

The Meadow Lark



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

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.

Noise Reminder

In the warm months we like to spend time outside enjoying the warm weather and socializing with friends and neighbors. We need to remember to minimize disturbances to others even when we are outdoors. Loud music and boisterous conversations can create a lot of unwanted noise for others. During any season residents of upper units should 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.

AUGUST

Board of Directors Meeting: Thursday, August 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).



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.

President's Corner

Hello Meadows Community!

The Board would like to thank the community for all their patience and understanding over the past couple of months while we waited for our new property manager to join us! Be sure to welcome Jenny Del Cid to the community when you pass by the office!

With the nights becoming cool enough for gatherings, please remember the following Rules & Regulations:

- Charcoal grills are **STRICTLY** prohibited within the Meadows.

- **CONSERVE WATER!** Water is a shared utility and directly impacts condo dues. Only vehicles with a valid Meadows parking permit may be washed within the community.

- **Quiet hours begin at 10 PM**, both inside and outside, so be mindful of your noise volume and your neighbors. Floors and/or walls are thin, please be respectful of your neighbors when indoors by limiting loud music/movies, running, hammering, etc.

- **CLEAN UP LITTER.** Please do not leave your food scraps and/or wrappers on the common elements.

- **Soccer balls and other toys** should be controlled by the individuals playing with them and **should not be kicked or thrown** onto/into other resident's patios, patio doors, windows, AC units, or any other item on or near the common elements.

- **Window AC** units are **prohibited** within the Meadows.

Violation of these or any other rules in the Meadows Rules & Regulations can be reported to the office by any resident and may result in a violation letter and/or \$50 fine.

Need a copy of the Rules & Regulations? No problem! Just visit or email the office to request one! Have a great month!

Kristina Berry

Board of Directors Motions

At the June 13 Meeting:

- Passed a motion to approve paying an additional payment for the paving contract from reserves.
- Passed motions to approve a towing reimbursement request.
- Passed a motion to approve a counteroffer with respect to a sewer backup negotiation.
- Passed a motion to approve the hiring of a new Property Manager.



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 meadowsoffice@verizon.net to report any neighbors who you feel are not following the rules related to trash and its removal.

Meadows Website
www.mymeadows.net

Security Totals

June 15 - July 14, 2024

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

Avocado Court:	2
Cool Oak Lane:	4
Golden Oak Court/Road:	11
Rustling Leaves Lane:	1
Saguaro Place:	6
Saint Germain Drive:	2
Strasburg Drive:	2
Turin Lane:	2
Vehicles Ticketed:	15
Vehicles Towed:	23
Violation Letters Sent:	25
Calls referred to FCPD/FCFD:	6

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.



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 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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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

With the hot summer months, some owners may be faced with the need for a replacement air conditioner unit in order to keep their residence cool. Previous EPA changes in heating and air conditioning standards made maintenance of some existing ac units more difficult primarily due to the unavailability of the type of refrigerant used in older units. It was also believed that finding a machine that would fit into the utility closet would become difficult. While the Meadows Board of Directors has reconsidered allowing HVAC units to be installed on the Common Elements (following the requirements stated below), we want you to know that “through the wall” units that fit the exact opening of current units in utility closets and meet current EPA standards ARE available!! If you would like to keep your A/C unit in your utility closet and within your purview, you can ask your licensed HVAC contractor to bid your replacement job for a “through the wall” unit that matches the same size as your current unit. The good news is that this type of replacement does not require any Meadows paperwork or approval. In addition, some have found that replacing their unit with another “through the wall” unit has actually saved them money by switching to having the A/C unit placed on the Common Elements ground. Any Co-owner who still wishes to install or replace an HVAC unit on the Common Elements must follow these steps:

- Submit your request in writing to the Management Office.
- Once the 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 Management Office will then review the documents and make a determination on whether or not to approve the installation.
- Upon installation, the Co-owner must schedule another meeting with the Meadows Maintenance Supervisor to verify the proper installation of the unit.

REMEMBER:

ANY HVAC UNIT INSTALLED ON THE COMMON ELEMENTS WITHOUT WRITTEN BOARD/ MANAGEMENT APPROVAL MAY BE REQUIRED TO BE REMOVED AT THE CO-OWNER’S EXPENSE.

Meadows Website:
www.mymeadows.net