

The Meadow Lark

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

Planning a Home Improvement?

Are you planning on making improvements or upgrades to your unit? Perhaps you may be upgrading your bathroom, or modernizing your kitchen with new cabinets and/or new flooring. If you are making changes to your unit you need to be aware of The Meadows Rules and Regulations that need to be followed when making such improvements. There is a requirement that an Interior Alteration Request form must be filed and approved by the Board of Directors before any improvements or modifications can be started.

Rule 2 of Section VII of Meadows Rules and Regs states that “No interior alterations or modifications involving penetration of the walls in a Unit or that impact the utilities may be initiated without the prior written approval of the Board of Directors and execution of the waivers and notices detailed in the Application for Interior Alteration Form”. This rule goes on to say that “The Units within The Meadows were constructed using asbestos-containing materials and all Co-Owners and Residents are responsible for ensuring that the state and federal laws governing the use of asbestos materials are adhered to prior to commencing any work in any Unit.”

If you are planning improvements to your home, be sure you are aware of these requirements. If you have questions about a planned improvement, you can stop by the Meadows office to discuss any questions you may have.



Please Bag Your Trash!

It is being noted that a lot of trash is being placed out without being in secure trash bags. Please do not put loose items out for pick-up, or place your trash in small paper bags or plastic bags from a local store. Doing this leads to more work for our trash company. Please see page 4 for more information about trash in our community.



Board of Directors Meeting:

Thursday; March 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.

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 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.

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.

President's Corner

Hello Meadows Community! As many may have noticed, we have been having an issue with trash pick-up. Rest assured, the Board and Management are addressing a contractual requirement with our trash and recycling vendor that has a direct impact on the pickup schedule. Legal assistance has been solicited so that this matter is resolved as quickly as possible. The permissible timeframes for the placement of trash and recycling at the curb remain the same.

Any updates regarding the pickup schedule will be initially conveyed via email. If you are unsure whether your email is on file or have not received any of the weekly email communications, please check your email's spam folder first and then contact the on-site Management team at 703.830.4464 or meadowsoffice72@gmail.com.

Due to the pickup delays, it is more important than ever that all **BAGGED** trash placed outside for pick-up must **BE TIED SHUT** (Rules and Regulations; Section VI; Rule 3) to prevent trash from blowing around the community.

We ask and thank you for your patience and understanding throughout this process.

Kristina Berry



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.



Meadows Website: www.mymeadows.net



Board of Directors Motions

The motions from the January Board meeting will appear in the April issue.

COMPLETE MINUTES OF BOARD MEETINGS
ARE AVAILABLE AT THE OFFICE.

Don't Feed the Critters!

It has 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.

Rodent problems are worsened by having a food source available for the mice, and even worse, rats. We have bait stations in several places within our development; however if food items are left out, the rats are more likely to feed on this rather than the bait that is intended to 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. If you do see any rodents, please let the office know so action can be taken to eradicate them.



Security Totals

January 15 - February 14, 2026

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

Avocado Court:	0
Cool Oak Lane:	1
Golden Oak Court/Road:	4
Rustling Leaves Lane:	1
Saguaro Place:	1
Saint Germain Drive:	2
Strasburg Drive:	0
Turin Lane:	1
Vehicles Ticketed:	8
Vehicles Towed:	17
Violation Letters Sent:	11
Calls referred to FCPD/FCFD:	0

The Meadows



Fire Regulations

- Kerosene, or any fuel heaters, are forbidden by Meadows regulations.
- Residents should not store combustibles anywhere in the unit. 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.

Getting 'Face Time' with the Board of Directors

In the past, some Co-Owners and Residents expressed a desire to discuss issues or concerns and were frustrated with only being given three minutes during a meeting of the Board to do so. We would like to share with you a simple way to engage the Board of Directors beyond the three minute time limit, but first we feel it is important for all residents to understand the meeting format, reasons for time limits and why the Board cannot immediately act on issues brought before them in guest time.

Time Limit to Speak

During each Board meeting there is time set aside for guests to speak, but because this is a business meeting with specific items that require consideration, there is a three minute time limit for unscheduled speakers. This common method of limiting time and interaction for guest speakers is used by many governing bodies, such as Fairfax County Board of Supervisors, Planning Commission, associations and like organizations. There is a necessity for time limits because every meeting carries an agenda of items, each of which requires the Board to consider, discuss and attempt to render a decision. The Board wants to be sure that they make the right decisions and offer correct information to Co-Owners, which is not possible when an issue is brought before them for the first time at a meeting. To provide Co-Owners with solid and factual information they need to be able to thoroughly research all matters before acting.

Contact Management Staff

If you have questions or concerns about operations, we suggest that you contact our Management staff, as they are very knowledgeable on accounts, violations, issues facing our community, as well as the actions of the Board, limitations of the Association and the legal obligations we must fulfill. If you would like to have a specific issue discussed by the Board or a specific action considered by the Board, we welcome you to add your concerns or questions to a meeting agenda. This allows the Board of Directors the opportunity to review your concerns or issues and requested action in advance, then, come to the meeting prepared to discuss the matters, offer suggestions and take action, if needed. It also allows you the opportunity to directly interact with the Board in a more meaningful way.

To Be Put onto the Agenda

The process to be added to an agenda is quite simple; first, you must submit to the Management Office in writing the issue you would like to be added to the agenda, by not later than 4:30 p.m. the preceding Friday. Please include any action you wish the Board to take regarding your concern, any specific considerations or accommodations you are requesting, any documentation you have to support your request, your name, address and telephone number. The Property Manager will then gather any additional information regarding your request that the Board will need and will include that documentation, along with all of the information you have provided, in the Board packet that is delivered to BOD members in advance of the Board meeting. Board members will

then review all of the information prior to the meeting. You will still have three minutes during the guest portion to make any additional statements or advise the Board of anything that may have changed since your request was received. When your item is called from the agenda, the Board will discuss the matter and if necessary, will ask you direct questions about the matter and allow you time to reply. Typically the Board is able to render their decision or offer their position at that meeting; however, for some matters it takes additional research or thought and the matter will be continued (or deferred) to a future meeting.

Attend the Meetings

We are always happy to have residents attend our meetings either in-person or virtually, whether to simply observe what is happening in our community or to offer their thoughts and concerns. If you are unable to regularly attend Board meetings, please go to our website, www.mymeadows.net, or the Management Office to view full meeting minutes. Abbreviated minutes are also published in each issue of The Meadow Lark. Meeting agendas are posted in the Management Office and online on the Tuesday before each Board Meeting. If you see an issue that the Board is currently considering and you would like to weigh in, please contact the Management Office and make arrangements to have your thoughts brought before the Board. If you cannot attend the meeting, your written statement can be presented on your behalf. Knowing the issues currently before the Board of Directors is the best way for residents to stay informed and allows Co-Owners the opportunity to make their wishes known prior to Board action.

We hope that the guidelines above will help to facilitate open lines of communication and help residents make the most of their meeting attendance.

Important Safety Issue!

It has been noticed that the insulation covering the electric wiring and gas lines running from the meters into the utility closet at some units have deteriorated, which could eventually result in exposed wiring. Exposed electrical wiring may cause injury, so **please check the wiring behind your unit as soon as possible.**

These sections of wiring and gas lines belong to the Co-Owner and it is the Co-Owner's responsibility to maintain them. You can reach Washington Gas at (703) 750-1000 and NOVEC at (703) 335-0500. Please take a moment to inspect your wiring and gas line and contact the utility company or a certified electrician to make necessary repairs as soon as possible.



Council of Co-Owners
The Meadows
6100 Strasburg Drive
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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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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



Challenging Trash!

For people who live in a community like ours, one of the biggest problems faced is that contained in a very simple word—trash! The subject of trash seems to be the number one complaint of residents of condominium communities, The Meadows is no different.

Our Board of Directors regularly discusses trash and continues to try to come up with a way to solve the trash problem here within the community. Although we may never completely solve the problem, it is our goal to improve our living conditions. Our residents should not have to put up with so much trash, both loose small pieces of trash that just litter the ground and blow around at all times, as well as piles of trash bags and stacks of furniture that are put out on a regular basis well before the allowable time.

To achieve a cleaner community, we have to declare a war on all trash. Our maintenance staff picks up trash on a daily basis, but it seems that some of our residents just throw more litter around the community right behind them. This is unacceptable behavior. Everyone has the responsibility to help clean up our community. No one should be littering, and as a good citizen if you find litter laying around pick it up and dispose of it. Become part of the solution, rather than part of the problem. More importantly, tell those who are littering to stop it, and if necessary report their behavior to the office.

The biggest eyesore we face is created by those who put their trash out many hours and sometime even days before the mandated hour of 5 PM on Sundays and Wednesdays. We will be trying very hard to determine where trash put out early has come from, and violators will be subject to \$50 charges which we are allowed to levy for violations of our Rules and Regulations.

Identifying who puts out trash early is not generally an easy thing to do, so we need everyone's help. If you see someone putting out their trash early, report it to the office. We need the address of the offender and proof so appropriate action can be taken.

Piles of trash, which draw insects, rats, etc., for days at a time, are problematic. The only way to prevent this is to take action against those who choose not to follow the rules, and it takes all of us to attain the necessary results. Be part of the solution by reporting these violations. Unless those causing the problem are pointed out and fined, they will most likely continue to put out trash early. Everyone's cooperation is greatly appreciated.

