

September 2014

The Meadow Lark

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



Board of Directors Meeting: Thursday, September 18, 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.

Meadows Day a Success!

The Third Annual Meadows Day which was held on July 26 was a rousing success. An estimated 130 residents came to the clubhouse and pool area to take part in the activities, which included street games and a moonbounce. There was plenty of food (hot dogs, chips, desert and drinks) for everyone.

The outdoor movie was moved to the street this year and as a result there was more space for everyone to spread out and be able to watch and enjoy the movie, which this year was Disney's *Frozen*. Raffle prizes to local restaurants and movie theaters were won by a good number of our residents.

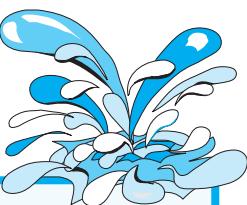
A special thanks to Firehouse Subs in Centreville Square for donating gift cards for the drawing. A great big thanks goes to the Social and Recreation Committee, headed by Jason Spessard and his wife Abby, for organizing this community event. The organizers would like to also thank all those who assisted in the preparation for this important event.



School is Open!



**Be Careful
Watch for Children**



Pool Hours:

Labor Day 11 AM – 8 PM

President's Corner

Hello fellow residents! Seems as though our summer is coming to a close, so I hope everyone is making the best of the last few weeks of summer! The Meadows Pool will still be open daily, pending weather, up until Labor Day weekend, so make sure you visit and take a dip!

Fall is my personal favorite season. The weather begins to cool. The humidity finally becomes bearable. Most importantly, the fall festivals begin! Cox Farms, The Maryland Seafood Festival, and the Renaissance Festival are just a few of the dozens of events that are popular during the Fall months. Be sure to check out the internet for times and locations for the various activities in our area. It's a great chance to spend time outdoors with friends and family.

The Fairfax County School year will be starting shortly, so children will be out in the morning while waiting for the buses, and when they get dropped off in the afternoon. Please take extra caution when driving through our community. As a reminder, The Meadows speed limit is 15 MPH.

I hope everyone has a safe, fun, and relaxing Labor Day weekend! Take care!

~ Eric Sokolowski

Meadows Budget

The Board of Directors is in the process of preparing a budget for 2015. In order to keep The Meadows in a good financial position, it appears that there will be some increase in the condo fee next year.

Our community is now over 40 years old and more work is needed to keep things in the proper shape, which of course adds to the expenses needed to be paid for by the condo fee.

If you have budget recommendations, please submit them to The Meadows office.

Meadows Website
www.mymeadows.net



Board of Directors Motions

At the August 21 Meeting:

- Passed a motion to approve an Architectural Review Form for a grate on a balcony.
- Passed a motion to approve two Architectural Review Forms for pavers and a fence around a patio.
- Passed a motion to approve the 2013 audit performed by the Goldklang Group.
- Passed a motion to reaffirm email votes which approved two waterproofing jobs, sending a letter to a Co-Owner and purchase of ten trash bin doors.
- Passed motions to approve specifications for fences and pavers around patios.
- Passed a motion to deny a request for a temporary parking permit.
- Passed a motion to accept a bid from Katchmark of \$3900 for gutter cleaning.
- Passed a motion to accept a bid of \$1029 from Continental Pools for winterization of pump motors.
- Passed a motion to waive violation charges except a \$50 administrative charge for five Co-Owners.
- Passed a motion to approve our attorney's recommendation regarding a delinquent former Co-Owner.

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. Residents may not use Visitor tags. Residents may not use Visitor tags. For details on our parking rules and regulations, please contact The Meadows office, or refer to the 2014 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles.

Security Totals

July 15 – August 14, 2014

Vehicles Ticketed: 50

Vehicles Towed: 8

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

Avocado Court: 0

Cool Oak Lane: 3

Golden Oak Court/Road: 2

Rustling Leaves Lane: 2

Saguaro Place: 3

Saint Germain Drive: 4

Strasburg Drive: 4

Turin Lane: 1

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.

Bits & Pieces

■ School's In!

School begins Tuesday, September 2. Please exercise extreme caution while driving through The Meadows at stop signs and school bus stops. Remember to come to a complete stop when school bus lights are flashing, whether you are approaching from the front, rear or side of the bus. Parents—please go over safety rules and behavior expectations at bus stops and on the buses with your child(ren) before school begins.

■ Curfew Reminder

The Meadows has a curfew in effect for minors under the age of 18. Please refer to The Meadows Rules and Regulations.

■ Regular Furnace Maintenance

It is critical to ensure safe and efficient operation of your furnace regardless of the age of the unit. Many heating and air conditioning companies offer discounted specials beginning in September.

■ 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.

■ Needed

Your fall birthday and anniversary announcements! Tell everyone all about it! Send your announcement to meadowsoffice@verizon.net or drop it in the large black mailbox in front of the Clubhouse by the 20th of the month. Please include your name, address and phone number. These will not be printed.

■ Lost & Found

In the Meadows Office, 703-830-4464. Please check the Lost & Found for items lost or left at the pool during the summer.

Recycling Bin Storage Reminder

All units have been provided with bright blue recycling bins by our trash contractor AAA/Republic Services. It has been noted over the last couple of months that a lot of these bins are still being left in various places around the Common Elements, such as under steps, on the front porch or rear balconies or patios. These bins cannot be left outside on the Common Elements, and should be stored within your unit's trash bin (with the black metal door) provided for each unit, or can be stored elsewhere within your unit.

Leaving unapproved items on the Common Elements is a violation of Meadows Rules and Regulations. Rules prohibiting such storage are in place to keep our community neat and clean. Not following these rules adds to the clutter within the neighborhood, which most residents here are trying to avoid so we have a respectable community where people are proud to live and where others would be willing to move to.

Property inspections will be looking for items (including the recycling bins) which are improperly stored. You can avoid getting a violation letter by following the rules related to storage of your personal items. Please place your new recycling bin in your trash bin or elsewhere within your unit and do not leave them out on the Common Elements.

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.

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.

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



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.

In addition, please do not leave the baggies you use to scoop up your dog's waste anywhere on the Common Elements. These baggies should be placed in the proper pet waste stations that we have located throughout the community or should be taken to your unit for proper disposal.



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.