

The Meadow Lark



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

President's Corner

Important Insurance Changes

Hello Meadows! As many are aware, the Board held a Town Hall to relay the changes in the Master Insurance Policy rates and coverage. The Master Policy has since been renewed and the Board would like to highlight the following major points:

- The Master Policy **does not** cover any individual unit improvements, betterments, additions, or alterations made after conveyance from the developer, for example:
- If kitchen appliances or bathroom fixtures have been upgraded, if wallpaper has been installed, or if a new wall was constructed, these additions, improvements, or betterments **are not** covered.
- The Master Policy **does not** provide coverage for your personal property or additional living expenses.
- Building coverage under the Master Policy is subject to a **\$50,000** per unit water damage deductible, capped at \$100,000, and a \$10,000 deductible per occurrence for all other perils. Accordingly, the Master Policy will cover claims only when the damage caused by any one occurrence exceeds the deductible.
- **Owners should purchase an individual homeowner's policy (HO-6)** which can provide coverage for things the Master Policy does not cover. Coverage can be arranged under some HO-6 policies to pay for damages to your unit over your personal policy deductible, usually \$250 or \$500, up to the Master Policy deductibles.
- Lower-level unit Owners should have coverage for **flooding and/or sewage backups as neither are covered under the Master Policy.**

As a reminder, per the Rules and Regulations, leaks that occur between units (i.e. an upper level unit leaks on a lower level unit) are considered a UNIT TO UNIT ISSUE and should be **resolved by the owners** of the involved units **without** the assistance of the Meadows Office when possible.

Please contact the Office if you have any questions and we hope you have a great month!

Kristina Berry

Election Time

It's that time of year again. In addition to the state elections being held on November 7, The Meadows will have an election for members of the Board of Directors. Four seats are being contested this year.

We will hold the election at the Annual Meeting on Tuesday, December 12. 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 11. They can be mailed or placed in the black Council mailbox located outside the Clubhouse.

NOVEMBER

Board of Directors Special Meeting:
Thursday, November 2, 2023, 7:00 PM.

Board of Directors Meeting: Thursday, November 9, 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.

Looking forward to:

Candidates Night: November 9, 7:00 PM
Annual Meeting: Tuesday, December 12, 7:30 PM

Residents and Co-Owners are welcomed and encouraged to attend any Board or committee meeting. Meetings are held in the Clubhouse "(Board meetings also held on Zoom.)"

Holiday Office Hours

Closed Nov. 23 Thanksgiving
and Nov. 24 Day after Thanksgiving

NO TRASH PICK-UP

on November 23, Thanksgiving
Please do not put trash out on Nov. 22/23

SET YOUR CLOCK BACK

Sunday, November 5 "Fall Back" at 2 AM



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.



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 14 Meeting:

- Passed a motion to cancel a lighting agreement with NOVEC and recoup the deposit.
- Passed a motion to purchase solar lights from Power Systems Electric after confirming lumens are comparable.
- Passed a motion to reaffirm an email vote for using Michael and Sons to perform plumbing repairs.
- Passed a motion to reaffirm an email vote to perform emergency repairs and remediation for two units.
- Passed a motion to remove a tree if an assessment determines the need to do so.
- Passed a motion to discontinue the issuing of more than two parking stickers to any unit.
- Passed a motion to approve the use of reserve funds to repair two railings.
- Passed a motion to approve the proposed rules governing smoking and the growing of marijuana in the community.
- Passed a motion to approve an Architectural Review Form for a fence.
- Passed a motion to deny a request for compensation for vehicle damage caused by a fallen tree limb.
- Passed a motion to deny a request for reimbursement for a vehicle tow.

Important Information on Trash

Just a reminder that there is no trash pick-up on Thanksgiving Day (Thursday, November 23). Avoid violation charges of \$50 by keeping your trash in your trash bin until the post-Thanksgiving pick up on Monday, November 27.

Security Totals

Sept. 15 - October 14, 2023

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

Avocado Court:	21
Cool Oak Lane:	7
Golden Oak Court/Road:	15
Rustling Leaves Lane:	1
Saguaro Place:	6
Saint Germain Drive:	1
Strasburg Drive:	2
Turin Lane:	3
Vehicles Ticketed:	30
Vehicles Towed:	29
Violation Letters Sent:	29
Calls referred to FCPD/FCFD:	8

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.

Meadows Website: www.mymeadows.net

2024 Board of Directors Candidates

There are four candidates for The Meadows Board of Directors. The election will be held at the Annual Meeting on Tuesday, December 12 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.

Stephanie J. Bailey

Stephanie is interested in a seat on the Board of Directors because she wants to be more involved in her community. She has lived in The Meadows for more than two decades and works as a Marketing Project Manager and has had the privilege of overseeing numerous successful projects. She also manages her own consulting business. She is currently pursuing an MBA at George Mason University. She states that “this combination of corporate experience and entrepreneurial flair equips me with a diverse skill set that I believe can bring value to our community.”

Linda Lachapelle

Linda has lived in the Meadows for over 32 years, and is now retired from the Fairfax County Government. She also volunteers at her church where she has been a member for over 19 years. She has been a previous Board of Directors member for over 17 years and has served as both Treasurer, President and Security Liaison. She says “I have seen many positive improvements in our community, and I would like to be reelected to the Board so that I can help ensure that our community continues to remain well-maintained, professionally managed, and financially sound. I am not afraid to speak my mind even in the wake of opposition, and not afraid to raise difficult questions to ensure that all sides of an issue are looked at prior to making decisions that will affect all 618 units.”

Lynn Piercey

Lynn has lived in The Meadows for 27 years, starting out as a renter before buying her unit several years ago and is a retired construction accountant. She says that she has “enjoyed serving this community as a Board member for several years. My goal is to keep the fiscal health of The Meadows strong as to protect our investment in our homes. Being a retiree, I understand the importance of expense control and how it affects our condo dues. I believe in Board transparency and welcome suggestions from our guests at the Board meetings. I hope to remain on the Board so I can continue to serve this community.”

Kelton Reynolds

Kelton has lived in The Meadows for 34 years. He has worked in the retail and service industry and has served on the Board in various positions, including Vice President, over a 24 year period. He says he has insight on what it's like to raise a family in The Meadows and work to make the community the best it can be working within the limits of the budget. He feels protecting the investments of our Co-owners while keeping fees as low as possible is a priority. Finding solutions that consider the big picture is also very important to him. He says “I have gotten to know what's right for the community and about the responsibilities and the limitations of the Association. My motto is ‘Do what's right for the whole community and be fair to everyone’.”

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 meadowsoffice72@gmail.com 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

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