

The Meadow Lark



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

Roofing Job Comes in Under Budget

The re-roofing of the entire Meadows community is now essentially complete. This project was performed by Katchmark Construction, and \$2.2 million was budgeted for this massive project. The total amount spent on this undertaking came out to a few thousand dollars under \$2 million dollars, almost 10% under the originally projected cost.

Because of the lesser cost for this project, The Meadows repayment of the loan needed to finance the job will be paid off 17 months sooner than was expected.

Final touch-up is now being performed by workers from Katchmark. If you see anything that looks amiss related to the roofing project, please call or email The Meadows office and let them know about it.

Happy 43rd Birthday!

The Meadows opened on July 10, 1971 (despite what the marquee at the Strasburg entrance says). Happy Birthday to a strong and still growing community.

To commemorate our founding an article about what The Meadows was like many years ago is reprinted inside this issue. It was written by Thelma Edwards, a long-time resident of The Meadows.



Outstanding Student

The Meadows Outstanding Student for 2014 from Centre Ridge Elementary School is Austin Burcham. Because of the late dismissal of the schools this year, more details will appear in the August issue of *The Meadow Lark*.

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.

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.



Board of Directors Meeting: Thursday, July 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. There will be an executive session at 7 PM immediately preceding the board meeting.

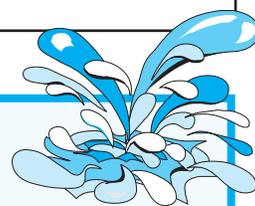
Pool Committee: July 7, 7 PM

Landscape Committee: July 9, 7:30 PM

Audit Committee: July 15, 7 PM

Annual Meadows Day: July 26, 5–11 PM

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



Pool Hours:

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

Summer is here!

Boy...That pleasant spring weather didn't last too long! The Washington DC humidity is here all too soon. This is the time of year where keeping ourselves cool becomes more of a priority. Venturing outside to enjoy a sunny day is always a good idea, but on those days where the heat and humidity are over the top, make sure you bring plenty of water with you to keep hydrated. One great way to keep cool is to head over to The Meadows Swimming Pool and enjoy a dip in the cool water! Residents and guests are more than welcome to enjoy our facility. The guest fee is \$5 per person and guests must be accompanied by a resident with a valid pool pass. For Pool Pass information, feel free to contact the office or visit The Meadows website at www.mymeadows.net.

The heat and humidity takes a toll on our furry friends as well. A regular walk with your 4-legged family members is a healthy practice for both you and them, but during this time of year, be mindful that they may be more susceptible to heat exhaustion than humans. Keep a water bottle with you while you walk or taking a shorter/slower walk are just a few tips on how to enjoy a summer walk without adding unneeded stress on your pet. As a reminder, The Meadows follows all Fairfax County rules regarding pet ownership. All pets must be leashed and under control at all times. Additionally, picking up after your pet is mandatory in our community as it is in Fairfax County. Multiple doggie stations are located all over our community with plastic bags for your use.

Enjoy the summer, everyone! Have fun, stay safe, and stay cool!

~ Eric Sokolowski

Satellite Dishes in The Meadows



Board of Directors Motions

At the June 19 Meeting:

- Passed a motion to present Service First with an offer for renewal of the management contract.
- Passed a motion to reaffirm email votes approving installation of two air conditioners on the common elements, two waterproofing repair jobs, setting the amount of the loan for the roofing project and to deny a donation to the Herndon Swim League.
- Passed a motion to accept a bid from Continental Pools of \$1,650 for a new starter for one pool and a bid of \$883.84 from Leisure Creations for umbrellas for the pool.
- Passed a motion to deny an appeal related to placing tile on a patio.
- Passed a motion to deny a request for a seating area on the common elements.
- Passed a motion to remove one large shrub and reseed the area.
- Passed a motion to deny two requests to waive parking pass/sticker replacement fees.
- Passed a motion to deny a towing reimbursement request.
- Passed a motion to waive a violation fee.
- Passed a motion to forward a claim for expenses related to a water damage issue to our insurance company.
- Passed a motion to obtain a project manager to oversee repairs to units with water backup damage.
- Passed a motion to use a technical engineer to make a determination regarding storm drains.
- Passed a motion to negotiate repayment of a previously written off account.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Security Totals

May 15 – June 14, 2014

Vehicles Ticketed: 37

Vehicles Towed: 3

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: 4

Saguaro Place: 5

Saint Germain Drive: 3

Strasburg Drive: 2

Turin Lane: 3

Calls referred to FCPD/FCFD: 5

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.

Before the Developers

In the first group of people purchasing units in the Meadows, I was the first one to move in on St. Germain, August 1971.

I believe the 14300 block of Sagauro was finished and they were working on 14400 Block of St. Germain, 14400 block of Sagauro and Turin Lane when I moved in. Peggy Showalter, the saleswoman for Minchew, would come in every morning and clean the parking lot and sweep the sidewalks. The older children and I started to help her after we moved in. We didn't have any assigned parking spaces then.

Newgate Shopping Center was being completed, consisting of the Giant Food, cleaners, beauty shop, post office, People's Drug Store, National Bank of Fairfax, and a Phillips 66 gas station.

The Payne farm adjacent to the Meadows (now Centre Ridge) was still a working farm. They had cows, horses, chickens and hogs. They planted corn and also had a big vegetable garden. My older children used to go over and play with his children and ride the horse. In the summer I would buy fresh vegetables and eggs from Mr. Payne. It was like living between the big city and far back in the country when I moved to Centreville in 1971. We didn't know what it was to lock our doors at night. The condo fee was \$30 per month.

Around 1973, Phase III models were built. The model homes for Phases I and II beside my unit were sold. Newgate Management was the first management agent. The first Council of Co-Owners was in 1972.

The first swimming pool opened in 1973, I believe. Each resident filled out a form for the pool with each person's name who lived in the household. When you went to the pool, a person signed in and out and the guards would check it with the list.

~ Thelma Edwards

This article first appeared in 1989.

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.

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 ELEMENTSWITHOUT WRITTEN BOARD APPROVAL MAY BE REQUIRED TO BE REMOVED AT THE CO-OWNER'S EXPENSE.

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.

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.

It is Time to Register!

If you are a new resident or have a child entering school for the first time, please register your child now. Staffing for teachers and funding depend on enrollment. Please call 703-227-2600 to make an appointment to enroll your child at Centre Ridge Elementary School.

Noise Reminder

In the warm months we like to spend time outside enjoying the warm weather and socializing with friends and neighbors. We need to remember to minimize disturbances to others even when we are outdoors. Loud music and boisterous conversations can create a lot of unwanted noise for others. During any season residents of upper units should be especially careful of heavy walking and running in their units in the late and overnight hours.

Please remind children to be respectful of others while playing: avoid rowdy horseplay and loud games near windows and patios, never use items from neighbor’s porches or patios and do not bounce balls on the exterior of the buildings.

War on Trash!

For people who live in a community like ours, one of the biggest problems faced is 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.

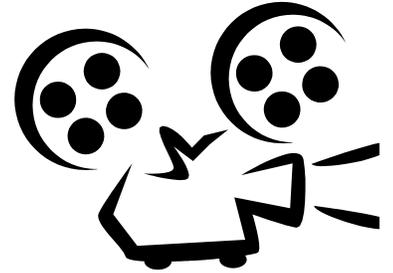
The biggest eyesore we face is created by those who put their trash out many hours and sometime even *days* before the mandated hour of 5 PM on Sundays and Wednesdays.

3rd Annual Meadows Day



When:

Saturday, July 26th
5 PM – 11 PM



Where:

Meadows Clubhouse and Pools*

Free Activities for Residents:

Food, Drinks, & Snacks

Moon Bounce & Slides, 5 PM – 8 PM

Pools Open until 11 PM*

Party Games

Raffle – Must be present at drawing, 8:30 PM

Outdoor movie by the Meadows Clubhouse, at dark
(around 8:45 PM) – Bring your blankets or chairs

Disney
FROZEN



Popcorn will be served at the start of the movie



***Please note that a 2014 Meadows Pool Pass is required to enter the pool area.
Contact the Meadows office if you need a pass.**