

# The Meadow Lark

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

## Roofing Project Nears End

The workers from our roofing contractor, Katchmark Construction, have worked at a feverish pace over the last few months. As a result, the roofing project is nearly done, a couple months ahead of schedule. All of our roofs have been replaced, except the parts of buildings that have Mansard roofs. Final touch-ups and corrections noted during inspections will be performed during the coming month.

The contractor as well as The Meadows staff and Board members thank all of our residents for putting up with some minor inconveniences that were needed as a result of this project being done on the property over the last six to eight months. Parking has been temporarily restricted, as well as access to some parts of the common areas. In the end there will be benefits for having done this roof replacement all at once. Our maintenance staff has already noted that reports of leaks from the roofs have dropped considerably over the number that were reported in previous years.

If you as a Co-Owner or resident have noted any problems related to this extensive repair project, please make those concerns known. You should contact The Meadows office either by phone at 703-830-4464 or by email at meadowsoffice@verizon.net.

## Meadows Website Update

Our new website has improved again! The Tech Committee is working with our website administrator to provide our residents with a user-friendly interface for all our community needs. The end goal of our Tech Committee is to have a community website that can provide the latest information and announcements to our residents.

Recent improvements include:

1. **Pay your monthly condo fee online.** There now is a link located at the uppermost menu item labeled "Condo Payments." This will redirect you to the Mutual of Omaha website where you can pay your condo fee online! For a detailed set of directions on how to do this, and set up an account, contact/visit the office for a printout of the directions.
2. **Announcements section.** There is now a small "Announcements" section located on the website. Look in this section for any important community announcements.

If you have any questions, please contact The Meadows Office.

## Turn the Water On!

Now that spring has finally arrived, it is time for all downstairs residents to please turn the outside water spigots on. Other residents will be trying to do tasks such as washing their car, watering their flowers, etc. and will need the outside water on to perform these types of chores. The Meadows Rules and Regulations actually require that these spigots be opened by April 15 so all residents can have access to the outside water supply. Use

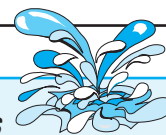
of the outside faucets is a privilege, but with use of these faucets goes the responsibility of making sure that the water is used properly and is not wasted. In order to conserve water a nozzle is required to be in place on the hose that is being used to water the garden, wash the car, or for any other uses. Only vehicles displaying a valid Meadows parking permit can be washed on the property.



**Board of Directors Meeting:** Thursday, May 15, 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.

**Pool Committee:** Mon., May 19, 7:30 PM.

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



**Renew Your Passes**

## Pools Open May 24

Our swimming pools open on Saturday, May 24. Please be sure that you get your pool passes renewed so you can use the pools.

Details concerning renewal of your pass or issuance of a new pass (if needed) are found inside this issue.

There will be two pool pass sessions held in the Clubhouse for those who have not had a photo pass in the past. Renewals do not need to come in.

**Saturday, May 10**  
10–11 AM

**Wednesday, May 21**  
5–7 PM

## President's Corner

Wow...that was a long winter! Thankfully, I believe the freeze is finally over and spring has officially arrived. Now that the warmer weather is here, I think it is important for us all to remember a few items:

- Please be vigilant while traveling around our neighborhood due to the increased foot traffic. Children will be playing, pets will be walked, and residents will be out and about enjoying the weather. Please remember to drive safely around The Meadows.
- Car washing has already begun. Keep in mind that ONLY vehicles with Meadows Permits are allowed to be washed on Meadows property. When you are finished, please remember to turn off the exterior water faucet to conserve water.
- For the dog owners in our community, please be mindful to pick up after your pet and place it in one of our many dog stations throughout our community. Dog waste may pose a serious health risk to our residents and should be disposed of properly.

Take advantage of the cool sunny weather! Update your gardens (see the Rules and Regs for planting guidelines), socialize with your neighbors, or simply take a walk around the neighborhood! In the end, be safe, be smart, and enjoy the beautiful weather before the Washington, DC summer heat and humidity shows up!

Take care!

~ Eric Sokolowski

## 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 17 Meeting:

- Passed a motion to accept a bid of \$5712 from Continental Pools for repair work and equipment replacement at the pools.
- Passed motions to approve door-to-door and other fundraising events by swim team members, a swim-a-thon and use of the community signs by the swim team to advertise functions.
- Passed a motion to appoint an Audit Committee.
- Passed a motion to cash out a CD maturing on May 1 to pay for reserve expenses.
- Passed a motion to extend by 60 days the date for accepting funds for the loan related to the roofing project.
- Passed a motion to accept the wording in a letter to be sent to Co-Owners with Mansard roofs who have not replaced their windows.
- Passed a motion to reaffirm an email vote concerning purchase of pool furniture.
- Passed a motion to allow a wheelchair to be placed on a patio.
- Passed a motion to deny a request for placement of a sign on the common elements.
- Passed a motion to award the Outstanding Student with a gift card.
- Passed a motion to accept a bid of \$869 by National Antenna for antenna repairs.
- Passed a motion to waive all but \$50 of a violation charge.
- Passed motions to accept the attorney's recommendations concerning three collection cases.

COMPLETE MINUTES OF BOARD MEETINGS  
AVAILABLE AT THE OFFICE

## 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.

## Security Totals

March 15 – April 14, 2014

Vehicles Ticketed: 44

Vehicles Towed: 4

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

Avocado Court: 0

Cool Oak Lane: 4

Golden Oak Court/Road: 3

Rustling Leaves Lane: 0

Saguaro Place: 3

Saint Germain Drive: 2

Strasburg Drive: 4

Turin Lane: 2

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.
- 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.

## Don't Feed the Critters!

It has recently 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.

In the past we have had a rodent problem in some areas of the community, which was either caused or made worse by having a food source available for the mice, and even worse, rats. The rat problem has been controlled, 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 which will 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. And we certainly don't want to attract rats into our community. If you do see any rodents, please let the office know so action can be taken to eradicate them.

## Important Information on Occupancy

It is important to remember that The Meadows follows Fairfax County Code regarding the number of individuals permitted to reside within a unit. The residency restrictions are quite lengthy and are based on square footage, familial status, egress/entrance points, and many other intricate calculations, as well as numerous exceptions to each of these standards. State and Federal regulations also have to be factored in to the complex occupancy equation.

A very brief overview of Fairfax County occupancy restrictions can be found here: <http://www.fairfaxcounty.gov/code/property/overcrowding.htm>. If you would like more detailed information regarding the occupancy standards, contact the Fairfax County Department of Zoning at (703) 324-1300.

Often we find that authorized tenants of over-occupied units have sub-leased to additional people without the knowledge or consent of the unit Co-Owner. Off-site Co-Owners should be especially concerned about this issue as it can create excessive wear and tear to your unit, as well as hefty fines from Fairfax County and The Meadows. We encourage you to visit your unit often and conduct unannounced inspections to make certain that your unit is in compliance with County regulations and your lease agreement.

Meadows Website  
[www.mymeadows.net](http://www.mymeadows.net)

## Important Pool Pass Information

### Renewal Passes

If in the past you received a pool pass with your photo on it, you will not need to come to the Management Office or a pool pass session to get your 2014 pool pass. Simply complete the Pool Registration Form (available at [www.mymeadows.net](http://www.mymeadows.net)) and return it to the Management Office by mail, email, fax or hand delivery. For after-hours convenience you can also leave the form in the Council mailbox located in front of the Clubhouse. Provided your account is in good standing, once we have received your completed registration form your pool passes will be updated and either mailed to you or left at your front door. Keep in mind that it will take several days for your passes to reach you once the registration is received, so plan ahead to ensure you are able to enjoy the pools as soon as possible. Only the 2014 pool passes will be accepted by pool staff.

### New Passes

For new residents or those who have not had a photo pool pass before, you will need to attend one of the pool pass sessions at the Clubhouse in order to have your photo taken and pool pass issued. The pool pass sessions for 2014 will be:

Saturday, May 10 • 10 AM until 11 AM

Wednesday, May 21 • 5 PM to 7 PM

If you are a new resident you will need to be sure that a copy of your settlement sheet or lease agreement is on file with the office. If not, please bring the document with you to the pool pass session. If you are not sure, feel free to contact the Management Office to find out if we have your documents already on file. You will also need photo identification and completed Pool Registration Form (available at [www.mymeadows.net](http://www.mymeadows.net)). Be sure to attend one of these sessions as you must have a 2014 pool pass to enter the pools.

### All Residents

It is important for new and existing residents to remember that your account must be in good standing in order to receive a new or renewal pool pass. Tenants should check with their Landlord to confirm account status as The Meadows is unable to discuss accounting information with Tenants under any circumstances.

## Parking in The Meadows

As a reminder, any vehicle parked on Meadows property must display a valid parking permit. The acceptable forms of a permit can either be a Meadows parking sticker, a green Visitor hang tag, or a red Extended Visitor Hang tag. For details on our parking rules and regulations, please feel free to contact The Meadows office, or refer to the 2014 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles.

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.

## Satellite Dishes in The Meadows



## Requirements for Installing Exterior HVAC Units

Recent EPA changes in air conditioning and heating standards have made future maintenance and availability of interior HVAC units much more difficult. While there should be no problem maintaining an existing interior unit for the rest of its useful life, units installed in the near future will have difficulty finding a machine that will fit into the utility closet and obtaining the refrigerant for these units will become pricey. Eventually, the refrigerant currently used will no longer be available and these units will not be able to be recharged.

As a result of these changes, The Meadows Board of Directors has reconsidered allowing HVAC units to be installed on the Common Elements. Going forward, Co-Owner's who would like to install an HVAC unit on the grounds will need to follow the steps below:

- Any Co-Owner wishing to install an HVAC unit on the Common Elements must submit their request in writing to the Management Office.
- Once a 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 Board of Directors will then review the documents and make a determination on whether or not to approve the installation.

### REMEMBER:

**ANY HVAC UNIT INSTALLED ON THE COMMON ELEMENTS  
WITHOUT WRITTEN BOARD APPROVAL  
MAY BE REQUIRED TO BE REMOVED AT THE CO-OWNER'S EXPENSE.**

**Meadows Website: [www.mymeadows.net](http://www.mymeadows.net)**