

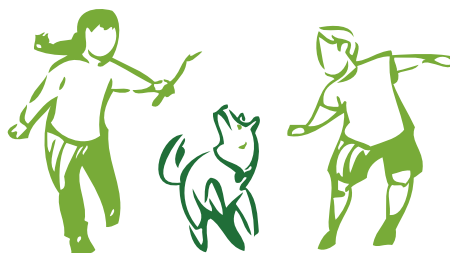
The Meadow Lark

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

The Pools Are Open!

As many of you probably are already aware, our swimming pools are open and operating as usual this summer. After two years of being closed due to the Covid-19 pandemic, this is a welcomed change. Opening day was Saturday, May 28.

Refer to the box below for this year's pool hours, which are a little different than in the past. Enjoy the water!



Slow Down, Summer is Here!

With the arrival of the summer season, many children will be out and about throughout our community. More people in general will be crossing the streets in all parts of the community while out enjoying the warm weather.

School will soon be out, so the children of the community will be at play throughout the entire day, which is another good reason to be aware as you are driving within The Meadows. Please be reminded that the speed limit on all of the streets within The Meadows is 15 miles per hour.

The safety of our children, as well as all of our residents, is of the utmost importance. Be a responsible driver and look out for pedestrians and other vehicles when driving here in The Meadows. Parents are also cautioned to make sure their children are playing in safe areas, and not impeding the passage of vehicles when at play.

Meadows Website
mymeadows.net

JUNE

Board of Directors Meeting: Thursday, June 16, 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.

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

Don't Feed the Critters!

It has recently been noted in some areas around the community that people are putting out various types of food items to feed the birds, squirrels, etc. It should be noted that it is against Meadows rules to do this, in fact even dogs and cats must be fed inside your unit and no food for them left on the Common Elements.

In the past we have had a rodent problem in some areas of the community, which was either caused or made worse by having a food source available for the mice, and even worse, rats. The rat problem has been controlled, we have bait stations in several places within our development; however if food items are left out, the rats are more likely to feed on this rather than the bait which will control their population.

Our feathered and furry friends for the most part have food provided for them by nature, so we do not need to feed them. And we certainly don't want to attract rats into our community. If you do see any rodents, please let the office know so action can be taken to eradicate them.

POOL HOURS

SCHOOL HOURS

May 28 - June 10
August 23 - September 5

Tuesday-Friday 4 PM - 8 PM
Saturday & Sunday 12 PM - 8 PM

REGULAR HOURS

Tuesday-Sunday 12 PM - 8 PM

Pool is CLOSED on Mondays. *Monday holidays (Memorial Day & July 4th) the pool will be open but closed on the following Tuesday.* Last pool day is Labor Day, September 5.

President's Corner

Hello Meadows Community!

I hope everyone is enjoying the nice weather and staying cool on those extremely hot days. Everyone should have received a pool pass registration form. Please remember to fill these out and return them to the office if you wish to go to the pool this summer!

Speaking of the pool, the hours of operation are slightly different this year. The pool will be closed on Mondays, unless a holiday falls on a Monday, then the pool will be open that Monday and closed the following Tuesday.

The normal pool hours are found in the box on page 1. There are also a few days with special hours:

- On June 10 (the last day of the Fairfax County school year), the pool will be open from 1 PM to 8 PM.

The Holiday Hours are as follows:

- Memorial Day, Monday, May 28:
12 PM - 8 PM
- Independence Day, Monday, July 4:
12 PM - 6 PM
- Labor Day, Monday, September 5:
12 PM - 8 PM

~ Kristina Berry

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.



Board of Directors Motions

*The motions from the
April 21 Board meeting.*

- Passed a motion to approve the proposal for upgrade of computers for the office.
- Passed a motion to affirm the prior vote regarding Golden Oak Road mailbox replacement.
- Passed a motion to approve repair of eight railings by Reliable Rails.
- Passed a motion to approve the removal of the identified trees by Freedom Tree Service.
- Passed a motion to approve in-house repair of a section of sidewalk which contains a tripper.
- Passed motions to approve two Architectural Review Forms for window replacement and fence installation.
- Passed a motion to approve the banning of an individual from the grounds of The Meadows.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Security Totals

April 15, 2022 – May 14, 2022

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

Avocado Court:	1
Cool Oak Lane:	0
Golden Oak Court/Road:	4
Rustling Leaves Lane:	0
Saguaro Place:	4
Saint Germain Drive:	0
Strasburg Drive:	2
Turin Lane:	1
Vehicles Ticketed:	5
Vehicles Towed:	22
Violation Letters Sent:	46
Calls referred to FCPD/FCFD:	7

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.

Bulk Trash Rules Explained

Clarification is needed regarding trash and bulk items pickup. As stated in The Meadows Rules and Regulations 2021, Section VI, Rules Governing Property #3: "Garbage and trash shall be kept in the Unit's storage bin provided for that purpose. No locks of any kind, to include pad locks or zip ties, may be used on trash bin doors. The Association reserves the right to access trash bins at any time, with or without notice, to perform maintenance work or inspections. All garbage and trash shall be placed in tied plastic bags and put in front of one's Unit, close to the street but not in the parking areas, no earlier than 5:00 PM on Sunday and Wednesday the evenings preceding collection days. **Large items will be taken by the Council's bulk trash service only on their Thursday pickup. Certain items such as refrigerators, freezers, construction debris, landscape material, yard waste, paint cans, batteries, tires, and anything deemed hazardous (this list is not all-inclusive) will not be taken by the trash service and Co-Owners/Residents must make their own arrangements for disposal of these types of items.** Co-Owners will be responsible for reimbursing the Council a special disposal fee of at least \$50.00 or the amount of actual cost incurred, whichever is greater, for: a) removing trash associated with their Unit that has been placed on the Common Elements outside of the dates/times for regular pick up and for which proper special arrangements have not been made, and b) such other discarded items that the waste management company cannot pick up. Any special disposal fee imposed by the Council shall be due upon demand. Only trash and recycling from units within The Meadows may be put out for pick-up on the property (no off-site dumping permitted)".

Residents needing to make their own arrangements for the disposal of certain items may contact a company of their choice or Kramer Enterprises (our current bulk removal company) by calling 804-221-1743.

REMINDER:

TRASH ONLY FOR MONDAY PICKUP: SHALL NOT BE TAKEN OUT ANY EARLIER THAN 5:00 PM ON SUNDAY EVENING

TRASH/RECYCLING/BULK: SHALL NOT BE TAKEN OUT ANY EARLIER THAN 5:00 PM ON WEDNESDAY EVENING FOR THURSDAY PICKUP

*****Bulk items are picked up early Thursday mornings – not when regular trash and recyclables are collected on Thursday, so do not place bulk items out late on Thursday morning as they will not be removed until the following week which results in a violation.**

Be Careful Where You Drink!

Summer is here and people will be out enjoying the weather, cook outs, and family gatherings. As a reminder, it is illegal to offer or consume alcoholic beverages in a public setting (VA Code 4.1-308). This includes your porches, patios, and all common areas of The Meadows. Also, if you are outside and have had too much to drink you could be in violation of the "Public Intoxication" law (VA Code 18.2-388). It is important for residents to share this information with their guests as non-residents of The Meadows may also be issued a trespassing ban if they are found in violation of either of the two aforementioned Codes as these violate Meadows rules under *Section V. Rules Governing Behavior; Rule 1: No noxious or offensive activities shall be conducted in or about any unit, the common elements, or vehicle parked on The Meadows property; nor shall anything be done or be permitted to remain in or about any unit or vehicle parked on property which may reasonably be or become a nuisance or annoyance to any other residents.*

Please enjoy your summer. Be mindful of neighbors and drink responsibly if you choose to do so, keep your drinks inside your homes.

Carbon Monoxide Detectors Recommended

Natural gas supplied to a heater, stove, water heater, or other gas-supplied appliances can result in the release of unsafe levels of Carbon Monoxide. The Meadows, along with our insurance carrier, strongly recommends every unit to have one or more carbon monoxide detectors installed within 15 feet of all sleeping areas.

Carbon Monoxide is a colorless, odorless gas which can be deadly! Carbon Monoxide can only be detected with Carbon Monoxide detectors, so it is important that each unit be equipped with a working CO detector. These detectors are inexpensive (\$20-\$50) and can be purchased at any home improvement or box store. Acceptable detectors must be UL listed and may be one of the following:

1. Battery powered
2. Plug-in with battery backup
3. Directly wired with battery backup

Combination smoke and CO detectors are acceptable as long as they have different alarm tones. Detectors must be installed and maintained according to the manufacturer's instructions. The combination battery/sensor must be changed approximately every two years.

Noise Reminder

In the summer months we all like to spend time outside to enjoy the warm weather and socialize with our friends and neighbors. It is important to remember that we need to minimize disturbances to others even when we are outdoors. Loud music and boisterous conversations can create a lot of unwanted noise for others. Residents of upper units need to be especially careful of heavy walking and running in their units in the late and overnight hours.

Please remind children to be respectful of others while playing. Avoid rowdy horseplay and loud games near windows and patios, never use items from neighbor's porches or patios and do not bounce balls on the exterior of the buildings.

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.

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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
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



Parking in The Meadows

As a reminder, any vehicle 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 Frequent 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.

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.