

The Meadow Lark



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



New Management Company

Beginning January 1, 2023 The Meadows will have a new property management company. Cardinal Management Group, Inc. will be taking over management of The Meadows. Our new Community Manger will be Monica Burdock, who has previously served as our Community Manager. The Association has made no changes to onsite staff.

Coupons for payment of your condominium fees will be issued to Co-owners by Cardinal. If you did not receive them contact Cardinal. If you currently pay by automatic payment (direct debit), please confirm with SFMC that your direct debit payment with them has been cancelled once your December payment has been confirmed. You can then set up direct debit with Cardinal by calling 703-565-5259 or via their website: cardinalmanagementgroup.com/make-payments.

Annual Meeting Results

The Meadows Annual Meeting was held on Tuesday, December 13th via Zoom to allow more people to attend. At that meeting there were five Co-owners elected to serve for the next two years on The Meadows Board of Directors. Those elected at that meeting were Kristina Berry, Pamela Blasdel, Adam Butler, Charles Rice and Zahid Yousaf. After the Annual Meeting the Board met briefly and elected officers for 2023. Those officers will be the same as last year, with Kristian Berry as President, Charles Rice as Vice President. Lynn Piercy will continue as Treasurer and Adam Butler will remain as Secretary. Linda Lachapelle was elected to be Parliamentarian. Congratulations to them. All residents are invited to attend any Board of Directors meeting to observe how our community is governed. These meetings are held on the third Thursday of every month at 7:30 PM in the clubhouse or online via Zoom. Please contact the office for the meeting link.



Decorating Contest Winners

The annual Holiday Decorating Contest was judged on December 19 and the winning units for 2022 are announced here. The winning units tied for first place were 14437 Turin Lane and 14441 Turin Lane, and in second place 14417 Golden Oak Road. There were many other beautiful displays throughout the community showing great holiday spirit. Thanks to all of our residents who showed the true holiday feeling.



Board of Directors Meeting: Thursday, January 19, 2023, 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.

Office Closed: Monday, January 2 to observe New Years Day.

Christmas Tree Pickup: Until January 12.

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

Holiday Office Hours

Closed Monday, January 2

Christmas Tree Pick-Up



According to Fairfax County regulations, Christmas trees must be recycled—they cannot be put out with your trash. For your convenience, a drop off area will be located next to the Clubhouse on Strasburg Drive, December 27 – January 12.

All decorations, including tinsel and garlands, must be removed. If you use a carry plastic bag, this must also be removed.

Meadows Website
www.mymeadows.net

President's Corner

Hello Meadows and happy holidays!

Thank you to everyone who submitted their votes for the Board Election. The winners of this year's election are Kristina Berry, Pamela Blasdell, Zahid Yousaf, Adam Butler, and Charles Rice. We are very excited to hit the ground running in 2023 and continue to do our best to improve the community and listen to the community's feedback!

As the weather gets colder, residents are reminded that they are responsible for removing snow/ice from the stairs leading to their units, sidewalk in front of their units, and the area around their assigned parking spots.

Lastly, the Board voted in favor of terminating the contract with SFMC, our current management company, and entering into a contract with Cardinal Management starting in January. **This means that residents need to create an online account with Cardinal to pay their condo dues beginning with the January condo dues. Please remember to also CANCEL any AUTO PAY settings set up with SFMC.** If you require assistance with the Cardinal account creation, please contact the office during their working hours.

Thank you and have a wonderful month!

~ Kristina Berry

Some residents have reported that they have noted that someone has been inside their Utility Closet at the back of their unit and either removed items or left trash or other items there. Please **LOCK** the door to your Utility Closet to keep this from happening.

New Condo Payment Coupons

New condo payment coupons for 2023 have been mailed. If you did not receive your coupons, please—ASAP—get in touch with Cardinal Management at 703-565-5259. These folks will get you the 2023 condo payment coupons. It is important to know that your payments are due the first day of each month regardless of whether or not you have your coupons.

Please remember the new fees are \$357 for 3 bedrooms and \$317 for 2 bedrooms.

Board of Directors Motions

The motions from the November and December Board meetings will appear in the February issue.

COMPLETE MINUTES OF BOARD MEETINGS AVAILABLE AT THE OFFICE



Frozen Pipes = Big Trouble!

Our Management is trying to make sure that the utilities remain on and the thermostats are set to the proper temperature in all units to prevent pipes from freezing and breaking. This is done to prevent water damage to the affected home as well as the possibility of water damage to surrounding homes.

You can help by reporting vacant units to the office as soon as you notice them. Send reports to the office via email, fax or phone. Make sure that you include the address. Report any evidence of possible broken pipes or water coming from a unit immediately!

See the back page for office and emergency after hour phone numbers.

Meadows Website
www.mymeadows.net

Security Totals

November 15 - December 14, 2022

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

Avocado Court:	0
Cool Oak Lane:	1
Golden Oak Court/Road:	8
Rustling Leaves Lane:	8
Saguaro Place:	3
Saint Germain Drive:	1
Strasburg Drive:	2
Turin Lane:	1
Vehicles Ticketed:	4
Vehicles Towed:	7
Violation Letters Sent:	0
Calls referred to FCPD/FCFD:	14

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.

The Meadows Trash/Recycling Guidelines

To keep your community clean, please contact the Management Office at 703-830-4464 or meadowsoffice72@gmail.com to report any neighbors who are not following these rules.

Trash is certainly no one's favorite topic; however, in order to keep our community free of odor, pests and debris, we all need to do our part to ensure that trash is disposed of properly. Please review the following guidelines for trash and recycling:

When are trash and recycling picked up?

- Trash is picked up on Mondays and Thursdays.
- Recycling is picked up on Thursdays only and put out Wednesday evening.

Where and when to leave trash/recycling for pick up

- Trash should be in trash bags and left on the curb after 5:00pm the night before scheduled pick up.
- Recycling should be prepared as outlined below and left on the curb after 5:00pm Wednesday evening and no later than 6:00am on Thursday morning.

Where to leave trash prior to pick up date

- Each unit has a small storage area (approximately 3'x3') with a black door which should be used for this purpose. Your trash storage is near your outdoor stairwell. Please note that this is the only acceptable place to store trash prior to pick up.

What items should I put out for recycling?

- Our recycling service will take tin and aluminum food and drink containers and #1 through #7 plastic bottles and jugs. These items must be rinsed out to minimize insects and odor. They will also pick up bound or bagged newspapers and magazines, as well as mixed paper including junk mail, cereal and pizza boxes and flattened corrugated cardboard and fiberboard.

What items will the trash service pick up?

- The trash service will take all normal household garbage and debris that is left on the curb in trash bags.

Greetings & Good News Solicited

Everyone likes to hear good news. One thing that will allow The Meadow Lark to publicize good news is for our residents to submit items to us. We used to list important events or milestones in this newsletter, but it seems that people just aren't sending such news in to be recognized any more.

Accordingly, a call is being sent out to everyone to send in your good news! We are willing to publish all birthdays, anniversaries, graduations, weddings, births, awards and anything else that may be noteworthy in the life of your friends and loved ones. You can drop a quick note in the black mailbox outside the clubhouse, or call or email the office.

What items will not be picked up on trash day?

- Any items such as carpet or construction debris will not be picked up by our trash service and must be disposed of by the unit's residents.
- No recycling will be picked up except on Thursdays.
- Any trash not in a trash bag will not be picked up.

What should I do if I have large items to dispose of?

- Bulk items (i.e., items not able to fit inside a plastic trash bag) are picked up by Kramer Enterprises early on Thursday mornings. Items must be placed out after 5:00 PM on Wednesday evening and no later than 6:00 AM on Thursday mornings. If you have bulk items needing to be picked up outside of the scheduled pickup day, you must call Kramer Enterprises at 804-221-1743 or any other junk hauling company to arrange a special pickup at your expense. Placing bulk items out before 5 PM on Wednesday or after 6 AM on Thursday could result in a fine.
- If Management is required to call for a special pick up on your behalf, a charge may be assessed to your account.

Tips and suggestions

- If there is a lot of snow on the ground, please use black trash bags since white bags may be hard to see and could be missed.
- If you see a neighbor has left trash/recycling out before or after trash day, please contact the Management Office at (703) 830-4464 or via e-mail at meadowsoffice72@gmail.com.

Since The Meadows is a multi-family community it is important that we all fulfill our responsibilities as owners/residents. We appreciate your cooperation in our efforts to keep your community clean and orderly.

Trash Change

It has been noted that our trash contractor has on some days been coming earlier. Accordingly, please observe the following:

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) and no later than 6:00 AM on Monday and Thursday (the day of collection).



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: meadowsoffice72@gmail.com
Website: mymeadows.net

24-Hour EMERGENCY ONLY
Cardinal: 703-569-5797/Option 9

Security
703-628-9481

Towing
Battlefield Towing: 703-378-0059

Trash
Champion Waste: 703-239-8540

Bulk Trash
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



Utilities Must Remain On!

ALL Co-Owners are required to keep the utilities on in their units. The heat must be set at or above 65°F in all units, vacant or occupied. This temperature may seem a little high, but one must consider that the furnace room where the pipes originate is unheated and may be affected by the wind chill factor. Another thing to consider is if the water is turned off, it remains in the pipes and is subject to even quicker freezing. Every year, major damage to several units has occurred as the result of pipes freezing and breaking in this manner.

Any damage resulting from broken pipes, etc., caused by improper heat being maintained in a unit will be the responsibility of the Co-Owner. A minimum of 65 degrees Fahrenheit must be maintained during the winter months. – Rules and Regulations.

In addition, to this regulation, The Meadows Rules also includes a Utility Maintenance Requirement for all units. It states:

In the event that a Co-Owner does not keep electric and/or gas utilities connected as required, the Council of Co-Owners shall take any and all measures reasonably necessary to protect the common elements of the condominium which shall include but are not limited to the appropriation of funds to reconnect and maintain electric and gas utilities. All costs and changes incurred by the Council shall be assessed against the unit owner.

You can help by reporting vacant units to the office as soon as you notice them. Send reports to the office via email, fax or phone. Make sure that you include the address. Report any evidence of possible broken pipes or water coming from a unit immediately!

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.