

# The Meadow Lark



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

## Important Insurance Information

Do you have adequate insurance coverage? Did you know that many losses are not covered by The Meadows Master Insurance Policy? All unit owners need to have their own homeowner's insurance policy, called an HO-6 policy, to cover losses and liabilities not covered by the Master Policy. It is also recommended that renters have an HO-4 policy to provide coverage for personal property, additional living expenses and personal liability. Lack of adequate coverage can be extremely costly, both in time and money.

It is important to remember that only approved damages that exceed the Master Policy deductible are eligible for insurance coverage under The Meadows policies. The deductible for water damage under our current policy is \$50,000 per unit capped at \$100,000 aggregate per occurrence and the deductible for All Other Perils coverage is \$10,000 per occurrence. It is critical to understand that even if covered damages exceed the deductible and are covered under the Master Policy, if the damage is caused by the neglect or actions of the unit owner or the owner's tenants/guests, or the malfunction of a unit appliance (i.e. HVAC, washing machine, dishwasher, etc.) the unit owner is responsible to pay the deductible. This means if a covered loss is determined to be due to the actions of someone or something in your unit, you will be responsible to pay the applicable deductible of \$10,000 or \$50,000.

It is also important to know that the Master Policy does not cover any personal property, incidental damages (e.g. hotel stay), betterments and improvements, moving or storage of personal items, or lost income as well as backup of sewers and drains and discharge from sewers, drains, and pumps. Regardless of the cause or cost of the damage, the Master Policy does not provide any coverage for these items.

Needless to say, these deductibles and uncovered losses can be extremely costly. This is why it is vital that you protect yourself and your property by making certain you are properly insured. We strongly recommend that Unit Owners contact USI and their insurance agent once a year to avoid being underinsured/uninsured for excluded perils and deductibles for which they could be responsible.

## NOVEMBER

**Board of Directors Meeting:** Thursday, November 14, 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).

Looking forward to:

Candidates Night: November 14, 7:00 PM  
Annual Meeting: Tuesday, December 10, 7:30 PM (revised date)

*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 on Zoom.)*

## Holiday Office Hours

Closed Nov. 28 Thanksgiving,  
and Nov. 29 Day after Thanksgiving

## NO TRASH PICK-UP

on November 28, Thanksgiving  
Please do not put trash out on Nov. 27/28

## SET YOUR CLOCK BACK

Sunday, November 3 "Fall Back" at 2 AM

## Election Time – More Candidates Needed!

It's that time of year again. In addition to the national and state elections being held on November 5, The Meadows will have an election for members of the Board of Directors. Five seats are being contested this year. Right now, there are only two candidates for the five seats, more volunteers are needed!

We will hold the election at the Annual Meeting on Tuesday, December 10 (revised date). The package for the Annual Meeting will be mailed out in the near future. This package will contain all the information about the election, including a proxy and a ballot. If you cannot attend the meeting, you need to send in the proxy, and you can then also cast your votes for members of the Board of Directors by returning the ballot.

Return of the proxy form is very important. Our By-Laws require a certain percentage of Co-owners to either be present at the meeting or have signed a proxy form so they can be counted as present.



## 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.



## 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 September 12 Meeting:

- Passed a motion to purchase a 2 or 3 year CD for \$100K at the best possible interest rate.

## President's Corner

Hello Meadows Community! We hope you had a great month and are enjoying watching the leaves change colors!

At the October Board meeting, the Board passed the following rules:

- In accordance with Section 308.1.4 of the Fire Prevention Code as amended by Fairfax County, charcoal burners and other open-flame cooking devices fueled by combustible or flammable gases, liquids, and solids shall not be operated or stored on a balcony or patio of any structure. Furthermore, they are not allowed in the common elements. The only cooking devices allowed on a balcony, patio, inside a utility closet, or inside a unit are those that use electricity as a heating source and are listed by a recognized testing authority. The use of extension cords to operate these types of devices is strictly prohibited.
- No fire pits or chimneys of any sort (including gas or electric powered fires) may be used or stored within The Meadows. Deep fryers of any kind may not be used or stored on balconies, patios, front porches, inside utility closets, or inside units within The Meadows.

If you have any questions or concerns, contact the office during their operating hours or join us at the next Board meeting!

Kristina Berry



## Security Totals

Sept. 15 - October 14, 2024

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

Avocado Court:	3
Cool Oak Lane:	2
Golden Oak Court/Road:	16
Rustling Leaves Lane:	3
Saguaro Place:	3
Saint Germain Drive:	5
Strasburg Drive:	6
Turin Lane:	2
Vehicles Ticketed:	17
Vehicles Towed:	30
Violation Letters Sent:	99
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.

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

## 2025 Board of Directors Candidates

There are two candidates for The Meadows Board of Directors. The election will be held at the Annual Meeting on Tuesday, December 10 at 7:30 PM. Here is a brief biography of each candidate and a statement concerning why they are running for the Board of Directors.

### Kristina Berry

Kristina has lived in The Meadows for seven years and is employed by the U.S. Government. She has served as President of the Board for the past four years. During this time she worked with the Board to improve the community by enforcing Rules and Regulations, listening to the community, negotiating with vendors to keep costs low, and various other tasks. Kristina hopes to remain on the Board to continue to improve the community and “to work with the rest of the Board to ensure the community’s needs are met, community members are heard, and to make the Meadows the best it can be.”

### Pamela Blasdell

Pamela moved to our community three years ago and works as a Federal contractor. One of things that drew her here is the homeowner’s ability to landscape the front of their homes to their liking. She frequently walks her dog in the neighborhood and enjoys looking at the buildings with different landscapes. She would like to be involved in the Board’s decisions as they impact the overall property values in this community. She has served on the Board for the last two years and says “I serve on the Board because I care about the upkeep and appearance of this community. Every decision made by the Board not only directly impacts our monthly condo fees but also the value of our properties.”

## 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!

## Turn Water Off

In accordance with the 2023 Rules and Regulations of the Association, the lower-level unit Co-owners must shut the plumbing valves for the outdoor front and rear spigots, which are originally under the kitchen sink and inside the utility closet, respectively, to avoid freezing pipes during the frigid months to come.

## 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.

## 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.

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  
E-Mail: meadowsoffice72@gmail.com  
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



## Rules and Regulations Reminder

2023 Rules and Regulations Section I., General Rules, subsection 8 states the following:

A permitted vehicle may not continuously occupy the same unreserved parking space for more than fourteen (14) consecutive days without having been moved under its own power to another space for at least 24 hours.

## Air Conditioner Replacement Info

Previous EPA changes in heating and air conditioning standards made maintenance of some existing A/C 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 you’re 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 over 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 made 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**