

# The Meadow Lark

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

## Outstanding Meadows Student

Each year the administrators at Centre Ridge Elementary School choose the outstanding student from our community who is graduating from sixth grade. This year, that honor went to Mia Velasco Guzman from Turin Lane. She lives with her parents and four brothers and sisters. Her favorite subjects in school were math and science. In school she was a patrol, in the chorus, participated in the battle of the books and was a part of the news show crew.



Mia's hobbies include art and reading. She enjoys movie nights and vacations with her family. This fall she will be attending Rocky Run Middle School. Concerning going to middle school, she said that she "feels ready and excited for middle school". Congratulations to Mia and best of luck at Rocky Run!



## Summer Storm Safety What Every Meadows Resident Should Know

Summer in Fairfax County can bring sudden, powerful storms. Here's how to keep your family and neighbors safe:

### DO:

- Sign up for emergency alerts at <https://www.fairfaxcounty.gov/alerts> to receive real-time storm warnings.
- Charge phones and devices before storms hit.
- Secure outdoor items like toys and patio furniture so they don't become hazards.
- Report power outages to NOVEC online at <https://www.novec.com/report> or by phone at 703-335-0500.
- Keep an emergency kit ready: flashlight, batteries, water, non-perishables, important documents, and pet supplies.

### DON'T:

- Don't touch or approach downed power lines—call NOVEC immediately.
- Don't drive through flooded roads—"Turn Around, Don't Drown."
- Don't rely solely on social media—check official county updates at

<https://www.fairfaxcounty.gov/emergency>.

Stay informed and storm-ready! For more tips, visit <https://www.fairfaxcounty.gov/emergency/readyfairfax>.

## AUGUST

**Board of Directors Meeting:** Thursday, August 14, 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](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 are also held via Zoom.)*



## Pool Hours ENTIRE SEASON

Monday – Closed

Tuesday – Friday 4 PM – 8 PM

Saturday & Sunday 12 PM – 8 PM

Holidays – 12 PM – 8 PM

Pool is CLOSED on Mondays, except *Memorial Day and Labor Day*. Last pool day is *Labor Day, September 1*.

## President's Corner

Hello Meadows Community! We hope everyone has been staying cool during these hot days!

There have been multiple reports recently regarding bulk trash being placed out for pick up on incorrect days, so the Board and Management would like to remind the community that **bulk items (mattresses, non-hazardous appliances, furniture, etc.) should ONLY be placed out WEDNESDAY EVENING AFTER 5PM or THURSDAY MORNING PRIOR TO 6AM for THURSDAY pick-up.**

We would also like to remind the community that our bulk trash vendor is different than our regular trash vendor; therefore, bulk items are often picked up earlier in the morning. Residents should **NOT** assume bulk items have not been picked up when there are still trash bags out for pick up, which is why we encourage residents to place bulk items out **prior to 6AM on Thursday.**

Additionally, residents are reminded that **vegetables, fruits, and/or herbs are ONLY permitted when planted in a MOVABLE POT**, and that residents **MAY NOT** plant vegetables, fruits, and/or herbs into the ground anywhere on The Meadows property.

All rules regarding the Meadows can be found in The Meadows Rules and Regulations, which can be obtained at the Management Office during operating hours. Thank you.

Kristina Berry

## 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 in 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.



## Board of Directors Motions

At the June 12 Meeting:

- Passed a motion to approve the Titan portion of the Community Assessment project.
- Passed a motion to approve the painting bid from Capital Painting.
- Passed a motion to approve a towing reimbursement request.
- Passed a motion to approve a waterproofing proposal from Titan.
- Passed a motion to approve a roof repair project by Katchmark.
- Passed a motion to approve an Architectural Review Form (ARF) for a community library.
- Passed a motion to approve an ARF for ground rod and feeder cable replacement.
- Passed a motion to deny a request for a frequent visitor pass hang tag.
- Passed a motion to approve a proposal from Fairfax Antenna.
- Passed motions to approve two tree removals by BrightView.
- Passed motions to approve payment plans for two Co-owners.
- Passed a motion to approve presenting a counteroffer to a delinquent Co-owner.
- Passed a motion to approve the revised pool rules.
- Passed a motion to approve a water test by Titan for a Co-owner, with a provision.
- Passed a motion to approve holding a hearing for a Co-owner related to continued rule violations.

## Security Totals

June 15 - July 14, 2025

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

Avocado Court:	4
Cool Oak Lane:	1
Golden Oak Court/Road:	4
Rustling Leaves Lane:	1
Saguaro Place:	2
Saint Germain Drive:	1
Strasburg Drive:	2
Turin Lane:	0
Vehicles Ticketed:	10
Vehicles Towed:	11
Violation Letters Sent:	35
Calls referred to FCPD/FCFD:	8

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 that can cause death.

## 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.

## Be Careful Where You Drink!

Summer is here and people will 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.

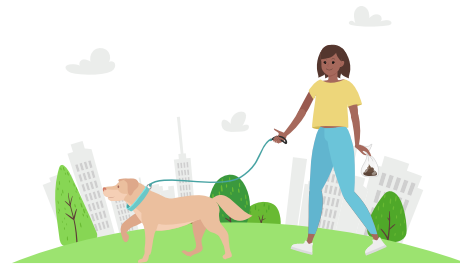
Please enjoy your summer. Be mindful of neighbors and drink responsibly if you choose to do so, keep your drinks inside your homes.

## 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. We have bait stations throughout the entire property; 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.



## 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 in 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.



## 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 an orange 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 2023 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles.

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



## 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 ac 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 in 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 than by switching to having the A/C unit placed in 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, a copy of the contractor’s license and certificate of insurance (COI). 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 IN 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**