

# The Meadow Lark

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



## Be Safe in Your Home

It seems that frequently you hear or read about crime that has affected an area near where you live or even in your own community. While you cannot stop a criminal from doing things that are hurtful or illegal, there are many actions that you can take in advance to protect your property and your family. To protect your property at night, leaving your porch lights on, front and rear, is an excellent deterrent to criminals. The bad guys prefer to work under the cloak of darkness so no one sees them. Lighting up the area around your unit will make your area less susceptible to their actions.

If you see anything that is suspicious, always call the Police immediately. Another important safety item is to always lock all of your doors and windows. A large percentage of break-ins, etc. are at homes where the criminal entered through an unlocked door or window. Also keep your car doors locked and all valuables out of sight. In addition, make sure your children are properly supervised and you know where they are at all times.

## Gas Meter Problem?

If you have a problem with or a question about your gas meter please do not call the office. You need to address any issues related to your gas meter to Washington Gas at 844-927-4427. Any request for inspection and/or repair or any other questions need to be made by the account holder directly with Washington Gas, which will need the account number related to your address. The office does not have any record of account numbers.

## No Charcoal Grills

Everyone is reminded that due to insurance requirements charcoal grills are not allowed anywhere within The Meadows. You may use your propane grills for holiday and other cookouts, but please do so responsibly - keep the grill as far away from the walls of your unit as possible.



## Vacant Seat on the Board of Directors

Due to a current Board member moving out of state, there is an open seat on the Board of Directors. Volunteers are needed to apply for this position, if you are interested the Board would like to talk with you! To be considered for appointment you must be a Co-owner and your account must be in good standing. The Board meets on the third Thursday evening of every month. If you meet these requirements and are interested in serving, please drop an email to meadowsoffice@verizon.net or stop by the Management Office to complete an application.

## AUGUST

**Board of Directors Meeting:** Thursday, August 18, 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.*



### REGULAR HOURS THROUGH AUGUST 21

Tuesday-Sunday 12 PM - 8 PM

### SCHOOL HOURS AUGUST 23 - SEPTEMBER 4

Tuesday-Friday 4 PM - 8 PM

Saturday & Sunday 12 PM - 8 PM

Pool is CLOSED on Mondays.

Except Labor Day

September 5 12 PM - 8 PM

## President's Corner

Hello Meadows Community!

I hope everyone has been staying cool during these heat waves! The Board is excited to welcome Tracey Schaefer as our new Community Manager! We still have an open seat on the Board, so if you are interested in joining, please contact the office for further information.

The Board would like to remind the community of the rules regarding wading pool usage within the community. Per the Meadows Rules and Regulations Section VI. Rules Governing Property Rule 20 states "Only small children's wading pools not exceeding twelve (12) inches in height may be used in The Meadows. If used, these pools may not be placed on the Common Elements; instead, these pools must be located only on rear patios or balconies, and they must be emptied and put away immediately after each use." This means that using an inflatable pool no larger than 12 inches on any area other than the patio or balcony is prohibited. If a resident is violating this rule, please properly report the violation to the office.

The Board would also like to remind the community that residents may not use visitor passes to park on the property and vehicles violating this rule are subject to being towed without warning. Visitor passes are to be used only by an individual who is going to be on the property for a short amount of time. If you have any questions regarding this rule, please contact the office.

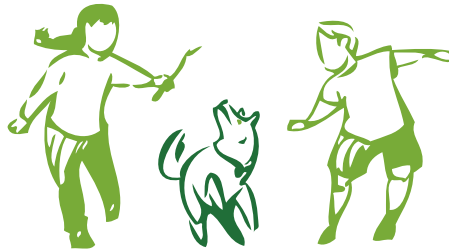
Lastly, please remember that if your children are playing outside, they need to be monitored by a parent or guardian. Children should not be playing in the streets, blocking sidewalks/roadways, or playing too close to buildings/lower unit patios that are not their own.

Until next month.

~ Kristina Berry

## Board of Directors Motions

*The Motions from the June meeting will appear in the September issue.*



## 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 is of course 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.

## Curfew Reminder

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

## Security Totals

June 15, 2022 – July 14, 2022

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

Avocado Court:	0
Cool Oak Lane:	0
Golden Oak Court/Road:	12
Rustling Leaves Lane:	2
Saguaro Place:	1
Saint Germain Drive:	3
Strasburg Drive:	0
Turin Lane:	2
Vehicles Ticketed:	6
Vehicles Towed:	33
Violation Letters Sent:	70
Calls referred to FCPD/FCFD:	2

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)

## 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.

## 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.

## 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.



## 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.

## 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 blue 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.*

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



### It is Time to Register!

If you are a new resident or have a child entering school for the first time, please register your child now. Staffing for teachers and funding depend on enrollment. Please call 703-227-2600 to make an appointment to enroll your child at Centre Ridge Elementary School.

#### 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.**