

The Meadow Lark



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

Park Your Car Properly!

There seems to be an increasing number of Meadows residents and their guests parking their vehicles in the roadway and in fire lanes. Such parking is a hazard to others who are driving legally on our streets. Recently it was observed that two vehicles were parked illegally on one of our streets near each other, on opposite sides of the road. Drivers trying to drive on that street had to weave through what was essentially an obstacle course and had to wait as only one car at a time could safely pass this section of the road. This is not a good situation.

It is never a good idea to park your vehicle in the manner described above. There are usually parking spaces available to safely park in when dropping someone off or needing to run into your unit quickly to get something. Why take the chance of getting your car hit, or even towed, when parking illegally and unsafely? Our security officers will be strongly enforcing this violation of our Rules and Regulations, please find an appropriate parking space to keep everyone, including yourself, safe.

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.

APRIL

Board of Directors Meeting: Thursday, April 13, 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.

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

YARD SALE RETURNS

Saturday, May 6

8:00 AM – 1:00 PM

(Raindate – Sunday, May 7)

The annual Yard Sale will once again be held right here in the community (really a "Sidewalk Sale"), just like previous years.

You may place your wares for sale in front of your unit, in your reserved parking space, on your front balcony or porch, or in the common areas near your unit. Be careful not to block access to any other parking spaces or to the sidewalks which will be used for passage throughout the community.



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.



President's Corner

Hello Meadows Community! The Board hopes that everyone had a wonderful month!

At the March 9, 2023 Board meeting, the Board voted in favor of using a new method for pool pass distribution for the 2023 pool season. We are excited to announce that we will be moving to an app-based pool pass distribution system! This will allow residents to register for their pool passes on an app at any time of day, instead of being required to visit the office to obtain a printed photo ID!

No smart phone? No problem! Those who are unable to use the app will still be able to obtain a photo ID pool pass through the office. More details will be released closer to the pool season, so be on the lookout!

Additionally, the Board and Management would like to remind residents that we have changed management companies from SFMC to Cardinal Management. This means that residents who pay their condo dues online need to make sure they add the Cardinal Management account to their profile and select Cardinal Management when submitting their payments. Accidentally submitting a payment to SFMC may result in a resident receiving a late fee due to Cardinal Management not receiving their condo dues payment on time. Residents may also mail in their payments and/or drop their payments off at the office. If you prefer to pay online and have questions or need assistance registering your Cardinal Management account, please contact Office Management during their business hours!

Have a fantastic month!

Kristina Berry



Hiring Lifeguards

Great pay and discounted lifeguard certification. Help your community, build your resume, work with friends. Also get paid for referrals! Apply today at HighSierraPools.com

Board of Directors Motions

At the February 9 Meeting:

- Passed a motion to approve reinvesting a maturing CD for another year.
- Passed a motion to approve establishing the CIT Money Market as the official account for reserve funds.
- Passed a motion to approve using ETC Engineering to assess a damaged wall in a unit.
- Passed a motion to approve expenditure of up to \$2700 for a document storage shed.
- Passed a motion to approve upholding a violation relating to extending a concrete patio.
- Passed a motion to approve enforcement of a fine for a vehicle in the road.
- Passed a motion to cancel a garnishment hearing for a delinquent account and accelerate collection efforts.

Bits & Pieces

Security Note:

Be sure to be extra vigilant when securing your home. Statistically, homes are more likely to be broken into this time of year than during any other time. Also, protect your vehicles by removing your GPS units and other valuables after you park in The Meadows.

Announcements:

Submit your announcement to The Meadow Lark. The deadline is 20th of the month. Please include your name, address and contact information. This information will not appear in The Meadow Lark. See the back page for fax or email information.

Security Totals

Feb. 15, 2023 - March 14, 2023

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

Avocado Court:	0
Cool Oak Lane:	0
Golden Oak Court/Road:	7
Rustling Leaves Lane:	0
Saguaro Place:	6
Saint Germain Drive:	2
Strasburg Drive:	2
Turin Lane:	1
Vehicles Ticketed:	5
Vehicles Towed:	10
Violation Letters Sent:	29
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.



Kindergarten Registration



Do you have a child who is scheduled to begin school this coming fall? Centre Ridge Elementary School in Centreville will be conducting their Kindergarten Registration for school year 2023–2024 in the school office.

Forms and other information are available on line at: <https://www.fcps.edu/registration/kindergarten-registration>. They are also available in the front office for your convenience. Students are not required to be present at the time of registration. If you have any questions please call the school at 703-227-2600.

It's Time to Get the Water Flowing Again!

As we enter warmer weather many residents are ready to start watering their plants and washing their cars. For this reason, all valves to the outdoor water spigots are required to be turned back on by April 15th.



The valve to turn the water on for the front spigot is located under the kitchen sink of the lower unit. The valve for the back spigot is located in the utility closet of the lower unit.

If you are a lower unit you are responsible for turning these valves on. Also, if you notice anything unusual such as a steady drip when the spigot is turned off, leaking under the kitchen sink/utility room from the spigot water line, or the spigot sprays awkwardly when turned on, please contact the Management Office.

Spring Planting Tips



Flowers and shrubs may be planted in existing beds that are in the direct vicinity of rear patios, bedroom windows or front porches/steps by Co-Owners/Residents if they are in conformity with The Meadows Rules and Regulations, Section, VI, Rule 9a-i and Rule 10. Please see the Rules and Regulations on our website at www.mymeadows.net or request a copy in the Management Office.

Parking in The Meadows

Vehicles 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 Extended 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.



Taking Care of Trash



Trash is an issue that no one really wants to deal with, but its existence is a fact of life. Some people just can't seem to dispose of trash properly. In order to keep our community looking as nice as possible, everyone is asked to please not leave trash on the Common Elements, and if you see some unsightly trash, please be a good citizen and pick it up.

To keep your community clean, please contact the Management Office at 703-830-4464 or meadowsoffice72@gmail.com to report any neighbors who you feel are not following the rules related to trash and its removal.

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.



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.

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

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Monday–Friday, 8:30 AM – 4:30 PM
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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



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.

Violations

Some people feel we have too many rules, and others feel we have too few. As a condominium association, we have to maintain a level of uniformity and compliance. The “small” issues, things on stairs, patios, balconies, etc., are just as serious as trash being put out early, wiring hanging from walls and windows, unkempt gardens, etc. For instance, if there are three units side-by-side, each having three “small” violations, that means in one small area there are nine violations. Nine violations, even small violations, in one grouping create a big problem in the overall appearance of that area.

We can’t pick and choose which violations to pursue or alter the covenants procedures based on the inspector’s interpretation of the seriousness of the violation.

Please review your Rules and Regulations—many of the items in question are covered there. If there are rules and regulations you feel are unfair or unnecessary, then please contact the office and ask that your concern be placed on a Board meeting agenda.