and garlands, must be removed. If you use a carry plastic bag, this must also be removed.

## Board of Directors Motions

### At the October 21 Meeting:

- Passed a motion to pursue legal advice concerning our trash contractor.
- Passed a motion to approve the final 2021 Rules and Regulations.
- Passed a motion to approve High Sierra as the pool contractor for 2022.
- Passed a motion to approve a paving contract with Fairfax Paving.
- Passed motions to reaffirm three email votes.
- Passed a motion to approve a bid for new trash doors from N.J. Sullivan and for rail repairs from Reliable Rails.
- Passed a motion to procure an Amazon credit card for use by staff.
- Passed a motion to raise the petty cash limit.
- Passed a motion to no longer authorize McLean Bible Church doing events on the property.
- Passed motions to approve three Architectural Review Forms and not approve one other.
- Passed a motion to approve requested payment plans.
- Passed a motion to require staff to be vaccinated except for medical or religious reasons.
- Passed a motion to purchase new stickers/hang tags for the entire community from My Parking Permit.
- Passed a motion to conduct the Annual Meeting via Zoom.
- Passed a motion to approve the budget for 2022.

COMPLETE MINUTES OF BOARD MEETINGS  
AVAILABLE AT THE OFFICE

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



## Security Totals

October 15 – November 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:	6
Rustling Leaves Lane:	2
Saguaro Place:	4
Saint Germain Drive:	1
Strasburg Drive:	0
Turin Lane:	0
Vehicles Ticketed:	82
Vehicles Towed:	14
Violation Letters Sent:	114
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 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

*Here are the four candidates for the four open seats on The Meadows Board of Directors. 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**

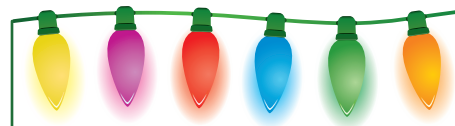
Kelton has lived in The Meadows for 34 years. He has worked in the retail and service industry and has served on the Board in various positions, including Vice President, over a 24 year period. He says he has insight on what it's like to raise a family in The Meadows and work to make the community the 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'."

### **Linda Lachapelle**

Linda has lived in the Meadows for over 30 years, and is currently employed by the Fairfax County Government. She also volunteers at her church where she has been a member for over 17 years. She has been a previous Board of Directors member for over 15 years and has served as both Treasurer, President and Security Liaison. Since being off the Board this past year, she has continued to attend monthly meetings and remained active in pursuing the wellbeing of our community. She says "I have seen many positive improvements in our community, and I would like to be elected to the Board so that I can help ensure that our community continues to remain well-maintained, professionally managed, and financially sound. I am not afraid to speak my mind even in the wake of opposition, and not afraid to raise difficult questions to ensure that all sides of an issue are looked at prior to making decisions that will affect all 618 units."

### **Helen Warner**

Helen has lived in the Meadows for 3 years and works as an Administrative Officer and Budget Analyst. She has been with the same agency since 2005, and is a retired Navy veteran. She recently got married in November 2020, has raised 3 children and now enjoys her seven wonderful grandkids. She states "I am interested in a seat on the Board of Directors because I would like to learn more about the community and how to make it better. I would like to assist with improving living in The Meadows from the common ground to what people need to feel safe."



## Decorating Contest

There will be a Holiday Decorating Contest which will be judged on Friday, December 17 between 5:00 and 7:00 PM. Please be sure to have your lights turned on during this time for the judges to see. Happy Holidays to all residents of The Meadows!

## Frozen Pipes = Big Trouble!

Our Management is trying to make sure that the utilities remain on and the thermostats are set to the proper temperature in all units to prevent pipes from freezing and breaking. This is done to prevent water damage to the affected home as well as the possibility of water damage to surrounding homes.

You can help by reporting vacant units to the office as soon as you notice them. Send reports to the office via email, fax or phone. Make sure that you include the address. Report any evidence of possible broken pipes or water coming from a unit immediately! See the back page for office and emergency after hour phone numbers.

## Holiday Tip From Security

We are in the holiday season, and many people are receiving more packages at this time of year than is usual. Thieves are smart enough to know this, and can take packages from people's front porches or steps. If you are expecting a package, be on the lookout for the mailman or delivery driver so you can receive the merchandise you ordered without someone else getting it first. Help your neighbors out as well, if they have a package sitting on their front porch take it in and give it to them once they are at home.

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.

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**Meadows Office**  
Monday–Friday, 8:30 AM – 4:30 PM  
Phone: 703-830-4464  
Fax: 703-815-0755  
E-Mail: meadowsoffice@verizon.net  
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**

**MEADOWS ADS**

## Tutoring

I am an educator who specializes in online tutoring of all ages. I tutor English skills to include Reading, Reading Comprehension, Vocabulary Enhancement, Essay Writing, Research Papers, and more. I offer hourly sessions on Zoom. If you are in need of assistance, please call (571) 432-8312.

## Utilities Must Remain On!

ALL Co-Owners are required to keep the utilities on in their units. The heat must be set at or above 65°F in all units, vacant or occupied. This temperature may seem a little high, but one must consider that the furnace room where the pipes originate is unheated and may be affected by the wind chill factor. Another thing to consider is if the water is turned off, it remains in the pipes and is subject to even quicker freezing. Every year, major damage to several units has occurred as the result of pipes freezing and breaking in this manner.

*Any damage resulting from broken pipes, etc., caused by improper heat being maintained in a unit will be the responsibility of the Co-Owner. A minimum of 65 degrees Fahrenheit must be maintained during the winter months. – Rules and Regulations.*

In addition, to this regulation, The Meadows Rules also includes a Utility Maintenance Requirement for all units. It states:

*In the event that a Co-Owner does not keep electric and/or gas utilities connected as required, the Council of Co-Owners shall take any and all measures reasonably necessary to protect the common elements of the condominium which shall include but are not limited to the appropriation of funds to reconnect and maintain electric and gas utilities. All costs and changes incurred by the Council shall be assessed against the unit owner.*

You can help by reporting vacant units to the office as soon as you notice them. Send reports to the office via email, fax or phone. Make sure that you include the address. Report any evidence of possible broken pipes or water coming from a unit immediately!



## Holiday Office Hours

Closed on December 24, 27 and 31