

The Meadow Lark

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

Keep the Noise Down!

Our residents may not be aware that in Fairfax County there are ordinances governing noise that can be bothersome. Between the hours of 10 PM and 7 AM unwanted noise that is plainly audible in a person's residential dwelling with doors and windows closed can be reason to call the police. Generally, the police will respond and after locating the source of the noise will issue a warning to the offender. If the noise continues, a second call to the police can be made and upon return by an officer a citation can be issued if the noise has not ceased. These are hours during which most people will be getting their daily sleep.

We live in a community where our neighbors are very close by, right next door or directly above or below your residence. Particularly between these hours do not perform functions that cause noise, such as moving in or moving out, doing construction or cleaning that makes noise, or having the volume of your television or stereo at an excessive level.

Not as well known is another part of the Fairfax County noise ordinance that is in effect 24 hours each day. This covers excessive noise at any time of day. The ordinance states that "no person shall permit, operate, or cause any source of sound or sound generation to create a sound which exceeds the limit", which is 60 decibels in residential districts. This can apply to many things such as loud car radios, loudspeakers, or racing of car engines.

Please be considerate of your neighbors, and keep the noise in your unit down.



Pools Open May 27

Many will be glad to hear that our swimming pools will open for the summer on Saturday, May 27. In order to simplify and improve The Meadows swimming pool pass procedures, the decision was made to utilize a smart phone app. The use of this system will allow Co-owners and residents to set up, obtain pool passes, and purchase guest passes without the need to visit the Management Office. **Any resident without access to a smart phone will be provided with a traditional hard copy pool pass upon request.**

You should have received information relating to pool passes delivered to your door. Information relating to pool passes was recently distributed. You will need to fill out the form that was provided and drop it by the office. For this season one reusable guest pass will be provided to each address within The Meadows. Enjoy the pools!

Minimize Your Risk of Fire: Clean Your Dryer Vent

Did you know that a common cause of household fire is a dirty dryer vent? Since your dryer vent accumulates a lot of lint it must be cleaned and inspected at least once per year. If the lint is allowed to accumulate it can create an airflow obstruction and the hot air pushed into the vent from your dryer can cause the extremely flammable lint to ignite. In some units, birds have made nests in the dryer vent which is even more hazardous.

At The Meadows many units have very long dryer vents and these can be obstructed much more quickly than those in most newer homes, this is especially true in upper units. Our Co-Owners must be vigilant in cleaning these vents to avoid a potential fire disaster that could affect not only your unit, but multiple other units.

Be a responsible Co-Owner and neighbor and take the time to have your dryer vents cleaned and inspected at least once per year. This is a quick and inexpensive task that will save you and your neighbors from potential danger.

MAY

Board of Directors Meeting: Thursday, May 11, 2023, 7:30 PM. Clubhouse Renovation Committee May 11 6:30 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.

President's Corner

Happy Spring! We hope everyone has been enjoying the lovely weather these past few weeks! What to be part of the change within the community? You're in luck, there's still a seat open on the Board! Contact the Office if you are interested and fill out the required paperwork!

With warmer weather comes the chance for children to be able to play outside more frequently and for longer periods, as well as a chance to host outdoor gatherings with BBQs and picnics. Please remember to keep your neighbors and the community in mind while taking advantage of the beautiful weather by cleaning up after outdoor gatherings (pick up and properly discard of bottles, cans, food wrappers, food scrapes, etc.) and by keeping noise levels at a volume that won't disturb nearby neighbors.

While on the topic of noise volumes, the Board would like to remind Co-owners and residents that quiet hours in the Meadows are from 10 PM to 7 AM. Co-owners and residents should remember these quiet hours when scheduling move-ins/move-outs, social gatherings, etc. In addition to the quiet hours above, the Meadows also follows Fairfax County's 24-hour noise ordinance regarding excessive noise (car radios/sound systems, excessive vehicle exhaust noise, etc.), Meadows Rules and Regulations Section V: Rules Governing Behavior. When these rules are followed, the whole community benefits and the potential for neighbors to develop friendships becomes more possible.

As always, if a Co-owner or resident observes another Co-owner or resident violating the Meadows Rules and Regulations, they are encouraged to properly report the incident to The Meadows Office. Have a fantastic month!

Kristina Berry

Meadows Website
www.mymeadows.net

Board of Directors Motions

At the March 9 Meeting:

- Passed a motion to add the Treasurer and President as signers on all Meadows accounts.
- Passed a motion to approve using an app-based program for residents signing up for pool passes.
- Passed a motion to approve a bid from Capital Contracting for this year's exterior painting contract.
- Passed a motion to approve a bid from Fairfax Paving the repaving of three streets.
- Passed a motion to approve an Architectural Review Form (ARF) for a kitchen exhaust duct.
- Passed a motion to approve an ARF for replacement of five windows.
- Passed a motion to approve an ARF for replacement of front storm and rear sliding glass doors.
- Passed a motion to uphold a violation relating to placing trash out during non-approved hours.
- Passed a motion to approve a payment plan for a delinquent account.
- Passed a motion to approve waiving late fees for condo payments for the month of February due to the transition of management companies.

Grilling Season Is Here 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

March 15 - April 14, 2023

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

Avocado Court:	0
Cool Oak Lane:	3
Golden Oak Court/Road:	8
Rustling Leaves Lane:	2
Saguaro Place:	4
Saint Germain Drive:	4
Strasburg Drive:	3
Turin Lane:	3
Vehicles Ticketed:	5
Vehicles Towed:	20
Violation Letters Sent:	39
Calls referred to FCPD/FCFD:	5

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 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.

Overcrowding

Important Information on Occupancy

It is important to remember that The Meadows follows Fairfax County Code regarding the number of individuals permitted to reside within a unit. The residency restrictions are quite lengthy and are based on square footage, familial status, egress/entrance points, and many other intricate calculations, as well as numerous exceptions to each of these standards. State and Federal regulations also have to be factored in to the complex occupancy equation.

A very brief overview of Fairfax County occupancy restrictions can be found here: <http://www.fairfaxcounty.gov/code/property/overcrowding.htm>. If you would like more detailed information regarding the occupancy standards, contact the Fairfax County Department of Code Compliance at (703) 324-1300.

Often we find that authorized tenants of over-occupied units have sub-leased to additional people without the knowledge or consent of the unit Co-Owner. Off-site Co-Owners should be especially concerned about this issue as it can create excessive wear and tear to your unit, as well as hefty fines from Fairfax County and The Meadows. We encourage you to visit your unit often and conduct unannounced inspections to make certain that your unit is in compliance with County regulations and your lease agreement.

Occupancy Reporting Process

When you suspect a unit may be in violation of occupancy restrictions, please immediately notify the Fairfax County Code Compliance Office to report your suspicions. The County now has a task force in place that handles overcrowding, so they are able to respond to complaints much more quickly than they could in the past. They can be reached by telephone at (703) 324-1300 or an on-line report can be filed here: www.fairfaxcounty.gov/complaints.

After you have reported this to the County, please also report this to the Management Office in writing and provide the case number. Once we receive your written report we will send a letter to the Co-Owner and follow up with Fairfax County officials to be sure they communicate with us on the status of their investigation. Should the County determine that the unit is in fact over-occupied The Meadows may assess financial penalties to the unit Co-Owner.

We hope that by working together as a community we can ensure that The Meadows and our residents are protected from the potential problems that result from over-occupied units.

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.

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.

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.



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.



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



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