

# The Meadow Lark



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



## Attend a Board Meeting

Do you as a Resident here at The Meadows have an interest in what is going on in our community? If you do, you should attend a meeting of our Board of Directors. They meet at 7:30 PM on the second Thursday of every month. There is a period at the beginning of each meeting where you can address the Board with questions or just tell them how you feel about what is going on in your community.

There is another exciting change related to Board meetings that was recently put into effect. The equipment now exists to allow holding a virtual meeting via Zoom at the same time as the in-person Board meeting is being conducted. This will allow residents the ability to attend a Board meeting either in person or via Zoom. Complete information about this new concept is available from the office. The best way to get it is to email your request to the office at meadowsoffice72@gmail.com. The responding email will contain the link that is very long for the Zoom connection which you can then copy and paste to use when logging in for any Board meeting.

## Committee Volunteers Needed

Are you interested in what is going on in our community? You can help with planning for our community. Members are needed for the committees that pass on recommendations to the Board on making improvements to the community. Just let the office know if you are interested in joining one or more of these committees: Pool, Landscaping, Technical, Social and Recreation and a new committee, Clubhouse Improvements. You can stop by the office, call or email your interest.

## Trash Notes

Please use only CLEAR plastic bags for your recycling. That is the only way trash personnel know what is actually recycling.

Do not put trash/recycling out before 5 PM Wed. for Thurs. pick-up or trash only out before 5 PM Sun. for Mon. pick-up.

On holidays when it has been announced that there is NO trash pick-up do not put any trash out.

## February

**Board of Directors Meeting:** Thursday, February 13, 2025, 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 on Zoom.)*



## 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 2025–2026 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.

## President's Corner

Hello Meadows Community! The Board hopes everyone had fun in snowstorms we had and have been staying warm since!

The Board would also like to welcome Karen Holland to the Board! Karen has lived in the Meadows for the past 5 years and is looking forward to working towards improving the community and relations between the community and the Board.

Just a few reminders for Co-owners and residents:

- When it snows and you are digging out your vehicle, please refrain from throwing the snow/ice into the main road when it has already been plowed. This will help the roads stay clearer for longer and prevent ice accumulating on the main roadways.

- Units must be kept at a minimum of **65 degrees Fahrenheit at all times during the winter months** to prevent freezing and/or broken pipes. Any damage resulting from broken pipes, etc. caused by failure to maintain proper heat in a unit is the responsibility of the Co-Owner.

- Those in the process of selling their units are encouraged to request a resale package when they post the unit for sale rather than waiting until days before closing. This will allow for inspections to be conducted, and any issues to be resolved without a deadline of a closing date looming on the seller, management, and the buyer.

If you have any questions or concerns, please contact the Management office via email or phone call during office hours. As always, Co-owners are always welcome at the monthly Board meetings that are held on the 2nd Thursday of every month at 7:30pm in the clubhouse.

Kristina Berry

## Board of Directors Motions

At the November 14 Meeting:

- Passed a motion to approve both a Co-owner and the Association getting estimates for a repair related to an AC unit replacement.
- Passed a motion to approve issuance of a temporary 10-day parking pass.
- Passed a motion to approve purchase of a \$160K CD at the best possible long-term rate.
- Passed a motion to approve the proposed budget for 2025.
- Passed a motion to approve the 2023 audit.
- Passed a motion to approve the gutter cleaning proposal from Katchmark for \$4800.
- Passed a motion to approve in-house installation of cold water supply lines in the clubhouse.
- Passed a motion to approve using Katchmark for a roof leak repair for \$1700.
- Passed a motion to approve acceleration of Reliable Rail's 5-year plan for rail repair/replacement for \$10,250.
- Passed motions to approve three Architectural Review Forms (ARF) for a patio color change, window replacement and an awning fabric replacement.
- Passed a motion to not approve an ARF for an existing office modification which must be taken out.
- Passed a motion to deny a temporary parking exception request.
- Passed a motion to deny the appeal of a violation regarding an AC unit installation.
- Passed a motion to approve waiving a late fee for an account.
- Passed a motion to approve renewal of the vision plan for our employees' medical insurance plan.
- Passed a motion to approve the appointment of a new Maintenance Technician.
- Passed a motion to approve a payment plan for a delinquent account.
- Passed a motion to deny a request for a structural engineering inspection at the Association's expense.

## Security Totals

December 15, 2024 - January 14, 2025

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

Avocado Court:	1
Cool Oak Lane:	3
Golden Oak Court/Road:	5
Rustling Leaves Lane:	2
Saguaro Place:	2
Saint Germain Drive:	0
Strasburg Drive:	0
Turin Lane:	1
Vehicles Ticketed:	10
Vehicles Towed:	23
Violation Letters Sent:	1
Calls referred to FCPD/FCFD:	2

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.
- All grills of any type are prohibited on The Meadows property.
- Residents should maintain a fire extinguisher in their units. It should have an ABC rating.



## 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.

## Park Your Car Properly!



There seems to be an increasing number of Meadows residents and their guests parking their vehicles in the roadway and in fire lanes. Such parking is a hazard to others who are driving legally on our streets. Recently it was observed that two vehicles were parked illegally on one of our streets near each other, on opposite sides of the road. Drivers trying to drive on that street had to weave through what was essentially an obstacle course and had to wait as only one car at a time could safely pass this section of the road. This is not a good situation.

It is never a good idea to park your vehicle in the manner described above. There are usually parking spaces available to safely park in when dropping someone off or needing to run into your unit quickly to get something. Why take the chance of getting your car hit, or even towed, when parking illegally and unsafely?

Section X Rule 22 of Meadows Rules and Regulations states: Vehicles parked in no-parking zones, fire lanes (designated by yellow lines and/or signs), or vehicles blocking fire hydrants, other vehicles, roadways, or community entrances are subject to being towed without notice at the expense of the vehicle owner. Vehicles of co-owners or their guests observed violating this rule, for five minutes or more, will receive an initial warning. Repeated infractions will result in a fine being issued. Our Security officers will be strongly enforcing this violation of our Rules and Regulations, please find an appropriate parking space to keep everyone, including yourself, safe.

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

## 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!

## 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.

## Ice & Snow and Our Trash Service

In the interest of safety, drivers will make a judgement call as to whether they can make it up and down our streets in inclement weather. If your vehicle skids five feet in the snow, a large trash truck will slide at least thirty feet. The rule of thumb on snow/ice days should be to put your trash out. If the trucks can't get there that day, they will not return for it until the next scheduled pickup day. (If your trash is not picked up, remove it until the next scheduled pickup.)

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**  
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**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: 410-758-7964  
dispatch@kramer-enterprises.com

### 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 without alterations to the wall or submit an ARF for proposed exterior installation.

### Satellite Dishes in The Meadows



**Meadows Management Office**  
**Closed, Monday, February 17**  
**To Celebrate President's Day**

### Reminder to Off-Site Co-owners

If you are an off-site Co-owner who rents their unit(s) please be reminded that you must ensure that you are submitting a compliant, current lease to Management within 15 days from its execution as well as a mailing address at which you can receive Association and unit-related communications.

### Tips for All Co-owners

If you are a Co-owner, we encourage you to register for the Association website and the homeowner portal CINC. On CINC, you will be able to review your account balance, which is not linked to PropertyPay if you use a third-party payment platform for your monthly assessment payments. These website addresses to register can be found below.

**CINC:** <https://cardinal.cincwebaxis.com/cinc/register/>

Association Website:

[https://www.mymeadows.net/themeadows/login\\_request\\_form.asp](https://www.mymeadows.net/themeadows/login_request_form.asp)