

The Meadow Lark



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

Swim Team Update

Hello everyone, my name is Sean, I am part of The Meadows Swim Team Parents Committee. I have a question: are you all getting a little tired of winter? Here is a warm thought — swimming pool and swim team.

Yes, we do have a swim team this year. Surprise. This team will be different this year because it will take the whole community to support it with swimmers and volunteers all pulling together as a team, a swim team that is. I have included the swim team email (meadowssharks@yahoo.com) for those who are interested to be swimmers on the team and also for volunteers to help run the team. Please email if you are interested.

The Swim Team Parents Committee will have an important meeting on Friday, April 18 in the Clubhouse at 7:30 PM. There will be another early sign up for swimmers and volunteers at the meeting.

All swimmers must have a parent sign them up. Parents of swimmers need to volunteer and be a part of their child's swimming. Volunteers, you don't need a child to volunteer, you just need a serving heart. As the days grow closer to when we get our pool passes, I will submit another article about the changes that have been made. Let us make this a year that we come together for the kids and their swim team, because that is really whose team it is.

Roof Project Ahead of Schedule

Despite our rather harsh winter, the re-roofing project being performed by Katchmark Construction is well ahead of schedule. Construction is expected to be complete by early June, if not earlier. This is at least two months ahead of what the original schedule for the project was.

As you can imagine there can be a great deal of noise associated with roof replacement which will occur on Mondays through Fridays from 7:30 AM until 6:00 PM (or until dark). Some work on Saturdays may also be performed which will help to finish the project early.

We apologize in advance for any inconvenience, including temporary parking restrictions, a project of this size and scope may bring. Thank you for your cooperation as we work to improve your surroundings here at The Meadows.

Yard Sale Delayed

Because of the on-going roofing project, the annual Yard Sale which is normally held in May will be delayed this year. In order to perform their work the roofers temporarily secure some areas of the community to provide a safe environment to all of our residents. Once this work is done the yard sale will be scheduled, the new date will be announced in advance in a future issue of *The Meadow Lark*.



Board of Directors Meeting: Thursday, April 17, 7:30 PM in the Clubhouse. 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.

Landscape Committee: Wednesday, April 9, 6:30 PM.

Adopt-a-Highway: Saturday, April 12, 9:00 AM.

Pool Committee: Monday, April 14, 7:30 PM.

Swim Team Parents: Friday, April 18, 7:30 PM.

Residents and Co-Owners are welcomed and encouraged to attend any committee meeting. Meetings are held in the Clubhouse.

Adopt-a-Highway April 12

Volunteers are needed for the Adopt-a-Highway pickup at 9:00 AM on Saturday, April 12.

Meet at the Clubhouse

Please show your community spirit and come out to help for an hour or so.

We will be picking up along St. Germain Drive.

President's Corner

Seems like this winter weather is never ending! Many thanks to all the residents who shoveled the portions of the sidewalks near their unit! Again, I witnessed residents go above their responsibility and shovel additional areas as well. Thank you all for your efforts!

With the warmer weather slowly creeping up, now is the time to start thinking about planting some colorful flowers around your units to brighten our community! Updating the garden areas around the units is a great way to add curb appeal to our neighborhood, and if you work with your neighbors, it is a great way to form friendships with those around you! Feel free to contact the office if you are curious about what can and cannot be planted and where they can be planted. The Landscape Committee will also be meeting with our landscape company to discuss upgrades and landscape issues for the coming season. Check the website for the meeting date and time and feel free to attend!

As a side note, I would like to emphasize that we, the Board of Directors, always welcome the residents of The Meadows to voice their questions and concerns to us. We encourage residents to attend our monthly Board meetings so that we can hear from you. We rely on the input from residents so that we can keep up-to-date on any issues or concerns regarding our community. If you have an issue that you would like us to investigate, please submit that issue in writing to the office (paper or email) with your name and address and we can work together to resolve your concerns.

Take care!

~ Eric Sokolowski

Satellite Dishes in The Meadows



Board of Directors Motions

At the March 20 Meeting:

- Passed a motion to approve an Interior Alteration Request for remodeling a bathroom.
- Passed a motion to allow the swim team to hold home meets.
- Passed a motion that only children of residents of The Meadows may be on the swim team.
- Passed a motion to authorize the Social and Recreation Committee to plan a Meadows Day Celebration with a maximum cost of \$2,000.
- Passed a motion to purchase a new computer for the office at a maximum cost of \$2,100.
- Passed a motion to add sidewalks near three school bus stops to the sidewalks to be cleared after it snows.
- Passed a motion to approve four minor changes to The Meadows Rules and Regulations. *(See article elsewhere in this issue.)*
- Passed a motion to accept our attorney's recommendation regarding a collection account.
- Passed a motion to delay further action on a delinquency case until June 1.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

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.

Security Totals

February 15 – March 14, 2014

Vehicles Ticketed: 39

Vehicles Towed: 9

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

Avocado Court: 1

Cool Oak Lane: 2

Golden Oak Court/Road: 2

Rustling Leaves Lane: 1

Saguaro Place: 2

Saint Germain Drive: 1

Strasburg Drive: 4

Turin Lane: 1

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.
- Residents should maintain a fire extinguisher in their units. It should be rated at least 2A:10BC.



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 which can cause death.

Changes to Rules and Regs

At the March Board of Directors meeting a few minor changes to The Meadows Rules and regulations were approved. The section about renting of the Clubhouse had a new sentence added that is already included in the contract when a rental agreement is filled out. This sentence states that no admission can be charged for any event in the Clubhouse and that no money can change hands during the event, that is there may be no sale of goods or services.

In order to further clarify a Co-Owner's responsibility relating to removal of insects, rodents and/or pests from a unit, a sentence was added that states: "This is the responsibility of the Co-Owner regardless of how or where the pest/rodent entered the unit."

Finally, in order to conform with what has been done for many years, the length of time a resident may speak at the open forum section of a Board of Directors meeting (3 minutes) is now reflected in the Rules and Regs.

Please take time to review the Rules and Regulations on our website, mymeadows.net. You can also pick up a printed copy in the management office.

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.

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 meadowsoffice@verizon.net to report any neighbors who you feel are not following the rules related to trash and its removal. A fuller description of the rules and regulations regarding trash is on page 4.

Trash and the Weather

This article may be a little late, but it can be food for thought for next winter. At least we hope that winter is finally over, after having had to put up with several rather sizeable snowstorms over the last few months.

When it snows several inches on the morning of a scheduled trash pick-up, it is likely that our trash contractor may not be able to safely put their large trucks on the road. If this is the case, either wait to put your trash out until you know the trash contractor is here, or if you have put it out the evening before please take it back in. It will not be picked up until the next regularly scheduled trash pick-up day.

Many residents did not take their trash back in after several of our snowstorms this past winter, which meant that the squirrels and other less desirable rodents had free reign on making a mess. Even the birds were helping themselves to all kinds of "goodies". Trash laying around for several days is very unsightly, and also an unhealthy situation. Please be a good neighbor and show respect for your community and your neighbors and take your trash back in until the next trash day when mother nature does not allow our trash contractor to make a regular pick-up.

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.

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 meadowsoffice@verizon.net 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.

EDITORS: Bill Liedtke and Joan Orvis

Meadows Office
Monday–Friday, 8:30 AM – 4:30 PM
Phone: 703-830-4464
Fax: 703-815-0755
E-Mail: meadowsoffice@verizon.net
Website: mymeadows.net

**24-Hour EMERGENCY ONLY
Service First: 1-888-980-8958**

Security
703-628-9481

Towing
Battlefield Towing: 703-378-0059

AAA/Republic Services
703-818-8222
Call for special pick up, Thursdays only

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 or submit an ARF for proposed exterior installation.

Trash: They Don't Take It All

Did you know that the Fairfax County Landfill is unable to accept certain items for disposal? And other items can only be accepted at certain landfill locations, only under certain conditions and at additional cost.

Also, large items such as furniture, remodeling debris or certain appliances must be called into The Meadows waste management contractor *prior* to being put out for collection on Wednesday evening for Thursday pick up.

Recently some Co-Owners have placed prohibited or large items out for trash collection. If an item is not picked up by our waste management contractor due to County restrictions or unscheduled large pick ups, The Meadows staff often has to collect these items and take them to the appropriate facility. The Association then incurs the added disposal costs, such as mileage, wear on the company truck, lost maintenance time, dump fees, etc. When possible, these costs are billed back to the offending Co-Owner for reimbursement.

Below you will find an abbreviated list of items that the waste management company *can not pick up* from The Meadows:

- Paint cans (even those with very little paint left)
- Refrigerators
- Tires
- Large items not called in to the company in advance
(special pick ups are only on Thursdays)
- Recycling that has not been properly sorted
- Chemicals
- Lawn debris

It is also important to note that special recycling trucks are used to pick up your recycling at The Meadows. These trucks only come through our community only on Mondays, so no recycling should be left out on Thursdays.

Again, these are just a few of the restricted or prohibited items for trash collection. If you have a question about whether or not a particular item can be collected or if there is a need to schedule a special pick up, please contact The Meadows waste management contractor, AAA/Republic Services, directly at (703) 818-8222. They are more than happy to assist you with questions and/or scheduling.