

The Meadow Lark

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

Be Safe in Your Home



It seems that frequently you hear or read about crime that has affected an area near where you live or even in your own community. While you cannot stop a criminal from doing things that are hurtful or illegal, there are many actions that you can take in advance to protect your property and your family. To protect your property at night, leaving your porch lights on, front and rear, is an excellent deterrent to criminals. The bad guys prefer to work under the cloak of darkness so no one sees them. Lighting up the area around your unit will make your area less susceptible to their actions.

If you see anything that is suspicious, always call the Police immediately. Another important safety item is to always lock all of your doors and windows. A large percentage of break-ins, etc. are at homes where the criminal entered through an unlocked door or window. Also keep your car doors locked and all valuables out of sight. In addition, make sure your children are properly supervised and you know where they are at all times.



Recycling – Only on Thursday!

Recycling is an important function that is required by Fairfax County. This is a task for everyone and we have only one day set aside in each week for it to be accomplished, and this day is Thursday.

Our new trash company does a very good job of picking up all of our recycling material and putting it in a separate truck each Thursday. It has been noted that some of our residents are putting recyclable materials out for Monday pickup. The trash company only picks up trash on Monday. They, correctly so, on Monday are leaving behind any boxes or any bags with aluminum cans or plastic bottles as they are not allowed to mix trash and recyclables in the same trash truck. This means that our staff has to then go around on Monday and pick up all the “trash” which is really recycling so it does not have to set out for three days until Thursday.

Recycling is supposed to be placed in clear trash bags only, and any boxes put out are considered to be recycling. These materials can only be put out after 5 PM on Wednesday or before 6 AM on Thursday only, not for Monday pickup. Please do not put recyclables and boxes out on Sunday evening or early Monday morning.

JULY

Board of Directors Meeting: Thursday, July 2, 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 meetings. Meetings are held in the Clubhouse. (Board meetings are also held on 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 7.

Meadows Website
www.mymeadows.net

President's Corner

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Hello Meadows Community! As we enjoy another summer at The Meadows, the Board would like to remind everyone of a few important pool rules that help keep our facilities safe, clean, and enjoyable for all residents and guests.

Please remember that alcohol, smoking (of any kind), vaping, and glass containers are not permitted anywhere within the pool enclosure. For safety and hygiene reasons, proper swimwear is required, and street clothes are not allowed in the pool.

Parents and guardians should note that everyone is required to take a 15-minute break each hour, as directed by pool staff, and may not be in the pool during this time. This rule helps ensure a safe and enjoyable environment for all of our swimmers.

We also ask everyone to follow lifeguard instructions, supervise guests responsibly, and treat fellow residents with courtesy and respect.

Thank you for doing your part to make The Meadows pools a welcoming place for everyone. Have a safe and enjoyable summer!

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.

Board of Directors Motions

At the April 9 Meeting:

- Passed a motion to approve moving the \$160K from the CD maturing into our money market account and to reinvest the \$99K maturing into a 3-month CD.
- Passed a motion to approve the party plan for a Popsicle Pool Opening Party.
- Passed motions to approve four Architectural Review Form (ARF) requests.
- Passed a motion to extend a temporary parking permit for 30 days.
- Passed a motion to approve a painting contract from Capital Painting.
- Passed a motion to approve a paving contract from Tibbs.
- Passed a motion to approve a pool contract from United Pool Management.
- Passed a motion to approve a proposal from Access Granted for pool entry.
- Passed a motion to approve the engineer to stamp the project drawings to finalize the permit for waterproofing.
- Passed motions to approve proposals from Titan for two waterproofing jobs.
- Passed a motion to approve hiring a title company to pursue an alternative delinquency recovery option.
- Passed a motion to approve waiving a fee for a Co-owner.
- Passed a motion to deny four requests for fee waivers.
- Passed a motion to enforce violations for four Co-owners and suspend privileges for ten Co-owners.



Meadows Website
www.mymeadows.net

Security Totals

May 15, 2026 - June 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:	0
Rustling Leaves Lane:	2
Saguaro Place:	1
Saint Germain Drive:	3
Strasburg Drive:	0
Turin Lane:	1
Vehicles Ticketed:	25
Vehicles Towed:	10
Violation Letters Sent:	10
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, 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.



War on 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 has been discussing trash at recent meetings, and has been trying 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.

Catching the scofflaws who put trash out early is not generally an easy thing to do, so we need everyone's help in doing this. If you see someone putting out their trash early, report this to the office. We need the address of these people so appropriate action can be taken against them.

Do you enjoy living with piles of trash, which draw insects, rats, etc., for days at a time? 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 fight this menace. Again, become part of the solution and report these violations, rather than being part of the problem and just letting it happen. Unless the people causing the problem are pointed out and fined, they will most likely just continue to put trash out early. Hitting them in the pocketbook may help in getting our community cleaned up, but it will take everyone's cooperation in this effort.

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.

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.

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.

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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 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 than 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.

Meadows Website:
www.mymeadows.net