

# 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.*

## 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 and Social. You can stop by the office, call or email your interest.



## Join the New Social Committee – Volunteers Needed!

Are you passionate about building community and bringing neighbors together? Our community is reorganizing the Social Committee to plan fun, inclusive events for residents of all ages. Whether you have creative ideas, love organizing activities, or just want to lend a hand, we'd love for you to join us. No experience necessary -- just a willingness to contribute and connect.

If you're interested in volunteering or learning more, please contact Karen Holland at karenholland2025@gmail.com, or stop by our next Board meeting.

## APRIL

### Board of Directors Meeting:

Thursday April 10, 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.)*

## YARD SALE RETURNS

**Saturday, May 3**

8:00 AM – 1:00 PM

(Raindate – Sunday, May 4)

The annual Yard Sale will once again be held right here in the community (really a "Sidewalk Sale"), just like previous years.

You may place your wares for sale in front of your unit, in your reserved parking space, on your front balcony or porch, or in the common areas near your unit. Be careful not to block access to any other parking spaces or to the sidewalks which will be used for passage throughout the community.

## 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



## President's Corner

Hello Meadows! Thank everyone for cooperating with relocating items from mulch beds to allow for the mulch reduction project to be completed!

The Board and management would like to remind Co-owners renting their units that leases must be provided to the office 15 days from execution to avoid delays with services rendered at the office, including vehicle parking permits and pool passes. For more information on lease requirements, Co-owners should refer to the Meadows Rules and Regulations, the Meadows By-Laws, and/or contact the office.

Lastly, as the weather gets nicer, Co-owners and residents are reminded to be mindful of their noise volumes when gathering outdoors, to pick up any trash or debris (including food scraps) from gatherings/playing, and to remind those wishing to play outside to do so in the designated playground areas and to avoid kicking soccer balls into common element fixtures and/or other resident's property (including AC units). Should an object being played with cause damage to a common element fixture or another resident's property, the resident/Co-owner associated with the individual that caused the damage can be held financially liable for any necessary repairs. Thank you.

Kristina Berry



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

## Board of Directors Motions

At the February 17 Meeting:

- Passed a motion to approve a new carpet rule.
- Passed a motion to approve having a retainer with Rees Broome.
- Passed a motion to approve staff salary increases.
- Passed a motion to approve an ARF for a bathroom renovation.
- Passed a motion to ratify an email vote approving a roof repair.
- Passed a motion to approve a proposal from Clean Air for clubhouse duct cleaning.
- Passed a motion to approve Advantage's proposal for mulch reduction.
- Passed a motion to approve Advantage's proposal for installing perennials.
- Passed a motion to approve janitorial services with SAF Cleaning Services.
- Passed motions to approve Advantage's 36-month proposals for landscape services and snow removal.
- Passed a motion to approve using High Sierra for pool services for 2025.
- Passed motions to approve Karen Holland as chair of the Welcome & Social Committee and Linda Lachapelle as chair of the Policy and Documents Committee.
- Passed a motion to approve formation of a committee to oversee the performance and financing of structural repairs needed.
- Passed a motion to cease the Association's responsibility for guano removal or replacement of insulation.
- Passed a motion to approve purchase of a snowblower.
- Passed a motion to approve the hiring of Karen Harper as Administrative Assistant.
- Passed a motion to approve assessing a Co-owner for repair of a rear elevation spigot.
- Passed a motion to deny a frequent visitor pass request.

## Security Totals

Feb. 15, 2025 - March 14, 2025

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

Avocado Court:	2
Cool Oak Lane:	3
Golden Oak Court/Road:	8
Rustling Leaves Lane:	4
Saguaro Place:	2
Saint Germain Drive:	3
Strasburg Drive:	3
Turin Lane:	1
Vehicles Ticketed:	15
Vehicles Towed:	30
Violation Letters Sent:	10
Calls referred to FCPD/FCFD:	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.
- 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.



## 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.

## It's Time to Get the Water Flowing Again!

As we enter warmer weather many residents are ready to start watering their plants and washing their cars. For this reason, all valves to the outdoor water spigots are required to be turned back on by April 15th.



The valve to turn the water on for the front spigot is located under the kitchen sink of the lower unit. The valve for the back spigot is located in the utility closet of the lower unit.

If you are a lower unit you are responsible for turning these valves on. Also, if you notice anything unusual such as a steady drip when the spigot is turned off, leaking under the kitchen sink/utility room from the spigot water line, or the spigot sprays awkwardly when turned on, please contact the Management Office.

## Spring Planting Tips



Flowers and shrubs may be planted in existing beds that are in the direct vicinity of rear patios, bedroom windows or front porches/steps by Co-Owners/Residents if they are in conformity with The Meadows Rules and Regulations, Section, VI, Rule 9a-i and Rule 10. Please see the Rules and Regulations on our website at [www.mymeadows.net](http://www.mymeadows.net) or request a copy in the Management Office.

## Parking in The Meadows

Vehicles parked on Meadows property must display a valid parking permit. The acceptable forms of a permit can either be a Meadows parking sticker, a blue Visitor hang tag, or a red Extended Visitor Hang tag. For details on our parking rules and regulations, please feel free to contact The Meadows office, or refer to the 2023 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles.



## 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](mailto:meadowsoffice72@gmail.com) to report any neighbors who you feel are not following the rules related to trash and its removal.

## 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.



## 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.

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  
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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



## 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.

## Violations

Some people feel we have too many rules, and others feel we have too few. As a condominium association, we have to maintain a level of uniformity and compliance. The “small” issues, things on stairs, patios, balconies, etc., are just as serious as trash being put out early, wiring hanging from walls and windows, unkempt gardens, etc. For instance, if there are three units side-by-side, each having three “small” violations, that means in one small area there are nine violations. Nine violations, even small violations, in one grouping create a big problem in the overall appearance of that area.

We can’t pick and choose which violations to pursue or alter the covenants procedures based on the inspector’s interpretation of the seriousness of the violation.

Please review your Rules and Regulations—many of the items in question are covered there. If there are rules and regulations you feel are unfair or unnecessary, then please contact the office and ask that your concern be placed on a Board meeting agenda.