

# The Meadow Lark



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

## MARCH

### Reminder for Pet Owners

It has been noted that there has been an increase in the number of residents who walk their dogs not cleaning up properly after their pet(s). 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.



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.

**Board of Directors Meeting:** Thursday, March 17, 2022, 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 available upon request at The Meadows office and online at [mymeadows.net](http://mymeadows.net).

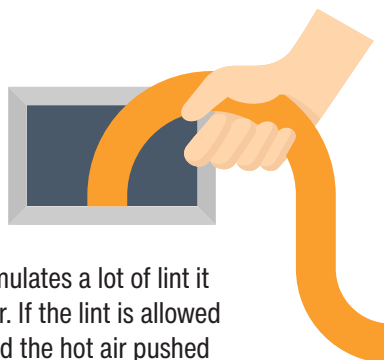
*Residents and Co-Owners are welcomed and encouraged to attend any committee meeting. Meetings are held in the Clubhouse.*

### Kindergarten Registration

Do you have a child who is scheduled to begin school this coming fall? Centre Ridge Elementary School in Centreville will be conducting their Kindergarten Registration for school year 2022-2023 in the school office.

Forms and other information are available on line at: <https://www.fcps.edu/registration/kindergarten-registration>. They are also available in the front office for your convenience. Students are not required to be present at the time of registration. If you have any questions please call the school at 703-227-2600.

### 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.



### Rules and Regulations Available on Our Website

The Meadow Rules and Regulations were recently updated. The 2021 edition can be found on our website at [www.mymeadows.net](http://www.mymeadows.net). Please take some time to review the document with your household and/or tenants. If you would like to receive a paper copy of the Rules and Regulations you can email, fax, or drop a note in the office and we will print a copy for you. We hope the information contained in the Rules and Regulations will be helpful to you and enhance your experience at The Meadows.

## President's Corner

Hello!

I hope everyone has had a wonderful month! I am sure you have noticed the new pet waste stations that have been installed around the community. These were installed to make disposing of pet waste easier and more convenient for the community. Picking up after pets is a rule within the Meadows, so hopefully the easy access to these stations will help!

If you observe a resident violating the rules and regulations, please properly report these violations to the office.

The Board continues to thank the community for all the support and encouragement.

~ Kristina Berry

## Greetings & Good News Solicited

Everyone likes to hear good news. One thing that will allow *The Meadow Lark* to publicize good news is for our residents to submit items to us. We used to list important events or milestones in this newsletter, but it seems that people just aren't sending such news in to be recognized any more.

Accordingly, a call is being sent out to *everyone* to send in your good news! We are willing to publish all birthdays, anniversaries, graduations, weddings, births, awards and anything else that may be noteworthy in the life of your friends and loved ones. You can drop a quick note in the black mailbox outside the clubhouse, or call or email the office.



## 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*.

## Board of Directors Motions

*The motions from the January 20 Board meeting.*

- Passed a motion to close the safety deposit box at BB&T and store our documents in an approved container on-site.
- Defeated a motion to purchase a snow blower.
- Passed a motion to approve requested payment plans.
- Passed a motion to approve the pursuit of a contract with SAF for groundskeeping services.

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

January 15, 2022 - February 14, 2022

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

Avocado Court:	0
Cool Oak Lane:	1
Golden Oak Court/Road:	9
Rustling Leaves Lane:	4
Saguaro Place:	2
Saint Germain Drive:	0
Strasburg Drive:	3
Turin Lane:	1
Vehicles Ticketed:	45
Vehicles Towed:	20
Violation Letters Sent:	89
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.

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

# Getting 'Face Time' with the Board of Directors

In the past some Co-Owners and Residents expressed a desire to discuss issues or concerns and were frustrated with only being given three minutes during a meeting of the Board to do so. We would like to share with you a simple way to engage the Board of Directors beyond the three minute time limit, but first we feel it is important for all residents to understand the meeting format, reasons for time limits and why the Board can not immediately act on issues brought before them in guest time.

## Time Limit to Speak

During each Board meeting there is time set aside for guests to speak, but because this is a business meeting with specific items that require consideration, there is a three minute time limit for unscheduled speakers. This common method of limiting time and interaction for guest speakers is used by many governing bodies, such as Fairfax County Board of Supervisors, Planning Commission, associations and like organizations. There is a necessity for time limits because every meeting carries an agenda of items, each of which requires the Board to consider, discuss and attempt to render a decision. You may not be aware that there is a time limit in the By-Laws stating meetings should not go beyond 10:00pm. This gives the Board a very finite amount of time to get their work done, so unfortunately lengthy dialog between unscheduled speakers and the Board is not possible. In addition, the Board wants to be sure that they make the right decisions and offer correct information to Co-Owners, which is not possible when an issue is brought before them for the first time at a meeting. To provide Co-Owners with solid and factual information they need to be able to thoroughly research all matters before acting.

## Contact Management Staff

If you have questions or concerns about operations we suggest that you contact our Management staff, as they are very knowledgeable on accounts, violations, issues facing our community, as well as the actions of the Board, limitations of the Association and the legal obligations we must fulfill. If you would like to have a specific issue discussed by the Board or a specific action considered by the Board, we welcome you to add your concerns or questions to a meeting agenda. This allows the Board of Directors the opportunity to review your concerns or issues and requested action in advance then come to the meeting prepared to discuss the matters, offer suggestions and take action, if needed. It also allows you the opportunity to directly interact with the Board in a more meaningful way.

## To Be Put onto the Agenda

The process to be added to an agenda is quite simple; first, you must submit to the Management Office in writing the issue you would like to be added to the agenda. Please include any action you wish the Board to take regarding your concern, any specific considerations or accommodations you are requesting, any documentation you have to support your request, your name, address and telephone number. The Property Manager will then gather

any additional information regarding your request that the Board will need and will include that documentation, along with all of the information you have provided, in the Board packet that is delivered to BOD members in advance of the Board meeting. Board members will then review all of the information prior to the meeting. You will still have three minutes during the guest portion to make any additional statements or advise the Board of anything that may have changed since your request was received. When your item is called from the agenda, the Board will discuss the matter and if necessary, will ask you direct questions about the matter and allow you time to reply. Typically the Board is able to render their decision or offer their position at that meeting; however, for some matters it takes additional research or thought and the matter will be continued (or deferred) to a future meeting.

## Attend the Meetings

We are always happy to have residents attend our meetings, whether to simply observe what is happening in our community or to offer their thoughts and concerns. If you are unable to regularly attend Board meetings, please go to our website, [www.mymeadows.net](http://www.mymeadows.net), or the Management Office to view full meeting minutes. Abbreviated minutes are also published in each issue of *The Meadow Lark*. Meeting agendas are posted in the Management Office and online on the Tuesday before each Board Meeting. If you see an issue that the Board is currently considering and you would like to weigh in, please contact the Management Office and make arrangements to have your thoughts brought before the Board. If you can not attend the meeting, your written statement can be presented on your behalf. Knowing the issues currently before the Board of Directors is the best way for residents to stay informed and allows Co-Owners the opportunity to make their wishes known prior to Board action.

We hope that the guidelines above will help to facilitate open lines of communication and help residents make the most of their meeting attendance.

## Important Safety Issue!

It has been noticed that the insulation covering the electric wiring and gas lines running from the meters into the utility closet at some units have deteriorated, which could eventually result in exposed wiring. Exposed electrical wiring may cause injury, so please check the wiring behind your unit as soon as possible.

These sections of wiring and gas lines belong to the Co-Owner and it is the Co-Owner's responsibility to maintain them; however, we have been made aware that the utility companies may perform this work at no cost. You can reach Washington Gas at (703) 750-1000 and NOVEC at (703) 335-0500.

Please take a moment to inspect your wiring and gas line and contact the utility company or a certified electrician to make necessary repairs as soon as possible.

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

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  
Kramer Enterprises: 804-221-1743

**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**



**Committee Volunteers Needed**

Are you interested in what is going on in our community? You can help with planning for our community. Members are needed for the committees that pass on recommendations to the Board on making improvements to the community. Just let the office know if you are interested in joining one these committees: Pool, Landscaping, Communications, and Social and Recreation. You can stop by the office, call or email your interest.

**War on Trash!**

For people who live in a community like ours, one of the biggest problems faced is that contained in a very simple word—trash! The subject of trash seems to be the number one complaint of residents of condominium communities, The Meadows is no different.

Our Board of Directors has been discussing trash at recent meetings, and has been trying to come up with a way to solve the trash problem here within the community. Although we may never completely solve the problem, it is our goal to improve our living conditions. Our residents should not have to put up with so much trash, both loose small pieces of trash that just litter the ground and blow around at all times, as well as piles of trash bags and stacks of furniture that are put out on a regular basis well before the allowable time.

To achieve a cleaner community, we have to declare a war on all trash. Our maintenance staff picks up trash on a daily basis, but it seems that some of our residents just throw more litter around the community right behind them. This is unacceptable behavior. Everyone has the responsibility to help clean up our community. No one should be littering, and as a good citizen if you find litter laying around pick it up and dispose of it. Become part of the solution, rather than part of the problem. More importantly, tell those who are littering to stop it, and if necessary report their behavior to the office.

The biggest eyesore we face is created by those who put their trash out many hours and sometime even days before the mandated hour of 5 PM on Sundays and Wednesdays. We will be trying very hard to determine where trash put out early has come from, and violators will be subject to \$50 charges which we are allowed to levy for violations of our Rules and Regulations.

Catching the scofflaws who put trash out early is not generally an easy thing to do, so we need everyone’s help in doing this. If your see someone putting out their trash early, report this to the office. We need the address of these people so appropriate action can be taken against them.

Do you enjoy living with piles of trash, which draw insects, rats, etc., for days at a time? The only way to prevent this is to take action against those who choose not to follow the rules, and it takes all of us to fight this menace. Again, become part of the solution and report these violations, rather than being part of the problem and just letting it happen. Unless the people causing the problem are pointed out and fined, they will most likely just continue to put trash out early. Hitting them in the pocketbook may help in getting our community cleaned up, but it will take everyone’s cooperation in this effort.