

# 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 except December. 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.

*February*

**Board of Directors Meeting:** Thursday, February 12, 2026, 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 on Zoom.)*

## Trash Notes

There is a lot of loose trash blowing around our community on trash days. In order to eliminate much of this problem please observe the following when placing your trash out:

Be sure that all trash bags are securely TIED at the top so no trash can escape. Do NOT place LOOSE trash in open boxes when putting trash out.

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.

**Kindergarten**  
ADMISSION PERIOD OPEN

## 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 2026–2027 in the school office.

Forms and other information are available online at: <https://www.fcps.edu/sites/default/files/media/forms/enroll.pdf>. 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.

*Let's keep our community clean together.*



## President's Corner

Hello Meadows Community! We hope everyone had a safe and warm month!

This year, notices were sent to every unit to remind bottom level units to shut off the water supply to the outdoor spigots prior to freezing temperatures to avoid pipes bursting; however, it was discovered that many residents were unaware of the need to do this. As a reminder, please contact Management if you received a notice and do not know what you need to do to comply with it.

Additionally, Management would like to remind Co-owners of the importance of proper unit maintenance (i.e.: fixing plumbing and water heater leaks, cleaning dryer ducts, window maintenance, bathroom fan maintenance, HVAC unit and condensate line maintenance, etc.) to prevent costly damage.

If a unit is occupied by a renter, the off-site Co-owner is reminded to routinely inspect their unit(s) to ensure that these matters are being addressed before they cause property damage to their and/or other units.

Off-site Co-owners should also provide their renters with up-to-date Rules and Regulations, provide the management office with updated leases, and perform routine inspections to ensure the correct number of individuals are occupying the unit(s).

Kristina Berry

**Meadows Website**  
**www.mymeadows.net**

## Board of Directors Motions

At the November 13 Meeting:

- Passed a motion to approve the proposed budget for 2026.
- Passed a motion to approve a 3% pay raise for employees.
- Passed a motion to deny an Architectural Review Form (ARF) and require the Co-owner to provide proof that a licensed contractor will remove tile on the patio slab.
- Passed a motion to approve an ARF for a utility room door replacement.
- Passed a motion to approve an ARF for repair of a balcony patio deck.
- Passed a motion to approve installation of a Ring doorbell.
- Passed a motion to affirm emergency approval of a tree to be paid from reserves.
- Passed a motion to approve the 2025 audit.
- Passed a motion to affirm the email vote to approve community-wide balcony rail assessment.
- Passed a motion to affirm the email vote to approve community-wide rodent dry ice treatment.
- Passed a motion to approve tot lot mulch installation community-wide.
- Passed a motion to approve the community-wide gutter cleaning proposal from Katchmark for \$4800.
- Passed a motion to approve purchase of a combination leaf blower and vacuum for \$400.



*Happy*  
*Valentine's Day*  
*Meadows Community*

## Security Totals

December 15, 2025 - January 14, 2026

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

Avocado Court:	0
Cool Oak Lane:	0
Golden Oak Court/Road:	1
Rustling Leaves Lane:	0
Saguaro Place:	0
Saint Germain Drive:	0
Strasburg Drive:	0
Turin Lane:	0
Vehicles Ticketed:	5
Vehicles Towed:	4
Violation Letters Sent:	16
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 except electric 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.

## 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.

## 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 after-hour emergency line at 703.569.5797. Please remember that the priority is to minimize property damage, so containing the leak is of utmost importance. There may be times when the on-call maintenance team member may refer you to contact the fire department for a faster response or if it is dusk. There are not any common elements between the upper and lower-level units for which the Association could be responsible for repair or maintenance. Please refer to the unit boundaries in the Master Deed & Maintenance Responsibility Chart of the Bylaws for more details. If you suspect that your unit is affected by a common element, i.e., foundation, roof, drain that serves more than one unit or a common area, you must notify the Association by contacting the Management Office at 703.830.4464 or after-hour emergency line.

Nonetheless, water mitigation efforts may be required depending on the severity of the leak and composition of the affected area. These efforts must be started as soon as possible and should be arranged by the affected Co-owner.

## 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.)

## Maintenance Accomplishments

1. The last treatment of dry ice to mitigate rodent activity was completed in January. If you notice rodent activity in the common elements, please notify Management.
2. The first of two community-wide gutter cleaning was completed the week of January 19th, ahead of the inclement weather.
3. With the cooperation of many Co-owners, the Maintenance team was able to complete needed water spigot shut off valve (common element) repairs and replacements. Thank you for your responsiveness!

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 8½x 11-inch paper. Include your name, Meadows address, and telephone number. They must be renewed each month. The Meadows does not endorse any advertisers.

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**Meadows Office**

Monday–Friday, 9 AM – 4:30 PM

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**24-Hour EMERGENCY ONLY**

**Cardinal: 703-569-5797**

**Security**

703-628-9481

**Towing**

Battlefield Towing: 703-378-0059

**MG Junk Removal LLC**

(703)200-9420

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**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**



**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.



**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 Property Pay, a third-party payment platform available for assessment payments. The 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)