

The Meadow Lark



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

Important Insurance Information

Do you have adequate insurance coverage? Did you know that many losses are not covered by The Meadows Master Insurance Policy? All unit owners need to have their own homeowner's insurance policy, called an HO-6 policy, to cover losses and liabilities not covered by the Master Policy. Lack of adequate coverage can be extremely costly, both in time and money.

It is important to remember that only approved damages that exceed the Master Policy deductible are eligible for insurance coverage under The Meadows policies. The deductible for water damage under our current policy is \$5,000 per unit (wind driven rain is excluded as there is no coverage for this), the deductible for All Perils coverage is \$10,000 per occurrence, and the Flood coverage has a deductible of \$25,000 per occurrence. It is critical to understand that even if covered damages exceed the deductible and are covered under the Master Policy, if the damage is caused by the neglect or actions of the unit owner or the owner's tenants/guests, or the malfunction of a unit appliance (i.e. HVAC, washing machine, dishwasher, etc.) the unit owner is responsible to pay the deductible. This means if a covered loss is determined to be due to the actions of someone or something in your unit, you will be responsible to pay the applicable deductible of \$5000, \$10,000, or \$25,000.

It is also important to know that the Master Policy does not cover any personal property, incidental damages (e.g. hotel stay), betterments and improvements, moving or storage of personal items, or lost income. Regardless of the cause or cost of the damage, the Master Policy does not provide any coverage for these items.

Needless to say, these deductibles and uncovered losses can be extremely costly. This is why it is vital that you protect yourself and your property by making certain you are properly insured. We strongly recommend that you contact your homeowner's insurance carrier at least once per year to review your coverage and make decisions about important rider policies that could cover you for deductibles, water related losses, and damages not covered under The Meadows Master Insurance Policy.

If you or your agent would like to obtain The Meadows insurance certificate to determine what policies and coverages you need, you may request this information at www.eoidirect.com.

NOVEMBER

Board of Directors Meeting: Thursday, November 17, 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.

Candidates Night: Thursday, 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.

HOLIDAY OFFICE HOURS

Closed Nov. 24 Thanksgiving
and Nov. 25 Day after Thanksgiving

NO TRASH PICK-UP

on November 24, Thanksgiving
Please do not put trash out on Nov. 23/24

SET YOUR CLOCK BACK

Sunday, November 6 "Fall Back" at 2 AM

Election Time — More Candidates Needed!

It's that time of year again. In addition to the state elections being held on November 8, The Meadows will have an election for members of the Board of Directors. Five seats are being contested this year. Right now there are only four candidates for the five seats, more volunteers are needed!

We will hold the election at the Annual Meeting on Tuesday, December 13. The package for the Annual Meeting will be mailed out shortly. This package will contain all the information about the election, including a proxy and a ballot. If you cannot attend the meeting, you need to send in the proxy, and you can then also cast your votes for members of the Board of Directors by returning the ballot. If you do not receive this package by November 18, please contact the office so you can obtain one.

Return of the proxy form is very important. Our By-Laws require a certain percentage of Co-Owners to either be present at the meeting or have signed a proxy form so they can be counted as present. Proxy forms, as well as the ballot if you wish, need to be returned by 4:30 PM Monday, December 12. They can be mailed or placed in the black Council mailbox located outside the Clubhouse.

President's Corner

Hello Meadows Community!

The Board has spent the last several months working on the Budget for 2023 and is excited to announce that the 2023 Budget has been finalized.

The new monthly fee for a two-bedroom unit will be \$317 and \$357 for a three-bedroom unit. This increase will not go into effect until January 2023.

The Board worked tirelessly to attempt to keep condo dues from rising again, but due to increases in water usage, trash expenses, and various other increases, a slight increase was unavoidable.

To avoid an increase in 2024, the Board urges the Community to monitor their water usage, report residents who may be using water inappropriately and report potentially over occupied units. Reports should be made to the office and should include pictures (if possible), the time of the incident, and the unit that the reported resident is associated with.

The Board still has an open seat! If you are interested in joining, please contact the Office to obtain the application.

Have a safe and wonderful month!

~ Kristina Berry



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.

Board of Directors Motions

At the September 15 Meeting:

- Passed a motion to approve a bid from KGS for a waterproofing job.
- Passed a motion to approve the Property Manager obtaining notary certification.
- Passed a motion to approve an Architectural Review Form for a St. Germain resident.
- Passed motions to approve two appeals of fines.
- Passed a motion to approve obtaining a promissory note.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

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.*

Important Information on Trash

Just a reminder that there is no trash pick-up on Thanksgiving Day (Thursday, November 24). Avoid violation charges of \$50 by keeping your trash in your trash bin until the post-Thanksgiving pick up on Monday, November 28.

Security Totals

September 15, 2022 - October 14, 2022

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

Avocado Court:	3
Cool Oak Lane:	4
Golden Oak Court/Road:	12
Rustling Leaves Lane:	5
Saguaro Place:	2
Saint Germain Drive:	1
Strasburg Drive:	7
Turin Lane:	3
Vehicles Ticketed:	7
Vehicles Towed:	19
Violation Letters Sent:	39
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.

2023 BOARD OF DIRECTORS CANDIDATES

There are four candidates for the five open seats on The Meadows Board of Directors. The election will be held at the Annual Meeting on Tuesday, December 13 at 7:30 PM. Here is a brief biography of each candidate and a statement concerning why they are running for the Board of Directors.

KRISTINA BERRY

Kristina has lived in The Meadows for six years and is employed by the U.S. Government. She has served as Vice President and President of the Board for the past two years. During this time she worked with the Board to keep condo dues lower, hire new staff, improve the community by enforcing Rules and Regulations, installing new pet waste stations, installing new trash signs, and by listening to the community. Kristina hopes to remain on the Board to continue this progress and to work with the rest of the Board to ensure the condo dues stay low and to continue to work with the community to make the Meadows the best it can be.

PAMELA BLASDELL

Pamela moved to our community last year and works as a Federal contractor. One of things that drew her here is the homeowner's ability to landscape the front of their homes to their liking. She frequently walks her dog in the neighborhood and enjoys looking at the buildings with different landscapes. She would like to be involved in the Board's decisions as they impact the overall property values in this community. She says "I am running for the Board because I care about the upkeep the buildings and appearance of the community. The decisions made by the Board not only directly impact our monthly condo fees but also the value of our properties."

ADAM BUTLER

Adam has been a resident of The Meadows since 2005 and is seeking a second term on the Board, having served as Secretary during his current term. During this term the Board was able to secure an excellent staff that is beginning to turn things around. He states "I want to help build on this and focus on solving problems of excessive water use, unsightly/excessive trash disposal, overcrowding/illegal residency, and mitigating security vulnerabilities and inappropriate behavior." He wants to continue trying to tackle issues related to security, community appearance, and fiscal responsibility.

CHARLES RICE

Charles moved to The Meadows in 2006 and is employed by Fairfax County Schools. He has served on the Board for two years, first as Parliamentarian and then as Vice President. He would like to continue to serve on the Board to continue to better the community.

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.

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.



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

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**24-Hour EMERGENCY ONLY
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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**

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