

The Meadow Lark



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

Please Be Safe in Your Home

Recently there have been incidents here at The Meadows related to criminal activity that have had a negative impact on individuals as well as on the whole community. You don't want to be watching the news and see your community mentioned because of this type of behavior occurring next door or on your street.

While you cannot stop a criminal from doing things that are hurtful or illegal, there are many actions that you can take in advance to protect your property and your family. To protect your property at night, leaving your porch lights on, front and rear, is an excellent deterrent to criminals. The bad guys prefer to work under the cloak of darkness so no one sees them, lighting up the area around your unit will make your area less susceptible to their actions.

If you see anything that is suspicious, always call the Police immediately. Another important safety item is to always lock all of your doors and your windows. A large percentage of break-ins, etc. are at homes where the criminal entered through an unlocked door or window. In addition, make sure your children are properly supervised and you know where they are at all times.

Slow Down, Summer is Here!

With the arrival of the summer season, many more children will be out and about throughout our community. The pool is now open, so all of our residents will be crossing streets in the area of the pool, therefore please drive carefully around the clubhouse area.

School will be out in just a few weeks, so the children of the community will be at play throughout the entire day, which is another good reason to be aware as you are driving within The Meadows. Please be reminded that the speed limit on all of the streets within The Meadows is 15 miles per hour.

The safety of our children, as well as all of our residents, is of the utmost importance. Be a responsible driver and look out for pedestrians and other vehicles when driving here in The Meadows. Parents are also cautioned to make sure their children are playing in safe areas, and not impede the passage of vehicles when at play.

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.

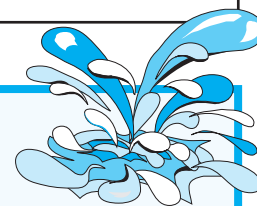
Although we are blessed to have street lights, they cannot provide full light everywhere. If all units keep their porch lights on, the level of light in the community will be much more of a crime deterrent.



Board of Directors Meeting: Thursday, June 18, 2015, 7:00 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.

Pool Hours:



May 23 – June 18

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

June 19 (last day of school)

Friday 1 PM – 8 PM

June 20 – September 7

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

Holidays

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

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 Frequent 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.

President's Corner

Hello Summer! Seems like every year, the summer heat and humidity keep creeping up earlier and earlier. With summer being here now, that also means summer activities! The Meadows Pool is officially open. Please check the website or ask the Office for pool hours and rules. Many of the local waterparks and amusement parks are open for business as well.

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 Architectural Review Form (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 and be reminded that charcoal grills are not permitted. 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 summer weather! Take Care.

~ Eric Sokolowski

Board of Directors Motions

At the May 21 Meeting:

- Passed a motion to pay for our IT contractor to meet with our office copier company to craft a plan for scanning and storing our files.
- Passed a motion to announce in advance when property inspections are being performed.
- Passed a motion to reaffirm email votes taken to approve needed pool repairs and equipment purchase and adding wood chips to all of the playgrounds.
- Passed a motion (on a contingency basis) to accept a proposal from Syd's Plumbing for up to \$30,000 to replace a sewer line on Saguaro should the current line fail.
- Passed a motion to accept a bid of \$3,000 from Syd's Plumbing to install two sewer clean-outs on Saguaro.
- Passed a motion to deny a request to store items on a rear patio.
- Passed motions to accept bids from Valley Crest totaling \$12,570 for tree pruning and removal.
- Passed a motion to accept a landscaping proposal from Valley Crest for \$597.27.
- Passed a motion to add to two existing speed bumps on Strasburg at a cost of \$1500.
- Passed a motion to add a pet waste station on Turin.
- Passed a motion to deny a request to add sod on Turin.
- Passed a motion to reduce a violation fee but not waive legal fees.
- Passed a motion to not pursue a delinquent former Co-owner who can't be located but to report the delinquency to the credit bureaus.
- Passed a motion to send a letter from our attorney to Fairfax County concerning property beyond The Meadows on Golden Oak.
- Passed a motion to send a letter from our attorney to a contractor regarding their duties.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Security Totals

April 15 – May 14, 2015

Vehicles Ticketed: 28
Vehicles Towed: 11

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

Avocado Court: 1
Cool Oak Lane: 1
Golden Oak Court/Road: 6
Rustling Leaves Lane: 1
Saguaro Place: 3
Saint Germain Drive: 3
Strasburg Drive: 1
Turin Lane: 3

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.
- 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.

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.

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.
- **Announcements:** Submit your announcement to The Meadow Lark. The deadline is 20th of the month. Please include your name, address and contact information. This information will not appear in The Meadow Lark. See the back page for fax or email information.

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.

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.

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.

Meadows Website www.mymeadows.net

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 8½x 11-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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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.