

The Meadow Lark



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



Attend a Board Meeting

Do you as a Resident here at The Meadows have an interest in what is going on in our community? If you do, you should attend a meeting of our Board of Directors. They meet at 7:30 PM on the second Thursday of every month. There is a period at the beginning of each meeting where you can address the Board with questions or just tell them how you feel about what is going on in your community.

There is another exciting change related to Board meetings that was recently put into effect. The equipment now exists to allow holding a virtual meeting via Zoom at the same time as the in-person Board meeting is being conducted. This will allow residents the ability to attend a Board meeting either in person or via Zoom. Complete information about this new concept is available from the office. The best way to get it is to email your request to the office at meadowsoffice72@gmail.com. The responding email will contain the link that is very long for the Zoom connection which you can then copy and paste to use when logging in for any Board meeting.

Committee Volunteers Needed

Are you interested in what is going on in our community? You can help with planning for our community. Members are needed for the committees that pass on recommendations to the Board on making improvements to the community. Just let the office know if you are interested in joining one or more of these committees: Pool, Landscaping, Technical, Social and Recreation and a new committee, Clubhouse Improvements. You can stop by the office, call or email your interest.

Trash Notes

Please use only CLEAR plastic bags for your recycling. That is the only way trash personnel know what is actually recycling.

Do not put trash/recycling out before 5 PM Wed. for Thurs. pick-up or trash only out before 5 PM Sun. for Mon. pick-up.

On holidays when it has been announced that there is NO trash pick-up do not put any trash out.

February

Board of Directors Meeting: Thursday, February 8, 2024, 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. (Board meetings are also held via Zoom).



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 2024–2025 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.

President's Corner

Hello Meadows! As the weather gets colder and snowstorms become more frequent, the Board would like to remind Residents that they are responsible for clearing snow/ice from the sidewalk in front of their unit, the stairs, and their reserved parking spot. The roadways in the association will be plowed when there are two or more inches of snow on the ground.

Please remember to clear your designated area to ensure that your neighbors and/or their guests have a safe walking path. If you want to de-ice your area, please contact the Office to inquire about what products are allowed. As a general curtesy, please refrain from using anything that could be harmful to pets, as many residents walk their dogs on the sidewalks and certain ice melts can harm their paws.

Lastly, the Board would like to remind Co-owners that the Master Insurance Policy NO LONGER covers SEWAGE BACK UPS. Co-Owners are encouraged to contact their individual homeowners insurance carrier to see if they have sewage back up coverage and to seek coverage if they do not (especially bottom units). Not having sewage back up coverage could lead to you having to pay for all repairs out of pocket.

As always, if you have any questions or concerns, please contact the office or attend the next scheduled Board meeting!

Kristina Berry

Meadows Website
www.mymeadows.net

Board of Directors Motions

At the September 28 and
November 16 Meetings:

- Passed a motion to accept the proposal for renewal of the Master Insurance Policy and raise the deductible to \$50,000.
- Passed a motion to purchase a CD for three years and two CDs for two years at the best possible rates.
- Passed a motion to approve the 2022 audit.
- Passed a motion to approve the bid from Michael and Son for jetting the entire sewer system once per year.
- Passed a motion to approve new Policy Resolution (23-02) regarding insurance claims.
- Passed a motion to approve new Administrative Resolution (23-01).
- Passed a motion to affirm an email vote for issuance of a check related to a damage claim.
- Passed a motion to approve the bid from Avi Steel for repairs to 41 railings.
- Passed a motion to approve reclassification of expenses for four sewer back-ups from reserve to operating expenses.
- Passed a motion to approve the new proposal from SAF for a groundskeeper.
- Passed a motion to approve submission of an insurance claim for a water intrusion event.
- Passed a motion to approve an Interior Alteration Request.
- Passed a motion to approve issuance of ban notices.
- Passed a motion to approve beginning an eviction process.
- Passed a motion to approve a new security contract for one year.
- Passed a motion to approve a pay raise for an employee.

Security Totals

December 15, 2023 - January 14, 2024

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

| | |
|------------------------------|----|
| Avocado Court: | 1 |
| Cool Oak Lane: | 1 |
| Golden Oak Court/Road: | 7 |
| Rustling Leaves Lane: | 4 |
| Saguaro Place: | 5 |
| Saint Germain Drive: | 3 |
| Strasburg Drive: | 5 |
| Turin Lane: | 2 |
| Vehicles Ticketed: | 17 |
| Vehicles Towed: | 16 |
| Violation Letters Sent: | 33 |
| Calls referred to FCPD/FCFD: | 11 |

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.

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?

Section X Rule 22 of Meadows Rules and Regulations states: Vehicles parked in no-parking zones, fire lanes (designated by yellow lines and/or signs), or vehicles blocking fire hydrants, other vehicles, roadways, or community entrances are subject to being towed without notice at the expense of the vehicle owner. Vehicles of co-owners or their guests observed violating this rule, for five minutes or more, will receive an initial warning. Repeated infractions will result in a fine being issued. 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.

Meadows Website
www.mymeadows.net

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.

Ice & Snow and Our Trash Service

In the interest of safety, drivers will make a judgement call as to whether they can make it up and down our streets in inclement weather. If your vehicle skids five feet in the snow, a large trash truck will slide at least thirty feet. The rule of thumb on snow/ice days should be to put your trash out. If the trucks can't get there that day, they will not return for it until the next scheduled pickup day. (If your trash is not picked up, remove it until the next scheduled pickup.)

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

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24-Hour EMERGENCY ONLY

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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



From Meadows Rules and Regulations:

In order to promote safety during inclement weather, Co-Owners/ Residents of Units in The Meadows are required to remove snow and ice from the steps, railings, stairwells, balconies, porches, and patios relating to their Units as well as from all sidewalks directly in front of and adjacent to their Units within 12 hours of the snowfall. The use of salt compounds is prohibited. Parking spaces are cleared by Residents. Please note that clearing an unreserved space does not constitute exclusive use of the space.

This article originally appeared in February 2015.

Please Shovel the Sidewalks!



When it snows, please do yourself a favor and shovel the snow off the sidewalks (and steps) in front of and adjacent to your unit. Did you know the The Meadows rules require that this be done? It is only common sense to remove the snow and ice from in front of your residence. Why take a chance on having someone slip and fall on the ice/snow—that

someone is most likely to be you! Most people leave their unit several times a day to go to work, go to the store, run errands, etc. Each time you go out you will have to walk on the steps and sidewalk outside your unit, and if these areas have not been shoveled you increase your chances of being the victim of a fall. Please be reminded that salt products are prohibited because they damage concrete.

Fairfax County, unlike many other local jurisdictions, does not have a law that requires homeowners to shovel the snow off of their sidewalks. The County does, however, heavily encourage all residents to keep their sidewalks clear and safe. Be a good neighbor, help prevent your neighbors (as well as yourself) from falling and hurting themselves in front of your unit

Work together with your neighbors to ensure the sidewalks on your street are shoveled. If one of your neighbors is elderly or unable to get out and shovel perhaps for medical reasons, pitch in and make sure their steps and sidewalk are shoveled. There are three units in each of our buildings, work out a plan with your two neighbors so that each time it does snow the sidewalks in your area are not hazardous.