

The Meadow Lark



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

Rules Regarding Fences, Patios

The rules regarding the construction of fences around our rear patios and the allowed surfaces for rear patios have been modified. The Meadows Board of Directors, after discussions with engineering professionals and legal counsel, determined that these rules needed to have some minor changes made.

The addition of a fence will still require submission and approval of an Architectural Review Form (ARF). The fence must be temporary in nature, which means that no concrete may be used to secure the fence into the ground.

If you need to replace an existing patio, an ARF must be submitted and approved, with only monolithic concrete slabs being allowed. You may no longer cover an existing patio with pavers, tile or wood of any kind.

Please see the new rules which appear on page 3 of this issue.

Parking in The Meadows

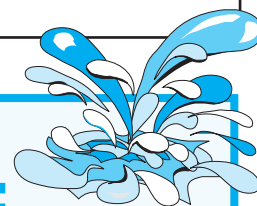
As a reminder, any vehicle parked on Meadows property must display a valid parking permit. The acceptable forms of a permit can either be a Meadows parking sticker, a green Visitor Hang Tag, or a red Extended Visitor Hang Tag. Please note that residents may not use visitor Hang Tags.

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.

AUGUST

Board of Directors Meeting: Thursday, August 21, 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.

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
Labor Day	11 AM – 8 PM

Adopt-a-Highway August 2

Volunteers are needed for the Adopt-a-Highway pickup at 9:00 AM on Saturday, August 2. 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.



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.

Meadows Website www.mymeadows.net



President's Corner

Earlier this month, my wife and I had the honor of having our two beautiful nieces stay with us for a week. They visit on occasion for short weekend trips with their parents, but their stay is normally just around 24 hours, so their time is precious. With just the two girls being here for a week, my wife and I had time to show them around and have them experience the things that we always tell them "One day, we'll take you." Kayaking, Luray Caverns, dinner at Cheesecake Factory, a walk around the neighborhood with our dogs ... all simple things that my wife and I do on a regular basis. We even played in the rain during a storm that week! During their stay, I would ask "Are you girls having fun?", making sure that in the end, I'm going to win the Best Uncle Ever award. I knew just by looking at the expression on their faces, their fun-meter was all the way at the top. Their enjoyment made that whole week even that much more memorable for us all.

I tell this short story because I was enlightened while they were visiting. Daily life is like a roller coaster. It has its ups and downs. We all get so focused on the things that make us upset, and we end up forgetting the things that make us smile. My week with my nieces reminded me that even though we all have days where life just doesn't want to cooperate, there are those moments where everything just feels perfect. It's those perfect moments that too often get lost in the fog of daily life. Let's use those perfect moments as a light that guides us through the fog.

As always, be safe, have fun, and enjoy the Summer!

~ Eric Sokolowski

Board of Directors Motions

At the July 17 Meeting:

- Passed a motion to reaffirm an email vote to approve a wage garnishment.
- Passed a motion to allow only temporary fences around patios.
- Passed a motion to allow only concrete slabs for rear patios.
- Passed a motion that patios cannot be extended beyond their original boundaries.
- Passed a motion to deny a request for a new fence around a patio.
- Passed a motion to deny an appeal concerning an Architectural Review Form.
- Passed a motion to approve installation of a handrail.
- Passed a motion to approve a bid of \$12,155 from Valley Crest for tree care.
- Passed a motion to accept a bid of \$69,500 from Charles Finishing for painting and powerwashing.
- Passed a motion to waive a violation fee.
- Passed a motion to accept proposals from Ameritas for dental insurance and Guardian for disability insurance.
- Passed a motion to accept a new management contract with Service First.
- Passed a motion to pursue foreclosure proceedings against a delinquent Co-owner.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Security Totals

June 15 – July 14, 2014

Vehicles Ticketed: 27

Vehicles Towed: 6

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

Avocado Court: 1

Cool Oak Lane: 2

Golden Oak Court/Road: 0

Rustling Leaves Lane: 2

Saguaro Place: 5

Saint Germain Drive: 5

Strasburg Drive: 5

Turin Lane: 1

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.

Bits & Pieces

- **Security Note:** Be sure to be extra vigilant when securing your home. Statistically, homes are more likely to be broken into this time of year than during any other time. Also, protect your vehicles by removing your GPS units and other valuables after you park in The Meadows.
- **Curfew Reminder:** The Meadows has a curfew in effect for minors under the age of 18. Please refer to The Meadows Rules and Regulations.

New Meadows Rules

These rules were passed by the Board of Directors at the July 17 Board meeting, to replace the existing rules with the same numbers.

Section VI, Rule #18:

Any modifications or improvements to patios or balconies must be requested in advance from the Board of Directors using an Architectural Review Form. The replacement of patio slabs must be approved by the Board of Directors prior to installation. Only monolithic concrete slabs will be considered. These concrete slabs may be flat or stamped. Paver, tile, or wooden decking overlays will not be considered. At the end of their useful life, existing paver, tile and decked patios must be replaced with a monolithic slab. *Under no circumstances may a patio be*

extended beyond its original boundaries. If approved, modifications/ installations must be properly maintained by the Co-Owner.

Section VII, Rule #4:

No fences shall be erected except with the prior written approval of the Board of Directors. The only exception is for areas within landscaped borders, decorative fences or edging in the rear of Units, which may not exceed one (1) foot in height, and when placed around mulched and/or flower areas may not interfere with normal use and maintenance of the Common Elements. Such devices may

not enclose turf areas. If these types of devices are proposed to be placed in the front of a Unit, prior written approval must be obtained. Other ornamental fences, which enclose a patio, must be temporary in nature, may not exceed four (4) feet in height, may not extend more than 36" beyond the patio slab and are permitted only after submission of plans for the fence to the Board of Directors and their written approval is obtained. The co-owner is responsible for contacting Miss Utility prior to approved installation. At the end of their useful life existing permanent fences must be removed or replaced with a temporary fence.

The Meadows Trash/Recycling Guidelines

To keep your community clean, please contact the Management Office at 703-830-4464 or meadowsoffice@verizon.net to report any neighbors who are not following these rules.

Trash is certainly no one's favorite topic; however, in order to keep our community free of odor, pests and debris, we all need to do our part to ensure that trash is disposed of properly. Please review the following guidelines for trash and recycling:

When are trash and recycling picked up?

- Trash is picked up on Mondays and Thursdays.
- Recycling is picked up on Mondays only.

Where and when to leave trash/recycling for pick up

- Trash should be in trash bags and left on the curb *after* 5:00pm the night before scheduled pick up.
- Recycling should be prepared as outlined below and left on the curb in the blue recycling bins *after* 5:00pm Sunday evening.

Where to leave trash prior to pick up date

- Each unit has a small storage area (approximately 3'x3') with a black door which should be used for this purpose. Your trash storage is near your outdoor stairwell. Please note that this is the only acceptable place to store trash prior to pick up.

What items should I put out for recycling?

- Our recycling service will take glass bottles and jars, tin and aluminum food and drink containers and #1 through #7 plastic bottles and jugs. These items must be rinsed out to minimize insects and odor. They will also pick up bound or bagged newspapers and magazines, as well as mixed paper including junk mail, cereal and pizza boxes and flattened corrugated cardboard and fiberboard.

What items will the trash service pick up?

- The trash service will take all normal household garbage and debris that is left on the curb in trash bags.

What items will not be picked up on trash day?

- Any items such as carpet or construction debris will not be picked up by our trash service and must be disposed of by the unit's residents.
- No recycling will be picked up except on Mondays.
- Any trash not in a trash bag will not be picked up.

What should I do if I have large items to dispose of?

- For large items such as appliances or furniture call AAA/ Republic Services at (703) 818-8222 in advance of Thursday's pick up to notify them of bulk items. These pick-ups are scheduled for Thursdays only. Please be advised that depending on the items left for pick up there may be a charge, which will be billed to you directly.
- If Management is required to call for a special pick up on your behalf, a charge may be assessed to your account.

Tips and suggestions

- If there is a lot of snow on the ground, please use black trash bags since white bags may be hard to see and could be missed.
- If your trash is still out after 10am or your recycling still out after 4pm please place these items back in your trash storage area until the next scheduled pick up day.
- If you see a neighbor has left trash/recycling out before or after trash day, please contact the Management Office at (703) 830-4464 or via e-mail at meadowsoffice@verizon.net.

Since The Meadows is a multi-family community it is important that we all fulfill our responsibilities as owners/residents. We appreciate your cooperation in our efforts to keep your community clean and orderly.

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.

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.

Violations

Some people feel we have too many rules, and others feel we have too few. As a condominium association, we have to maintain a level of uniformity and compliance. The "small" issues, things on stairs, patios, balconies, etc., are just as serious as trash being put out early, wiring hanging from walls and windows, unkempt gardens, etc. For instance, if there are three units side-by-side, each having three "small" violations, that means in one small area there are *nine* violations. Nine violations, even small violations, in one grouping create a big problem in the overall appearance of that area.

We can't pick and choose which violations to pursue or alter the covenants procedures based on the inspector's interpretation of the seriousness of the violation.

Please review your *Rules and Regulations*—many of the items in question are covered there. If there are rules and regulations you feel are unfair or unnecessary, then please contact the office and ask that your concern be placed on a Board meeting agenda.

Important Safety Issue!

It has been noticed that the insulation covering the electric wiring and gas lines running from the meters into the utility closet at some units have deteriorated, which could eventually result in exposed wiring. Exposed electrical wiring may cause injury, so please check the wiring behind your unit as soon as possible.

These sections of wiring and gas lines belong to the Co-Owner and it is the Co-Owner's responsibility to maintain them; however, we have been made aware that the utility companies may perform this work at no cost. You can reach Washington Gas at (703) 750-1000 and NOVEC at (703) 335-0500.

Please take a moment to inspect your wiring and gas line and contact the utility company or a certified electrician to make necessary repairs as soon as possible.