

The Meadow Lark

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

Volunteers for Board Needed

At this year's Annual Meeting in December there will be an election for five members of The Meadows Board of Directors.

Candidates are needed to volunteer for all of these important positions. If you have an interest in how our community is governed and want to be a part of this process, this may be a job for you. To qualify you must be a Co-owner in good standing with your account.

If you would like to run for the Board, you need to submit an application form by October 15. Application forms may be obtained from the Meadows office, or one can be emailed to you upon request. Contact the office at meadowsoffice@verizon.net.

All candidates running for the Board will appear at the Candidates Night which be held on Thursday, November 17 at the clubhouse.



OCTOBER

Board of Directors Meeting: Thursday, October 20, 7:30 PM. Residents and Co-Owners are encouraged to attend. Agendas will be posted online the Tuesday before the meeting. Minutes are available upon request at The Meadows office and online at mymeadows.net.

Deadline to Run for the Board: October 15

Looking forward to:

Candidates Night: November 17, 7:00 PM

Annual Meeting: Tuesday, December 13, 7:30 PM

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

Trash Rules Review

- **Household Trash Pick-Up:** **MONDAYS AND THURSDAYS.** Place bagged trash on the curb after 5pm the day before pick up. Trash pick-up will typically begin before 2pm.
- **Recycling Pick-Up:** **THURSDAYS ONLY!** Put recycling out in CLEAR OR WHITE TRASH BAGS only. We will no longer be using recycling bins. The contractor will sort the trash bags from the recycling bags.
- **Bulk/Special Pick-Up: THURSDAYS ONLY!** Any item you can't put in your kitchen trash can is considered a bulk/special pick-up item. These items will ONLY be picked up on Thursday mornings and can only be put out after 5pm on Wednesdays. If you have a bulk item that needs to be picked up before/after Thursday morning, call Kramer Enterprises at 804-221-1743, or any other junk hauling company, to schedule a pick-up for you at your expense.
- **If you see a neighbor putting items out early or on the wrong day,** please stop them and tell them the correct trash procedures. If you don't feel comfortable confronting the violator, send the office an email or drop a note in the office mailbox with the address of the violator, date/approximate time of the violation, and any photos you may have taken.
- **If you are a contractor, work for a contractor, or are having work done in your unit,** be reminded that it is against the LAW and/or the Rules and Regulations to dump construction debris from your work vehicle or home onto the Common Elements. Violators will be prosecuted to the fullest extent of the law. If you witness a contractor illegally dumping on The Meadows property, please report to the police then to the Management Office. Get license plate numbers and addresses whenever possible. If a contractor is doing work in your unit, the contractor must immediately take all debris off property.



President's Corner

Greetings All!

This past month sure flew by! The Board still has an empty seat that needs to be filled. If you are interested, please contact the Office for further information.

With the weather cooling off, I am sure many of us are looking forward to being able to shut the AC units down and sleeping with the windows open, I know it is one of my favorite things about the fall. With that said, please be mindful of your neighbors when congregating outdoors at night. Noise, however low it may be, tends to be louder in the dead of night.

When gathering in the common areas, please remember to clean up afterwards (pick up trash, food scraps, water bottles, candy wrappers, etc.).

For safety and security reasons, the Board would also like to remind residents and their guests to avoid playing/congregating in the parking lot and on top of the large green electrical boxes or any fixed appliance in the common areas.

Thank you to all the residents who attended the last Board meeting. It was great to hear from the community and to address their concerns. We are very excited about the positive direction the Meadows is taking! Residents are always welcome at the monthly meetings, after all, teamwork makes the dream work!

Have a fantastic month!

~ Kristina Berry

Parking in The Meadows

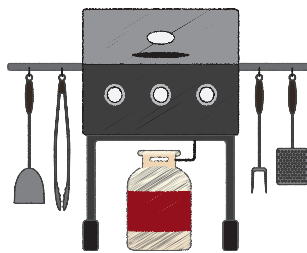
A reminder: any vehicle parked on Meadows property must display a valid parking permit. The acceptable forms of a permit can be a Meadows parking sticker, a blue Visitor hang tag, or a red Frequent Visitor Hang tag. Residents may not use Visitor tags. For details on our parking rules and regulations, please contact The Meadows office, or refer to the *2021 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles*.

Board of Directors Motions

At the August 18 Meeting:

- Passed a motion to approve the proposal from Precision Safe Sidewalks to perform the remaining sidewalk repairs.
- Passed a motion to approve the wording and construction of signs relating to trash rules.
- Passed a motion to purchase four new Stop signs from Addresses of Distinction.
- Passed a motion to amend the rule relating to fruit and vegetable plants.
- Passed a motion to approve appointment of a new Board member.
- Passed motions to approve two Architectural Review Forms.
- Passed a motion to approve a day off for the Property Manager to attend a study session for the CMCA exam.
- Passed a motion to approve refunding half of a towing fee.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE



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

August 15, 2022 - September 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:	16
Rustling Leaves Lane:	3
Saguaro Place:	4
Saint Germain Drive:	8
Strasburg Drive:	4
Turin Lane:	2
Vehicles Ticketed:	8
Vehicles Towed:	15
Violation Letters Sent:	69
Calls referred to FCPD/FCFD:	9

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.

Community Improvement: Good Neighbor Top Ten

Being on bad terms with your neighbor can make your life frustrating, day after day. But taking the time to establish good terms with your neighbors has numerous benefits. The community will be friendlier, the neighborhood safer, and the area a nicer and more comfortable place to live.

1. **Introduce Yourself – Whether you're new to the neighborhood or have not got around to the task of meeting your neighbor after years of living next door, introduce yourself.** Say hello, offer a welcome gift, or just give a helpful hint about the area: "The garbage truck comes on Mondays and Thursdays. We usually see them on our street around 7 AM." An unfamiliar neighbor is not a good neighbor.
 2. **Consider Your Neighbor's Lifestyle – Get to know your neighbors, what they do for a living, what their schedules might be like, and so on.** Sometimes, you can remedy problems before they even start; for example, if they work nights, quiet mornings will be important for them. If they have young children, quiet evenings will be very important to them. Similarly, give them information that'll help them be more considerate of your lifestyle. If you do a lot of yard work, or if your teenage son plays the drums, let them know in advance and mention that if it's getting too loud, they shouldn't hesitate to let you know.
 3. **Be Aware of Shared Walls – Position noisy household appliances, especially TVs and speakers, away from shared walls.** If you live above someone consider the time of day you do that aerobic workout you love so much. If you live below someone consider the strong scent of your cooking or preferred candles. A neighbor coming through your ceiling is not a good neighbor.
 4. **Control Your Dog – Keep your dogs on a leash and pick up after them.** Respect planting areas that your neighbors spend countless hours on. It is all fun petting and friendly licks until that poorly timed lift of the leg. Also, it is neighborly to be aware of others who would rather steer clear of your lovable "Rex." Dander allergies and dog fears are real, so crossing the street with your pet in certain areas can go a long way. A frightened neighbor is not a good neighbor. **BONUS: Dog Barking – I know I am guilty of having my dog annoy my neighbors with the ill-timed barking fits.** Whether you have a "yippee" dog or a "woof-er" dog, most others don't care to hear it. This is not the easiest fix, but talking to your neighbors about it can smooth things over before annoyances boil over.
 5. **Practice Parking Etiquette – When you park your vehicle, be sure not to block anyone's access, or make them have to pull out of a very tight spot.** Don't over-rev the engine of your car or motorcycle early in the morning or late at night. Avoid slamming your doors or shining your headlights into your neighbor's windows late at night. A trapped neighbor is not a good neighbor.
 6. **Slow Down, You're Driving Too Fast – An injured neighbor is not a good neighbor.**
 7. **Take Your Garbage Out – Pretty simple, really.** The dead animal stench coming from your rotting garbage makes everyone feel sick, particularly those of us down wind. We have specific garbage times for a reason. If you accidentally miss the collection, bring it back in immediately and try to contain it well. Garbage can attract vermin, insects, and other pests, and is also unsightly. A smelly neighbor is not a good neighbor.
 8. **Invite Me to the Party, Or Give Me Fair Warning – If you're going to fill up the street with cars and have that deejay blasting his tunes out into the universe through speakers bigger than a cow, then at least give me a bit of warning first.** A sleepless neighbor is not a good neighbor. Ok, so your neighbor would never do this, right? If you're planning a party, be sure to give your neighbors plenty of warning, letting them know when it's going to start and how long you expect it to go on. Leave them a telephone number to contact if they need to ask you to turn it down. If you get on well with your neighbors, why not invite them too?
 9. **Be Aware of Your Surroundings – Keep your eyes on anyone you don't know acting suspiciously around your neighbor's home.** When in doubt, call security or the police so they can quickly curtail any criminal activity. A robbed neighbor is not a good neighbor.
 10. **Be Adults – We are bound to have disagreements.** If an issue arises, talk to your neighbor directly and try to work out a solution that is agreeable. If you hear about things second-hand then disagreements can easily grow. It is best to give your reasons for a request to your neighbor yourself. A gossipy neighbor is not a good neighbor. Having said that, sometimes conflicts are not easily resolved. In these cases the best thing may be simple avoidance to circumvent an escalating conflict.
- So there you go. Ten easy-to-follow rules that will help make our neighborhood a better place; the Ten Commandments of the Good Neighbors, as it were. I'm sure there are other items that you can think of that might take the place of one or another of these on my list. Living by these might seem a matter of simple courtesy for some of us, but some people live in a bubble or else they just don't give a hoot. I am going to channel Robert Frost when I say, "Good fences make good neighbors."

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Council of Co-Owners
The Meadows
6100 Strasburg Drive
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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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Trash
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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

EPA changes in air conditioning and heating standards have made 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