



# The Meadow Lark

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

**MAY**

## 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.

**Board of Directors Meeting:** Thursday, May 14, 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.)*

## YARD SALE RETURNS

**Saturday, May 2**

8:00 AM – 1:00 PM

(Rain Date – Sunday, May 3)

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.

## 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! The Board is sad to announce that Property Manager, Jenny Del Cid, has left the Meadows Community. Jenny made an enormous impact on this community and we hope that she has continued success in her future endeavors.

While the Board works with the Community Manager to find a replacement, we ask that the community exercise patience and understanding with all staff during this time.

As we approach pool season, we would like to invite Co-owners and residents to come Celebrate Summer at the Meadows! Join your neighbors for the Pool Opening & Popsicle Party on Saturday, May 23, 2:00–4:00 PM (Rain date: Sunday, May 24, 2:00–4:00 PM), in front of the clubhouse, celebrating the official opening of the pool. Enjoy popsicles, bottled water, chalk, and bubbles. Volunteers are needed for setup, handing out popsicles and water, and cleanup. Contact Social Committee Chair Karen Holland at karenholland2025@gmail.com.

Residents only; non-residents will be asked to leave the property. Hope to see you there!

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.

## Board of Directors Motions

At the March 12 Meeting and March 25 Special Meeting:

- Passed a motion to approve rolling a CD coming due into our money market account.
- Passed motions to approve four Architectural Review Forms (ARF) for Co-owners.
- Passed a motion to approve a proposal from Katchmark for a roof repair.
- Passed a motion to approve a proposal from Apex for resealing electric meter boxes.
- Passed a motion to approve PR 2026-01 which relates to our due process policy.
- Passed motions to approve enforcement of four violation charges.
- Passed a motion to approve the inspection waiver contingent upon Cardinal's acceptance of legal's edits.
- Passed a motion to approve the terms offered by Champion Services to terminate our current trash removal contract.



## Security Totals

March 15 - April 14, 2026

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

|                        |    |
|------------------------|----|
| Avocado Court:         | 2  |
| Cool Oak Lane:         | 3  |
| Golden Oak Court/Road: | 14 |
| Rustling Leaves Lane:  | 3  |
| Saguaro Place:         | 3  |
| Saint Germain Drive:   | 2  |
| Strasburg Drive:       | 3  |
| Turin Lane:            | 2  |

Vehicles Ticketed: 12

Vehicles Towed: 14

Violation Letters Sent: 21

Calls referred to FCPD/FCFD: 13

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 without the use of an extension cord, 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. Equally important is that there is a vent in the door to the furnace/utility room.

## Board of Directors Motions

At the January 8 Meeting:

- Passed a motion to approve suspending privileges for the five Co-owners who did not appear for their Covenants Hearings.
- Passed motions to approve enforcing rules violation fines for two Co-owners.
- Passed a motion to approve denying a request to waive a late fee.
- Passed a motion to approve denying a settlement request proposed by a Co-owner.
- Passed a motion to approve having a law firm prepare an equity analysis report regarding a foreclosure.
- Passed motions to approve two payment plan requests.
- Passed motions to approve purchasing new CDs at the best rate possible when three current CDs mature.
- Passed a motion to approve the Level Green bid for playground mulch installation.
- Passed motions to approve two requests for Exterior Alterations to replace one balcony post.
- Passed a motion to approve the proposal from Culbertson for sidewalk repairs on Turin Lane.
- Passed a motion to approve the bid from Fairfax Antenna to replace an antenna on Golden Oak Court.
- Passed a motion to approve a proposal from All Plumbing to repair a leaking common element pipe.
- Passed a motion to approve a frequent visitor hang tag request.
- Passed a motion to ratify an email vote regarding closing the office early on Christmas Eve.

- Passed a motion to approve a three year landscaping contract with Level Green Landscaping.
- Passed a motion to approve the Level Green snow removal proposal through 4/30/2026.
- Passed a motion to approve a trash and recycling removal contract with Elite Disposal with provisions to be worked out.

At the February 12 Meeting:

- Passed motions to approve purchasing new CDs at the best rate possible when two current CDs mature.
- Passed a motion to approve an ARF for a tankless hot water heater.
- Passed a motion to approve a retroactive ARF for multiple improvements to a unit.
- Passed a motion to approve an ARF for a temporary fence directly abutting a patio.
- Passed a motion to approve a Frequent Visitor Hang Tag request.
- Passed a motion to approve the Apex proposal for resecuring six electric meter boxes.
- Passed a motion to approve Brightview's proposal for pruning two trees unless Level Green has a lower price.
- Passed a motion to approve issuing a \$10 per day fine to a Co-owner until their violation is corrected.
- Passed a motion to approve denying the addendum submitted by Champion Waste Services related to a pick-up deadline.
- Passed a motion to approve informing an employee that attendance at Board meetings is no longer required.
- Passed a motion to approve the bulk trash removal vendor proposal submitted by Kramer.

## 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.

## 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.



## 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 an 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.

## 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

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**



**Meadows Office  
WILL BE  
CLOSED**  
**Monday, May 25 for Memorial Day**

Happy  
*Memorial*  
★ *Day* ★

REMEMBER  
★ AND ★  
HONOR



**Celebrate Summer at The Meadows: Pool  
Opening & Popsicle Party**

Kick off the summer season with your neighbors at our Pool Opening & Popsicle Party! Join us on Saturday, May 23rd from 2:00–4:00 p.m. as we celebrate the official opening of the pool.

Location: Front of the clubhouse

Enjoy a refreshing afternoon with:

- Popsicles
- Bottled water
- Chalk and bubbles for children

Rain Date: Sunday, May 24th from 2:00–4:00 p.m.



**Volunteers Needed**

We are looking for a few friendly neighbors to help make this event a success. Volunteers can assist with:

- Event setup
- Handing out popsicles and water
- Cleanup and breakdown

If you are interested in helping, please contact Social Committee Chair Karen Holland at karenholland2025@gmail.com.

**THIS EVENT IS FOR RESIDENTS OF THE MEADOWS ONLY. NON-RESIDENTS WILL BE ASKED TO LEAVE THE PROPERTY.**

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