

# The Meadow Lark



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

## Meadows Towing Policy

Many of our residents may not be aware, but Meadows Rules and Regulations allow towing of vehicles not having a Meadows parking sticker or Visitor Parking Permit properly displayed at ANY time. While the rules have always allowed for 24 hour per day towing of vehicles not displaying proper Meadows parking credentials, it has not been actively enforced until now. Battlefield Towing will now be authorized to remove vehicles not displaying those credentials without warning at any time during the day seven days a week.

Here is the rule in English and Spanish:

Vehicles not displaying a resident sticker, visitor tag, frequent visitor tag or temporary parking permit, are subject to towing 24 hours per day.

*Los vehiculos que no tengan una calcomania de residente, una etiqueta de visitor, un etiqueta de visitor frecuente o un permiso temporal estan sujetos a remolque las 24 horas del dia.*

## 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 11, 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.*

## YARD SALE RETURNS

**Saturday, May 4**  
8:00 AM – 1:00 PM

(Raindate – Sunday, May 5)

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.

## 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

|            |  |                     |
|------------|--|---------------------|
| Balconies  |  | Roofs               |
| Patios     |  | Fronts of Buildings |
| <b>YES</b> |  | Common Grounds      |
|            |  | <b>NO</b>           |



## President's Corner

Hello Meadows Community. The Board hopes everyone had a wonderful February, despite all the rainy days! Please be advised, vehicles parked in the Meadows without a valid parking sticker or hang tag are subject to being towed without warning 24 HOURS A DAY, so residents who have guests during the day need to ensure their guests have a valid visitor hang tag.

As the weather gets warmer, it is important to remember the following Rules and Regulations:

1. Charcoal grills are prohibited within The Meadows.
2. Pets, including dogs, MAY NOT be left on patios (upper or lower) unattended.
3. Dogs must be ON LEASH when in The Meadows.
4. Personal pools cannot be placed in the common areas.
5. DO NOT dispose of any trash in the common areas (this includes FOOD SCRAPS).
6. Only vehicles with a valid parking sticker or hang tag may be washed in the Meadows.
7. CONSERVE WATER! Water usage directly impacts condo fee rates and if water usage continues at the rate it has been, we will be significantly OVER BUDGET by the end of spring alone (this is only 5 months into a 12-month budget).

Let us also remember to respect our neighbors when we are gathering outside by being mindful of the time of day/night, of our noise volume, and by picking up any trash that a gathering produces. We also want to remind our children to respect neighbors by not kicking/throwing balls or toys onto patios, into windows, or any appliances on/near the common areas.

As always, if you observe someone failing to follow the rules of The Meadows, please properly report the violations to the Management Office. Have a safe and terrific month.

Kristina Berry

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

## Board of Directors Motions

At the February 8 Meeting:

- Passed a motion to replace a maturing CD with a new CD for two years at 4.5% or better.
- Passed a motion to not approve a request to place a lock on a trash closet door.
- Passed a motion to advise a Co-owner to evict a tenant due to repeated violations of our Rules and Regulations.
- Passed a motion to approve a payment plan for a delinquent Co-owner.



## 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.

### • 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

Feb. 15, 2024 - March 14, 2024

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

|                              |    |
|------------------------------|----|
| GO:                          | 7  |
| CO:                          | 1  |
| Stras.:                      | 1  |
| RLL:                         | 1  |
| Avo.:                        | 1  |
| Tur.:                        | 1  |
| STG:                         | 2  |
| Sag.:                        | 5  |
| Vehicles Ticketed:           | 36 |
| Vehicles Towed:              | 9  |
| Violation Letters Sent:      | 21 |
| Calls referred to FCPD/FCFD: | 7  |

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 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.

## 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](http://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](mailto: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

**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.

**Meadows Website:**  
**www.mymeadows.net**

**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.