

# The Meadow Lark

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



## OUTSTANDING MEADOWS STUDENT

The winner of this year's Lydia Miller Outstanding Meadows Student award is Christopher Pineda who lives on Golden Oak Road. He has lived in The Meadows for three years and has a younger sister.

Christopher was an A/B student at Centre Ridge Elementary School, with his favorite subject being social studies. He was involved in the Student Leadership Academy. He likes anything

related to audio and enjoys going out to eat with his family.

He will attend Liberty Middle School in the fall. He says that he is "excited and curious" about his new school. Congratulations to Christopher and his family. Job well done!

## VERY IMPORTANT!

### BE CAREFUL WHAT YOU FLUSH

Recently there have been some overflows of toilets in our community which have caused water to be present in the unit, a hazardous situation. These incidents may have been caused by flushing items in the toilet which are not compatible with our piping and sewer system. Here is a list of items that should NOT be flushed in toilets: *diapers, wipes, "flushable" wipes, Kleenex, paper towels, sanitary products, dental floss, bandages, cotton balls and hair.* Please be sure you are not flushing any of these items.

Online research also recommends that you should also not flush medications, as well as fats, oils and grease. These last three items may be problematic for drains and piping and can cause plumbing issues. Keep what you are flushing to just good old toilet paper, and not too much at one time.

## ¡MUY IMPORTANTE!

### ¡TEN CUIDADO CON LO QUE TIRAS!

Recientemente ha habido algunos desbordamientos en nuestra comunidad que han provocado el reflujo de aguas residuales tanto en las unidades inferiores como en las áreas comunes. La presencia de aguas residuales en estas áreas presenta una condición peligrosa para todos los residentes. Estos incidentes pueden haber sido causados por tirar elementos en el inodoro que no son compatibles con nuestro sistema de tuberías y alcantarillado. Aquí hay una lista de artículos que NO deben tirarse en los inodoros: *pañales, toallitas, toallitas desechables, Kleenex, toallas de papel, productos sanitarios, hilo dental, vendas, bolas de algodón y cabello.* Asegúrese de no tirar ninguno de estos artículos.

La investigación en línea también recomienda que tampoco debe desechar los medicamentos, así como las grasas, los aceites y las grasas. Estos últimos tres elementos pueden ser problemáticos para los desagües y las tuberías y pueden causar problemas de plomería. Mantenga lo que está tirando solo en papel higiénico viejo y bueno, y no demasiado a la vez.

## AUGUST

**Board of Directors Meeting:** Thursday, August 10, 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](http://mymeadows.net).

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



## Pool Hours

**REGULAR HOURS  
THROUGH August 20**

Tuesday–Sunday 12 PM – 8 PM

**SCHOOL HOURS  
AUGUST 22 – SEPTEMBER 3**

Tuesday–Friday 4 PM – 8 PM

Saturday & Sunday 12 PM – 8 PM

Pool is CLOSED on Mondays.

Except Labor Day

September 4 12 PM – 8 PM

## President's Corner

Hello Meadows Community! I hope everyone has been staying cool during this ridiculously humid and hot summer! We still have an open seat on the Board, so if you are interested in joining, please contact the office for further information.

The Board would like to remind the community that residents may not use visitor passes to park on property and vehicles violating this rule are subject to being towed without warning. Visitor passes are to be used only by an individual who is going to be on the property for a short amount of time (less than 14 days). If you have any questions regarding this rule, please contact the office.

Additionally, please remember that outdoor activities (kicking soccer balls, skateboarding, biking, gathering to play outdoor games) should be taking place in the common areas or playgrounds on property, not in the roadways as it can be dangerous and cause traffic to build up.

Individuals playing with soccer balls, baseballs, and/or basketballs in the common areas should be mindful not to kick or throw the object too close to buildings, windows, and/or lower unit patios that are not their own. If a resident or guest damages another resident's property or common element property, that resident will be responsible for any necessary repairs. Until next month.

Kristina Berry

**Meadows  
Website**  
[www.mymeadows.net](http://www.mymeadows.net)

## Board of Directors Motions

At the June 8 Meeting:

- Passed a motion to pay off the roof loan with funds from a CD and the business checking account.
- Passed a motion to put excess money from the business checking account into the current reserve account.
- Passed a motion to approve the NOVEC proposal to install three new lights behind Saguaro and Avocado.
- Passed a motion to approve the KGS bid to repair an exterior structural problem for a unit.
- Passed a motion to approve an engineering investigation to be performed by ETC.
- Passed a motion to deny a request to extend a rear patio.
- Passed a motion to waive a late fee pending payment of the account's outstanding balance.
- Passed a motion to waive a violation for a vehicle in the roadway.
- Passed a motion to waive a trash fine.
- Passed a motion to approve an agreed upon employee pay raise.

## 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.

## Curfew Reminder

The Meadows has a curfew in effect for minors under the age of 18. Please refer to The Meadows Rules and Regulations.

## Security Totals

June 15 - July 14, 2023

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

Avocado Court:	2
Cool Oak Lane:	5
Golden Oak Court/Road:	24
Rustling Leaves Lane:	10
Saguaro Place:	13
Saint Germain Drive:	3
Strasburg Drive:	5
Turin Lane:	6
Vehicles Ticketed:	21
Vehicles Towed:	26
Violation Letters Sent:	43
Calls referred to FCPD/FCFD:	12

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.

## 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.

## Be Careful Where You Drink!

Summer is here and people will be out enjoying the weather, cook outs, and family gatherings. As a reminder, it is illegal to offer or consume alcoholic beverages in a public setting (VA Code 4.1-308). This includes your porches, patios, and all common areas of The Meadows. Also, if you are outside and have had too much to drink you could be in violation of the "Public Intoxication" law (VA Code 18.2-388). It is important for residents to share this information with their guests as non-residents of The Meadows may also be issued a trespassing ban if they are found in violation of either of the two aforementioned Codes as these violate Meadows rules under Section V. Rules Governing Behavior; Rule 1: No noxious or offensive activities shall be conducted in or about any unit, the common elements, or vehicle parked on The Meadows property; nor shall anything be done or be permitted to remain in or about any unit or vehicle parked on property which may reasonably be or become a nuisance or annoyance to any other residents.

Please enjoy your summer. Be mindful of neighbors and drink responsibly if you choose to do so, keep your drinks inside your homes.

## 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.

## Vacant Seat on the Board of Directors

There is an open seat on the Board of Directors. Volunteers are needed to apply for this position, if you are interested the Board would like to talk with you! To be considered for appointment you must be a Co-owner and your account must be in good standing. The Board meets on the third Thursday evening of every month. If you meet these requirements and are interested in serving, please drop an email to meadowsoffice72@gmail.com or stop by the Management Office to complete an application.

## 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.

## 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.

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 8½x 11-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**



**It is Time to Register!**

If you are a new resident or have a child entering school for the first time, please register your child now. Staffing for teachers and funding depend on enrollment.

Please call 703-227-2600 to make an appointment to enroll your child at Centre Ridge Elementary School.

**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**