



The Meadow Lark

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

Keep the Noise Down!

Our residents may not be aware that in Fairfax County there are ordinances governing noise that can be bothersome. Between the hours of 10 PM and 7 AM unwanted noise that is plainly audible in a person's residential dwelling with doors and windows closed can be reason to call the police. Generally, the police will respond and after locating the source of the noise will issue a warning to the offender. If the noise continues, a second call to the police can be made and upon return by an officer a citation can be issued if the noise has not ceased. These are hours during which most people will be getting their daily sleep.

We live in a community where our neighbors are very close by, right next door or directly above or below your residence. Particularly between these hours do not perform functions that cause noise, such as moving in or moving out, doing construction or cleaning that makes noise, or having the volume of your television or stereo at an excessive level.

Not as well known is another part of the Fairfax County noise ordinance that is in effect 24 hours each day. This covers excessive noise at any time of day. The ordinance states that "no person shall permit, operate, or cause any source of sound or sound generation to create a sound which exceeds the limit", which is 60 decibels in residential districts. This can apply to many things such as loud car radios, loudspeakers, or racing of car engines.

Please be considerate of your neighbors, and keep the noise in your unit down.

Not Receiving Mass Emails?

If you are not receiving mass email communications regarding important things related to the Association and have confirmed that your email address is registered in CINC, you will need to complete the following steps:

- Check your junk/spam folder and if you locate them mark them as "Not Spam".
- Add the email addresses below as contacts on your email account:
donotreply@cincsystems.net, donotreply@cincnotifications.com and donotreply@cardinalmanagementgroup.com.

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.

MAY

Pool Committee Meeting: Thursday, May 1, 2025 at 1:00 PM.

Board of Directors Meeting: Thursday, May 8, 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.

President's Corner

Hello Meadows Community! It's hard to believe that it's nearly pool season already! The Meadows will be using a pool pass phone app this year, so be sure to keep an eye out for more information on how to register! Additionally, if you require assistance setting up the app, please schedule an appointment with the management office.

Our management team has recently been sending emails containing important information to all Co-owners/residents who have a valid email address on file. If you know you have an email address on file with the management office and have not received any emails, please check your "spam" folder. If you do not have an email address on file and wish to begin to receive these important emails, please provide your email address to the management office to be added to the distribution list!

Lastly, we are seeking volunteers for numerous committees (landscaping, social, etc.). If you are interested in volunteering and helping improve the community, please reach out to the management office to obtain further information. Have a great month and enjoy the weather!

Kristina Berry



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.

Meadows Website
www.mymeadows.net

Board of Directors Motions

At the March 13 Meeting:

- Passed two motions to approve Architectural Review Forms for a vent installation and repainting of a balcony railing.
- Passed a motion to approve waiving a late fee.
- Passed a motion to approve an additional expense to allow Advantage to complete the mulch reduction project.
- Passed a motion to deny a reimbursement request.
- Passed a motion to deny a parking pass extension request.
- Passed two motions to deny violation fee removal requests.

Security Totals

March 15 - April 14, 2025

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

Avocado Court:	1
Cool Oak Lane:	4
Golden Oak Court/Road:	7
Rustling Leaves Lane:	2
Saguaro Place:	2
Saint Germain Drive:	3
Strasburg Drive:	3
Turin Lane:	3
Vehicles Ticketed:	21
Vehicles Towed:	7
Violation Letters Sent:	15
Calls referred to FCPD/FCFD:	3

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.

Overcrowding

Important Information on Occupancy

It is important to remember that The Meadows follows Fairfax County Code regarding the number of individuals permitted to reside within a unit. The residency restrictions are quite lengthy and are based on square footage, familial status, egress/entrance points, and many other intricate calculations, as well as numerous exceptions to each of these standards. State and Federal regulations also have to be factored in to the complex occupancy equation.

A very brief overview of Fairfax County occupancy restrictions can be found here: <http://www.fairfaxcounty.gov/code/property/overcrowding.htm>. If you would like more detailed information regarding the occupancy standards, contact the Fairfax County Department of Code Compliance at (703) 324-1300.

Often we find that authorized tenants of over-occupied units have sub-leased to additional people without the knowledge or consent of the unit Co-Owner. Off-site Co-Owners should be especially concerned about this issue as it can create excessive wear and tear to your unit, as well as hefty fines from Fairfax County and The Meadows. We encourage you to visit your unit often and conduct unannounced inspections to make certain that your unit is in compliance with County regulations and your lease agreement.

Occupancy Reporting Process

When you suspect a unit may be in violation of occupancy restrictions, please immediately notify the Fairfax County Code Compliance Office to report your suspicions. The County now has a task force in place that handles overcrowding, so they are able to respond to complaints much more quickly than they could in the past. They can be reached by telephone at (703) 324-1300 or an on-line report can be filed here: www.fairfaxcounty.gov/complaints.

After you have reported this to the County, please also report this to the Management Office in writing and provide the case number. Once we receive your written report we will send a letter to the Co-Owner and follow up with Fairfax County officials to be sure they communicate with us on the status of their investigation. Should the County determine that the unit is in fact over-occupied The Meadows may assess financial penalties to the unit Co-Owner.

We hope that by working together as a community we can ensure that The Meadows and our residents are protected from the potential problems that result from over-occupied units.

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.

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.

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 orange 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.



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.



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: 410-758-7964

dispatch@kramer-enterprises.com

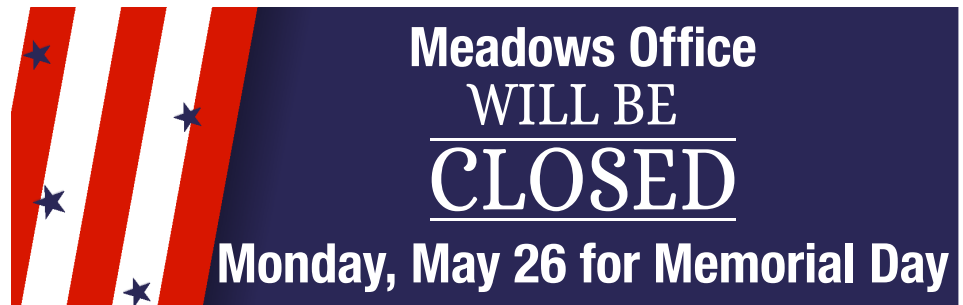
Remodeling?

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



Pool Opens Saturday, May 24 at 12:00 Noon



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 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 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 an A/C unit that is 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.