

# The Meadow Lark



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

## Pools Are Opening!

After two years of being closed due to the Covid-19 pandemic, most of you will surely be happy to hear that our swimming pools will be opening this summer. Opening day is Saturday, May 28.

Please follow the directions found on page 3 so you can obtain a pool pass to allow you to use the pools during the summer. Enjoy the water!



## MAY

**Board of Directors Meeting:** Thursday, May 19, 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.*

**Community Service Outreach:** Saturday, May 21 at 10:00 AM.

## Community Service Outreach May 21

The Fairfax County Police Department will be holding a Community Service Outreach for the residents of The Meadows on Saturday May 21. The event will be held in the clubhouse parking lot to the left of the entry doors and run from 10:00 AM until 1:00 PM.

At this event a table will be setup with public safety resources available. The Police personnel present will welcome the community to come by and say hello and ask them any questions they might have.

There will also be an area where certified car seat technicians will inspect installed car seats for proper installation. It is asked that the seat already be installed and then any adjustments can be made if necessary. It can be for any style car seat.



## 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.

## 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.

## President's Corner

Hello Meadows Community!

I hope everyone has had a wonderful month. The Board would like to remind the community that the pools will be opening this summer! Please keep an eye out for the pool pass registration form.

As we start to experience warmer weather, it is important to remember the following rules:

1. Charcoal grills are prohibited within the Meadows.
2. Pets, including dogs, may not be left on patios (upper or lower) unattended.
3. Fruit and/or vegetable plants/trees are prohibited within The Meadows.
4. Personal pools cannot be placed in the common areas.
5. **CONSERVE WATER!** Water usage directly impacts condo fees, so being mindful of how much water we use can help keep condo dues from rising.

Let us also remember to respect our neighbors when we are gathering outside. We can do this by being mindful of the time of day/night and of our volume. Pick up any trash that your gathering produces. We also want to remind our children to respect our neighbors by not kicking/throwing balls or toys onto their patios or into their windows.

As always, if you observe someone failing to follow the rules of The Meadows, please properly report the violations to the Management Office. The Board would like to thank everyone for their support and to remind residents that they are always welcome to attend the monthly Board meetings which are held on the third Thursday of every month at 7:30 PM in the Clubhouse. I hope everyone has a safe and terrific month.

~ Kristina Berry

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

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## Board of Directors Motions

*The motions from the  
March 22 Board meeting.*

- Passed a motion to accept a member to the Social & Rec Committee.
- Passed a motion to approve a new towing agreement with Battlefield Towing.
- Passed a motion to affirm a prior vote regarding delinquent accounts.
- Passed a motion to affirm a prior vote regarding replacement of a mailbox on Saguaro.
- Passed a motion to approve a siding repair job by Katchmark.
- Passed a motion to approve repair of a railing by Reliable Rails.
- Passed a motion to approve purchase of pool furniture.
- Passed a motion to allow Fairfax County Police Department to conduct an outdoor community outreach event in May.
- Passed a motion to approve holding the Yard Sale on May 7.
- Passed a motion to install a "No Loitering" sign on Golden Oak Court.

COMPLETE MINUTES OF BOARD MEETINGS  
AVAILABLE AT THE OFFICE

## Grilling Season Is Here GAS GRILLS ONLY

Everyone is reminded that per Meadows Rules and Regulations charcoal grills are not allowed anywhere on Meadows property. In a recent survey of the property it was noted that there are charcoal grills still located behind units.

Charcoal grills are now considered to be a fire hazard, and our insurance company will not insure our property with them being used. It is requested that if you do have a charcoal grill that you remove it from the property. In doing so you can avoid a violation letter and a possible fine for violation of our rules.

## Security Totals

March 15, 2022 - April 14, 2022

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

Avocado Court:	1
Cool Oak Lane:	1
Golden Oak Court/Road:	9
Rustling Leaves Lane:	3
Saguaro Place:	3
Saint Germain Drive:	1
Strasburg Drive:	3
Turin Lane:	1
Vehicles Ticketed:	20
Vehicles Towed:	29
Violation Letters Sent:	59
Calls referred to FCPD/FCFD:	12

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.

# Overcrowding

## Important Information on Occupancy

It is important to remember that The Meadows follows Fairfax County Code regarding the number of individuals permitted to reside within a unit. The residency restrictions are quite lengthy and are based on square footage, familial status, egress/entrance points, and many other intricate calculations, as well as numerous exceptions to each of these standards. State and Federal regulations also have to be factored in to the complex occupancy equation.

A very brief overview of Fairfax County occupancy restrictions can be found here: <http://www.fairfaxcounty.gov/code/property/overcrowding.htm>. If you would like more detailed information regarding the occupancy standards, contact the Fairfax County Department of Code Compliance at (703) 324-1300.

Often we find that authorized tenants of over-occupied units have sub-leased to additional people without the knowledge or consent of the unit Co-Owner. Off-site Co-Owners should be especially concerned about this issue as it can create excessive wear and tear to your unit, as well as hefty fines from Fairfax County and The Meadows. We encourage you to visit your unit often and conduct unannounced inspections to make certain that your unit is in compliance with County regulations and your lease agreement.

## Occupancy Reporting Process

When you suspect a unit may be in violation of occupancy restrictions, please immediately notify the Fairfax County Code Compliance Office to report your suspicions. The County now has a task force in place that handles overcrowding, so they are able to respond to complaints much more quickly than they could in the past. They can be reached by telephone at (703) 324-1300 or an on-line report can be filed here: [www.fairfaxcounty.gov/complaints](http://www.fairfaxcounty.gov/complaints).

After you have reported this to the County, please report this to the Management Office in writing. Once we receive your written report we will send a letter to the Co-Owner and follow up with Fairfax County officials to be sure they communicate with us on the status of their investigation. Should the County determine that the unit is in fact over-occupied The Meadows may assess financial penalties to the unit Co-Owner.

We hope that by working together as a community we can ensure that The Meadows and our residents are protected from the potential problems that result from over-occupied units.

# 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 Pool Pass Information

## 2022 SWIMMING POOL PASSES

All residents will be required to obtain new 2022 swimming pool passes, with updated photos, for the upcoming season. Simply complete the Pool Pass Registration Form (on the flyer to be distributed to each unit or go to [www.mymeadows.net](http://www.mymeadows.net)) and bring it to the Management Office during normal business hours or during the pool pass event. Only the 2022 pool passes will be accepted by the lifeguard staff. **Passes can be obtained from the Management Office between the hours of 9:00 AM and 4:00 PM on any weekday. A pool pass event will also be held on Thursday May 19, 2022 between the hours of 4:00 PM to 7:00 PM.**

## Documents Required in Order to Obtain 2022 Pool Passes:

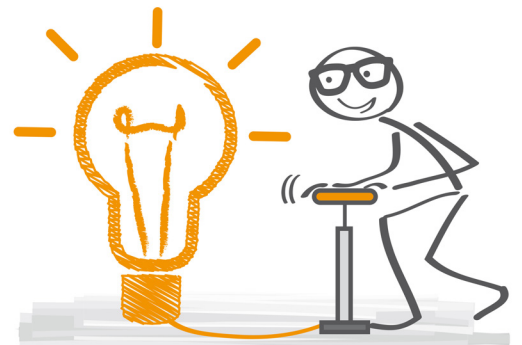
- Completed 2022 Pool Pass Application.
- Photo ID for any person over the age of 18.
- Copy of a settlement sheet for unit co-owners.
- Copy of a valid lease agreement for tenants. **Passes will not be issued to persons not listed as lease holders or occupants on the lease agreement.**

## All Residents

All co-owner accounts must be in good standing in order to receive new pool passes. Tenants should check with their Landlord to confirm account status as The Meadows is unable to discuss accounting information with Tenants under any circumstances.

## Guest Passes

Each household will receive one free seasonal guest pass. This pass will allow complimentary pool entry for one guest (guest must accompanied by a resident pass holder at all times). The pass can be used throughout the **2022** swim season. Additional guest passes can be purchased in books of 10 passes for \$40.00 (**check or money order only**) from the Management Office. Daily guest passes will not be available for purchase from the lifeguard staff.



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**



**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)