

The Meadow Lark



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

Stop Means Stop!



It is being noted in many parts of our community that drivers are not always stopping at the various stop signs

located around The Meadows. These stop signs have been installed for the purpose of allowing our residents to safely drive within our community.

There have been some minor accidents on our streets, these can be minimized or even avoided by always stopping at the stop signs, as well as following other signage and keeping your speed down. The posted speed limit throughout our community is 15 miles per hour, please observe that at all times.

Many of our residents walk throughout our community, always be mindful of pedestrians. Children at play need to be watched out for as well. In general, always be a safe driver, but particularly while within your own community.

If the sign says stop, then please stop!



Slow Down, Summer is Here!

With the arrival of the summer season, many children will be out and about throughout our community. More people in general will be crossing the streets in all parts of the community while out enjoying the warm weather.

School will soon be out, so the children of the community will be at play throughout the entire day, which is another good reason to be aware as you are driving within The Meadows. Please be reminded that the speed limit on all of the streets within The Meadows is 15 miles per hour.

The safety of our children, as well as all of our residents, is of the utmost importance. Be a responsible driver and look out for pedestrians and other vehicles when driving here in The Meadows. Parents are also cautioned to make sure their children are playing in safe areas, and not impeding the passage of vehicles when at play.

JUNE

Board of Directors Meeting: Thursday, June 13, 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).

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.

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.



President's Corner

Hello Meadows Community! The Board is saddened to announce that Steve Terapane, the Property Manager, will be leaving us on May 17, 2024. Steve has been an excellent Property Manager for this community and has helped make many positive changes. He will be deeply missed but the Board wishes him the best of luck in his future endeavors.

The Board is working to fill this opening as quickly as possible and will make every effort to make the adjustment as smooth as possible. We ask the community to be patient during this time as we will not be fully staffed in the office for a few weeks.

That being said, please make note that the office will be closing at 1:30 PM on May 28, 2024 and will be closed all day on May 29, 2024. Any emergencies that arise during these times can be reported to meadowsoffice72@gmail.com and/or via phone call to the Meadows emergency phone number, 703-569-5797.

Additionally, please keep an eye out for notices regarding community improvements that will be occurring on a few streets in the community throughout the next few months that will impact parking and outdoor patios. Have a wonderful month.

Kristina Berry



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 April 11 Meeting:

- Passed a motion to accept a bid from Capital Painting for \$87,000.
- Passed a motion to accept a bid from Fairfax Paving for \$259,989.
- Passed a motion to approve an Interior Alteration Request.
- Passed a motion to approve six assessed fines.
- Passed a motion to approve a payment plan for a delinquent Co-owner.

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.

Security Totals

April 15 - May 14, 2024

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

Golden Oak Rd	17
Cool Oak Ln	2
Strasburg Dr	2
Rustling Leaves Ln	5
Avocado Ct	0
Turin Ln	6
St Germain Dr	9
Saguaro Pl	5
Vehicles Ticketed:	33
Vehicles Towed:	20
Violation Letters Sent:	39
Calls referred to FCPD/FD:	4

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

Bulk Trash Rules Explained

Clarification is needed regarding trash and bulk items pickup. As stated in The Meadows Rules and Regulations 2021, Section VI, Rules Governing Property #3: "Garbage and trash shall be kept in the Unit's storage bin provided for that purpose. No locks of any kind, to include pad locks or zip ties, may be used on trash bin doors. The Association reserves the right to access trash bins at any time, with or without notice, to perform maintenance work or inspections. All garbage and trash shall be placed in tied plastic bags and put in front of one's Unit, close to the street but not in the parking areas, no earlier than 5:00 PM on Sunday and Wednesday the evenings preceding collection days. Large items will be taken by the Council's bulk trash service only on their Thursday pickup. Certain items such as refrigerators, freezers, construction debris, landscape material, yard waste, paint cans, batteries, tires, and anything deemed hazardous (this list is not all-inclusive) will not be taken by the trash service and Co-Owners/Residents must make their own arrangements for disposal of these types of items. Co-Owners will be responsible for reimbursing the Council a special disposal fee of at least \$50.00 or the amount of actual cost incurred, whichever is greater, for: a) removing trash associated with their Unit that has been placed on the Common Elements outside of the dates/times for regular pick up and for which proper special arrangements have not been made, and b) such other discarded items that the waste management company cannot pick up. Any special disposal fee imposed by the Council shall be due upon demand. Only trash and recycling from units within The Meadows may be put out for pick-up on the property (no off-site dumping permitted)".

Residents needing to make their own arrangements for the disposal of certain items may contact a company of their choice or Kramer Enterprises (our current bulk removal company) by calling 804-221-1743.

REMINDER:

TRASH ONLY FOR MONDAY PICKUP: SHALL NOT BE TAKEN OUT ANY EARLIER THAN 5:00 PM ON SUNDAY EVENING

TRASH/RECYCLING/BULK: SHALL NOT BE TAKEN OUT ANY EARLIER THAN 5:00 PM ON WEDNESDAY EVENING FOR THURSDAY PICKUP

*****Bulk items are picked up early Thursday mornings – not when regular trash and recyclables are collected on Thursday, so do not place bulk items out late on Thursday morning as they will not be removed until the following week which results in a violation.**

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.

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.

Noise Reminder

In the summer months we all like to spend time outside to enjoy the warm weather and socialize with our friends and neighbors. It is important to remember that we need to minimize disturbances to others even when we are outdoors. Loud music and boisterous conversations can create a lot of unwanted noise for others. Residents of upper units need to be especially careful of heavy walking and running in their units in the late and overnight hours.

Please remind children to be respectful of others while playing. Avoid rowdy horseplay and loud games near windows and patios, never use items from neighbor's porches or patios and do not bounce balls on the exterior of the buildings.

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.

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24-Hour EMERGENCY ONLY
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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