

The Meadow Lark



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

Important Insurance Information

Recently, a few unit owners have experienced damage to their units which required significant repair work to be done. In these cases, the damages were water related. These losses were not covered by The Meadows Master Insurance policies and unfortunately some of the owners did not have adequate homeowner's insurance. This resulted in the owner having to pay for their unexpected damages out of pocket.

It is important to remember that only damages that exceed the Master Policy deductibles are eligible for insurance coverage under The Meadows policies. These policies do not cover any personal property, incidental damages (e.g. hotel stay), or betterments and improvements. Regardless of the cause of the damage if you have a loss that does not exceed the deductible, then the cost of all repairs will be your responsibility.

The deductible for water damage under The Meadows Master Policy is \$5,000 per unit (wind driven rain is excluded as there is no coverage for this) and the deductible for All Perils coverage is \$10,000 per occurrence. The Meadows Flood coverage has a deductible of \$25,000 per occurrence. Even if your damages exceed the deductible and are covered, it is important to note that if the damage is caused by the neglect or actions of you or your tenants/guests, or the malfunction of a unit appliance (i.e. HVAC, washing machine, dishwasher, etc.) the unit owner is responsible to pay the deductible. This means if a covered loss is determined to be due to the actions of someone or something in your unit, you will be responsible to pay the applicable deductible or \$5,000, \$10,000, or \$25,000.

Needless to say, these deductibles and uncovered losses can be extremely costly. This is why it is vital that you protect yourself and your property by making certain you are properly insured. We strongly recommend that you contact your homeowner's insurance carrier at least once per year to review your coverage and make decisions about important rider policies that could cover you for deductibles, water related losses, and damages not covered under The Meadows Master Insurance Policies.

If you or your agent would like to obtain The Meadows insurance certificate to determine what policies and coverages you need, you may request this information at www.usicondo.com or (703) 698-0788.

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, April 16, 2015, 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 are 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.

Adopt-a-Highway April 4

Volunteers are needed for the Adopt-a-Highway pickup at 9:00 AM on Saturday, April 4. 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.

See Important Information on New Rules & Regulations on page 4

President's Corner

April is finally here and I think we've seen the last of winter in our area. Many thanks to all those who kept the sidewalks clean around your units. Your extra effort on inclement weather days is key at keeping our walkways safe! Thank you!

With the warmer weather creeping up, now is the time to start thinking about planting some colorful flowers around your units to brighten our community! Updating the garden areas around the units is a great way to add curb appeal to our neighborhood, and if you work with your neighbors, it is a great way to form friendships with those around you! Feel free to contact the office if you are curious about what can and cannot be planted and where items can be planted.

As a side note, I would like to emphasize that we, the Board of Directors, always welcome the residents of The Meadows to voice their questions and concerns to us. We encourage residents to attend our monthly Board meetings so that we can hear from you. We rely on the input from residents so that we can keep up-to-date on any issues or concerns regarding our community. If you have an issue that you would like us to investigate, please submit that issue in writing to the office (by paper or email) with your name and address and we can work together to resolve your concerns.

Stay safe and take care!

~ Eric Sokolowski

THE MEADOWS COUNCIL OF CO-OWNERS POLICY RESOLUTION NO. 15-54

Updated Rules and Regulations

WHEREAS, Article III, Section 2 of the Amended By-Laws provide the Board of Directors with the discretionary powers to enact rules and regulations deemed necessary for the benefit and enjoyment of the condominium;

WHEREAS, the Board of Directors desires to enact updated Rules and Regulations.

NOW THEREFORE, BE IT RESOLVED THAT, the Board of Directors hereby enacts the updated Rules and Regulations incorporated into the Meadows Rules and Regulations, 2015.

RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors of The Meadows Council of Co-Owners held on February 19, 2015.

See more information about the new Rules and Regulations on page 4.

Board of Directors Motions

At the March 19 Meeting:

- Passed a motion to accept a proposal from the Police Department concerning providing the movie and popcorn for Meadows Day, which will be on August 19.
- Passed a motion to reaffirm email votes which approved the wording for a new rule and work associated with a sewer backup.
- Passed a motion to allow the Treasurer access to the office.
- Passed a motion to approve a bid of \$85,455 from Middeldorf for power-washing and exterior painting.
- Passed a motion to approve a bid of \$38,256 from Professional Striping and Sealing for repaving and striping work.
- Passed a motion to approve a proposal from Valley Crest for snow removal next year.
- Passed motions to waive violation fees except \$50 for one Co-Owner and \$150 for another Co-Owner.
- Passed a motion to accept our attorney's recommendation to send a letter which details required additional corrections needed by a Co-owner with various violations.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Security Totals

February 15–March 14, 2015

Vehicles Ticketed: 21

Vehicles Towed: 7

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

Avocado Court: 0

Cool Oak Lane: 1

Golden Oak Court/Road: 5

Rustling Leaves Lane: 1

Saguaro Place: 1

Saint Germain Drive: 2

Strasburg Drive: 5

Turin Lane: 1

Calls referred to FCPD/FCFD: 1

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.
- Charcoal grills are prohibited on The Meadows property.
- 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.

Keep the Lights On!

Although we are blessed to have street lights, they cannot provide full light everywhere. 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.

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 2015 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles.

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.

Trash: They Don't Take It All

Did you know that the Fairfax County Landfill is unable to accept certain items for disposal? And other items can only be accepted at certain landfill locations, only under certain conditions and at additional cost.

Also, large items such as furniture, remodeling debris or certain appliances must be called into The Meadows waste management contractor *prior* to being put out for collection.

Recently some Co-Owners have placed prohibited or large items out for trash collection. If an item is not picked up by our waste management contractor due to County restrictions or unscheduled large pick ups, The Meadows staff often has to collect these items and take them to the appropriate facility. The Association then incurs the added disposal costs, such as mileage, wear on the company truck, lost maintenance time, dump fees, etc. When possible, these costs are billed back to the offending Co-Owner for reimbursement.

Below you will find an abbreviated list of items that the waste management company *can not pick up* from The Meadows:

- Paint cans (even those with very little paint left)
- Refrigerators
- Tires
- Large items not called in to the company in advance
(*special pick ups are on Thursdays*)
- Recycling that has not been properly sorted
- Chemicals
- Lawn debris

It is also important to note that special recycling trucks are used to pick up your recycling at The Meadows. These trucks only come through our community on Mondays, so no recycling should be left out on Thursdays.

Again, these are just a few of the restricted or prohibited items for trash collection. If you have a question about whether or not a particular item can be collected or if you need to schedule a special pick up, please contact The Meadows waste management contractor, AAA/Republic Services, directly at (703) 818-8222. They are more than happy to assist you with questions and/or scheduling.



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



Information on New Rules and Regulations

Each year the Board of Directors reviews The Meadows Rules and Regulations, and updates them based on changes made during the previous year or changes that have occurred in the community. This year a few minor changes were made, and a few rules that had already been passed at a previous Board meeting were added.

The most significant changes that will effect our residents are:

- Primarily for our landlords, it is now spelled out in the Rules that no more than four unrelated people may reside in a unit. This is part of the County ordinance that has been in effect for many years.
- It is now spelled out in the Rules that authority has been granted to the County police to perform enforcement for dead license tags and expired vehicle inspections stickers. This has always been the case.
- If you are going to be away from your unit for more than 14 days you need to inform the office of this in advance and provide an emergency contact.

A few rules that were added during the year are now listed in the Rules and Regulations. These are:

- For lower units, your patio cannot be extended beyond its original boundaries, and if you replace your patio, you can only do so with a monolithic concrete slab.
- Charcoal grills are prohibited anywhere on The Meadows property.

New Rules this year are:

- All riding toys, including skateboards, bicycles and scooters are not permitted to be ridden on or over curbs, railings, steps, etc. to prevent damage to the common elements.
- No smoking is allowed anywhere within the pool complex.