

The Meadow Lark

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

YARD SALE!

Saturday, June 14

(Raindate – Saturday June 21)

8:00 AM – 1:00 PM

The annual Yard Sale will once again be a yard sale right here in the community (really a “Sidewalk Sale”), just like we did the last few 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.

COMMUNITY CLEAN-UP

Dumpster next to Clubhouse

June 13–15

(rain or shine)

In keeping with the spring cleaning theme, a dumpster will be provided near the Clubhouse for use by all residents June 13–15.

You can place items you no longer need in the dumpster for disposal, but there are some things you cannot throw away here. Hazardous materials such as paint, batteries, and tires may *not* be disposed of here.

Swim Team Cancelled for 2014 Season

Unfortunately, due to extenuating circumstances, the decision was made by the Board of Directors to cancel The Meadows Swim Team for the 2014 Season. The Swim Team Committee showed outstanding effort and support of this endeavor, but the success of the Swim Team would have been a very difficult goal to achieve for this season.

In an effort to reinstate the Swim Team for next season, there are three main milestones that should be achieved: leadership, structure, and community support.

The Meadows Swim Team is part of our community so its success depends on community involvement. If you are interested in helping rebuild the Swim Team, please keep an eye out for announcements regarding the team in future issues of this newsletter.

Swim League Fundraiser

There is a small box in the Meadows Office where you can drop copies of receipts from Glory Days. This restaurant is making a donation to the Herndon Swim League based on the amount of receipts collected. This fundraiser will run through the month of July, so if you eat at Glory Days please ask for an extra copy of your receipt and drop it in the office. Thanks to all those who help with this worthy cause.

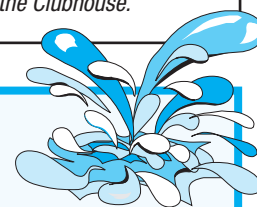
JUNE



Board of Directors Meeting: Thursday, June 19, 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. There will be a brief closed session meeting of the Board at 7 PM on June 19 to review a contract proposal.

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

Pool Hours:



May 24 – June 24

Monday–Friday 4 PM – 8 PM
Saturday & Sunday 11 AM – 8 PM

June 25 (last day of school)

Wednesday 1 PM – 8 PM

June 26 – September 1

Monday–Thursday Noon – 8 PM
Friday–Sunday 11 AM – 8 PM

Holidays

Independence Day 11 AM – 6 PM
Labor Day 11 AM – 8 PM

Meadows Website
www.mymeadows.net



President's Corner

Hello Spring! I hope everyone has been enjoying this beautiful weather we have been having the past few weeks. Personally, this is one of my favorite seasons. The sun stays up for more hours, the temperature is warm, but still pleasant, and the DC area humidity is yet to show its full strength. This is a great time of year to take advantage of the many outdoor activities in our area. A picnic, a trail hike, or paddle boat rental in downtown DC are just a few things that you can enjoy during this gorgeous weather!

This is also a good time to start (or finish) some of those home projects we all would like to accomplish. Spring cleaning, planting, painting, etc. Keep in mind, an ARF may be needed for some of your home projects. If you're unsure, contact The Meadows Office for the guidelines and a copy of an ARF form. Or, feel free to visit our website, www.mymeadows.net.

Lastly, beautiful weather can also lead to outdoor cooking and gatherings. We all enjoy a gathering of friends and family, grilling some delicious food, and enjoying each other's company. As always, safety first, though. Please do not leave lit grills unattended. Please be mindful of your neighbors if you have a gathering at your residence. Also, please remember that alcohol consumption on the Common Elements is prohibited.

Stay Safe and enjoy this Spring weather!
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 May 15 Meeting:

- Passed a motion to transfer the community's bank account at BB&T to Community Association Banc.
- Passed a motion to deny an Architectural Review Form for patio tile and a fence.
- Passed a motion to accept a bid of \$945 from National Antenna for replacement of an antenna.
- Passed a motion to approve a request for installation of a handrail on Golden Oak.
- Passed a motion to deny a request for sodding an area of the common elements.
- Passed a motion to deny a request for additional plantings in front of a unit.
- Passed a motion to deny hiring the suggested swim coach candidate.
- Passed a motion to discontinue the swim team for the 2014 season.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

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.

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

April 15 – May 14, 2014

Vehicles Ticketed: 32

Vehicles Towed: 2

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

Avocado Court: 1

Cool Oak Lane: 3

Golden Oak Court/Road: 4

Rustling Leaves Lane: 2

Saguaro Place: 2

Saint Germain Drive: 0

Strasburg Drive: 4

Turin Lane: 2

Calls referred to FCPD/FCFD: 4

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.

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.

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.

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.

Please Drive Carefully!

School will be letting out for the summer on June 25. That will mean children will be out and about during the day since they will no longer be in school.

As you are driving in our community at all times, even before school dismissal for the summer, please be aware of our community's youngsters and watch for them. The speed limit here in The Meadows is only 15 miles per hour, please observe it to help insure the safety of pedestrians.

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
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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



Roofs
Fronts of Buildings
Common Grounds
NO

Balconies
Patios
YES



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