

# 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.*

## Planting Vegetables Rule

This is a friendly reminder that last year the Board of Directors passed a new rule regarding the planting of vegetables, as well as fruit and herbs. It has been noted that at a few places on our property this rule is not being followed. Here is the new rule:

*“Herbs, vegetables, and fruit trees are not permitted to be planted in garden beds or into the ground within The Meadows, but are permitted to be planted within pots, window boxes, and/or planter boxes that are designed for gardening purposes and placed on balconies, rear patios, and/or front patios. The Co-owner/resident shall be responsible for the maintenance and pest control for such plants. Ivy and other invasive ground covering plants are prohibited.”*

Please be aware of this rule, and when planting your garden follow its requirements. Once you plant in pots or boxes they must be placed on your patio and/or balcony, and may not be located anywhere on the Common Elements.

## Minimize Your Risk of Fire: Clean Your Dryer Vent

Did you know that a common cause of household fire is a dirty dryer vent? Since your dryer vent accumulates a lot of lint it must be cleaned and inspected at least once per year. If the lint is allowed to accumulate it can create an airflow obstruction and the hot air pushed into the vent from your dryer can cause the extremely flammable lint to ignite. In some units, birds have made nests in the dryer vent which is even more hazardous.

At The Meadows many units have very long dryer vents and these can be obstructed much more quickly than those in most newer homes, this is especially true in upper units. Our Co-Owners must be vigilant in cleaning these vents to avoid a potential fire disaster that could affect not only your unit, but multiple other units.

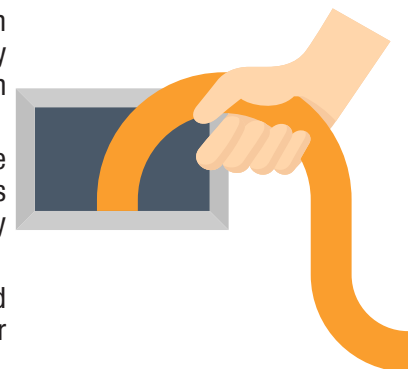
Be a responsible Co-Owner and neighbor and take the time to have your dryer vents cleaned and inspected at least once per year. This is a quick and inexpensive task that will save you and your neighbors from potential danger.

## SEPTEMBER

**Board of Directors Meeting:** Thursday, September 12, 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](http://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 also held via Zoom.)*

**New Meadows  
Office Hours  
9 AM - 4:30 PM  
Monday - Friday**



## President's Corner

Hello Meadows Community!

At the August Board meeting, the Board discussed after hours maintenance request response procedures and decided on the following to ensure the safety of our employees:

- Moving forward, the fire department will respond, along with maintenance, to after hours leak reports if entry into a utility closet is warranted (for example: if a unit owner/tenant is not answering the door when maintenance knocks, maintenance will then call the fire department to assist in making entry to the utility closet to turn the water off).

The Board also discussed amendments to the HVAC Architectural Review Form and will soon begin requiring Co-owners to have separate condensate lines installed when they update and/or replace their HVAC units if their condensate line currently connects to the condensate lines of their two neighbors.

Keep an eye out for more exciting changes in the next few months!

Kristina Berry

## Board of Directors Motion

At the July 11 Meeting:

- Passed a motion to approve an Architectural Review Form for painting of an entrance way.
- Passed motion to approve a payment plan for a delinquent account.
- Passed a motion to approve charging a bulk trash pick-up to a particular unit.

## Friendly Reminders

- The new on-site management office hours are 9:00 A.M. until 4:30 P.M. Monday through Friday.
- The on-site management office is no longer accepting assessment payments. All the available forms of submitting your payment can be found on the following website: <https://www.cardinalmanagementgroup.com/make-payments>
- The only on-site management office general email box that is monitored is [meadowsoffice72@gmail.com](mailto:meadowsoffice72@gmail.com). All Verizon email addresses previously used are no longer being monitored.
- The on-site management office continues to accept payments for miscellaneous charges, such as clubroom reservations, replacement resident parking stickers/visitor parking hang tags, etc., but only in the form of certified funds, i.e., money order, cashier's check, and certified check.
- A properly issued guest parking hang tag can be used for the same vehicle no longer than 10 consecutive days.
- If you have replaced a vehicle that had a properly issued resident sticker and were issued 30-day temporary tags, please contact the on-site management office for a temporary parking pass. You may not use a visitor parking hang tag or transfer a resident parking sticker to your new vehicle.

## Meadows Website

[www.mymeadows.net](http://www.mymeadows.net)

## Security Totals

July 15 – August 14, 2024

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

Avocado Court:	2
Cool Oak Lane:	0
Golden Oak Court/Road:	10
Rustling Leaves Lane:	1
Saguaro Place:	2
Saint Germain Drive:	2
Strasburg Drive:	5
Turin Lane:	2
Vehicles Ticketed:	6
Vehicles Towed:	24
Violation Letters Sent:	5
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 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.

## Be Careful Where You Drink!

As fall approaches, people may still 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.



## 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.



## Bits & Pieces

### ◆ No Charcoal Grills

Everyone is reminded that due to insurance requirements charcoal grills are not allowed anywhere within The Meadows.

You may use your propane grills for holiday and other cookouts, but please do so responsibly—keep the grill as far away from the walls of your unit as possible.

### ◆ Curfew Reminder

The Meadows has a curfew in effect for minors under the age of 18. Please refer to The Meadows Rules and Regulations.

### ◆ Regular Furnace Maintenance

It is critical to ensure safe and efficient operation of your furnace regardless of the age of the unit. Many heating and air conditioning companies offer discounted specials beginning in September.

### ◆ 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.

## 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 to report any neighbors who you feel are not following the rules related to trash and its removal.

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, 9 AM – 4:30 PM  
Phone: 703-830-4464  
Fax: 703-815-0755  
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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



## What To Do If You Experience a Leak

If you experience a leak in your unit you must contact your own plumber.

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.

## 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.

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