

The Meadow Lark



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

President's Corner

Hello Meadows Community!

Over the course of the last 6-8 months, we've had several residents ask what the Association is doing to address the issues with trash collection and/or ask why we haven't tried certain solutions. Below is that information and explanations.

What we're doing:

1. Bulk trash removal.
2. Enforcing trash pickup times by our current vendor.
3. Added several new Pet Waste Stations.
4. Hired a Groundskeeper.
5. Fining residents who are breaking the rules.
6. Security also reports offenders to the office so fines can be issued.
7. Increased pest control.
8. Sent out multiple notices about trash rules and printed them in both English and Spanish.

What we have tried or considered that was not/would not be successful:

1. **Adding dumpsters to the property.** Due to our Governing Documents and Master Deed/Proffers with the County, we must have a certain number of parking spaces (so we cannot put dumpsters in parking spaces) and must have a certain amount of "Green Space" so we cannot put them in grassy areas. Dumpsters also draw rats, raccoons, opossums, feral cats, etc. They also look and smell terrible, especially in the hot summer.
2. **Using trash bins.** The cost would add about \$9/home/month which would cost an extra \$68,000/year and increase your dues by \$9/month. Sadly, these tend to be overfilled and not put away after use, as well.
3. **Additional trash pickups.** The cost for this would be approximately an additional \$6+/home/month or and extra \$45,000/year and increase your dues that amount as well.

How can you help?

1. Tell us the name or address of neighbors putting trash out before or after allowed times so we can fine them. Your identity will not be disclosed.
2. If you have any ideas or suggestions not listed above, please let us know.

~ Kristina Berry

APRIL

Board of Directors Meeting: Thursday, April 21, 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.

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

YARD SALE RETURNS

Saturday, May 7
8:00 AM - 1:00 PM

(Raindate - Sunday, May 8)

After a two-year hiatus due to Covid, the annual Yard Sale will once again be held right here in the community (really a "Sidewalk Sale"), just like we did in previous years.

You may place your wares for sale in front of your unit, in your reserved parking space, on your front balcony or porch, or in the common areas near your unit. Be careful not to block access to any other parking spaces or to the sidewalks which will be used for passage throughout the community.

Hiring Lifeguards

Great pay and 1/2 price lifeguard certification. Help your community, build your resume, work with friends. Also get paid for referrals! Apply today at HighSierraPools.com





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.

Park Your Car Properly!

There seems to be an increasing number of Meadows residents and their guests parking their vehicles in the roadway and in fire lanes. Such parking is a hazard to others who are driving legally on our streets. Recently it was observed that two vehicles were parked illegally on one of our streets near each other, on opposite sides of the road. Drivers trying to drive on that street had to weave through what was essentially an obstacle course and had to wait as only one car at a time could safely pass this section of the road. This is not a good situation.

It is never a good idea to park your vehicle in the manner described above. There are usually parking spaces available to safely park in when dropping someone off or needing to run into your unit quickly to get something. Why take the chance of getting your car hit, or even towed, when parking illegally and unsafely? Our security officers will be strongly enforcing this violation of our Rules and Regulations, please find an appropriate parking space to keep everyone, including yourself, safe.

Board of Directors Motions

The motions from the February 17 Board meeting.

- Passed a motion to purchase up to \$100K worth of CDs after the expected interest rate hike.
- Passed a motion to authorize the members of the Pool Committee.
- Passed a motion to accept a pest removal proposal from PMSI for this year.
- Passed a motion to approve a proposal for up to \$3,000 from Jiffy Plumbing to repair water lines.
- Passed a motion to accelerate collections on delinquent accounts.
- Passed a motion to write off debts from two accounts.
- Passed a motion to approve a salary increase for staff.

COMPLETE MINUTES OF BOARD MEETINGS AVAILABLE AT THE OFFICE

Bits & Pieces

◆ Security Note:

Be sure to be extra vigilant when securing your home. Statistically, homes are more likely to be broken into this time of year than during any other time. Also, protect your vehicles by removing your GPS units and other valuables after you park in The Meadows.

◆ Curfew Reminder:

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

◆ Announcements:

Submit your announcement to The Meadow Lark. The deadline is 20th of the month. Please include your name, address and contact information. This information will not appear in The Meadow Lark. See the back page for fax or email information.

Security Totals

February 15, 2022 - March 14, 2022

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

Avocado Court:	0
Cool Oak Lane:	2
Golden Oak Court/Road:	9
Rustling Leaves Lane:	5
Saguaro Place:	3
Saint Germain Drive:	0
Strasburg Drive:	2
Turin Lane:	0
Vehicles Ticketed:	48
Vehicles Towed:	4
Violation Letters Sent:	56
Calls referred to FCPD/FCFD:	13

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.



It's Time to Get the Water Flowing Again!

As we enter warmer weather many residents are ready to start watering their plants and washing their cars.

For this reason, all valves to the outdoor water spigots are required to be turned back on by April 15th.

The valve to turn the water on for the front spigot is located under the kitchen sink of the lower unit. The valve for the back spigot is located in the utility closet of the lower unit.

If you are a lower unit you are responsible for turning these valves on. Also, if you notice anything unusual such as a steady drip when the spigot is turned off, leaking under the kitchen sink/utility room from the spigot water line, or the spigot sprays awkwardly when turned on, please contact the Management Office.



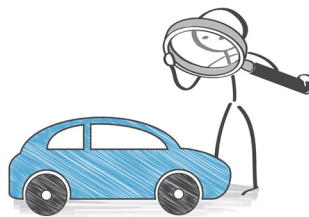
Spring Planting Tips



Flowers and shrubs may be planted in existing beds that are in the direct vicinity of rear patios, bedroom windows or front porches/steps by Co-Owners/Residents if they are in conformity with The Meadows Rules and Regulations, Section, VI, Rule 9a-i and Rule 10. Please see the Rules and Regulations on our website at www.mymeadows.net or request a copy in the Management Office.

Parking in The Meadows

Vehicles parked on Meadows property must display a valid parking permit. The acceptable forms of a permit can either be a Meadows parking sticker, a blue Visitor hang tag, or a red Extended Visitor Hang tag. For details on our parking rules and regulations, please feel free to contact The Meadows office, or refer to the 2021 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles.



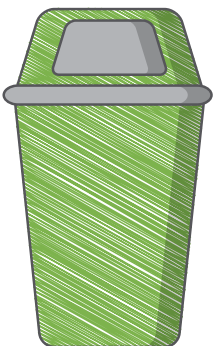
Keep the Lights On!



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.

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.

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

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.

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



Violations

Some people feel we have too many rules, and others feel we have too few. As a condominium association, we have to maintain a level of uniformity and compliance. The “small” issues, things on stairs, patios, balconies, etc., are just as serious as trash being put out early, wiring hanging from walls and windows, unkempt gardens, etc. For instance, if there are three units side-by-side, each having three “small” violations, that means in one small area there are *nine* violations. Nine violations, even small violations, in one grouping create a big problem in the overall appearance of that area.

We can't pick and choose which violations to pursue or alter the covenants procedures based on the inspector's interpretation of the seriousness of the violation.

Please review your *Rules and Regulations*—many of the items in question are covered there. If there are rules and regulations you feel are unfair or unnecessary, then please contact the office and ask that your concern be placed on a Board meeting agenda.