

The Meadow Lark



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

Fourth Annual Meadows Day July 25

Make your plans now to attend the Fourth Annual Meadows Day, which will be held from 5:00 PM until 11:00 PM on Saturday, July 25. The festivities will begin at the pool, food will be available for all residents and there will also be free activities outside the Clubhouse.

The swimming pool will close at its regular time of 8 PM, and an outdoor movie will be shown on Strasburg Drive in front of the Clubhouse as soon as it is dark, around 8:45 PM. The movie this year will be Disney's *Monsters University*. Popcorn will be available for all movie patrons.

Come out, and bring your neighbors, for this once-a-year community activity.

Help Beautify Your Community

Everyone should be proud of where they live, and should want their community to look as nice as is possible. There are many ways that you can improve the place that you call home.

Perhaps the easiest way to make your community look nice is to avoid leaving your trash around, and also pick up the trash that others have left in our common areas. Take your candy wrapper, soda can, etc. inside rather than disposing of them outside, and pick up any trash that you see just laying around The Meadows. Make sure you clean up after your dog after you have taken him or her for their regular walk.

Another way to beautify your community is through the planting of flowers around your unit. Just look around, many of our residents have already done this, and have beautiful flower gardens around the front and/or rear of their units. Please follow the rules regarding planting in The Meadows Rules and Regulations if you are planting around your residence.

Inspection Notices

Most residents are aware that our staff conducts regular inspections of all portions of The Meadows and that if violations of the Rules and Regulations are found the Co-Owner of that unit will receive a violation notice letter. The letter will allow a certain amount of time to correct the violation or violations.

As part of a new policy to be more resident friendly, an advance notice of when an inspection of your street will be held is being sent out about two weeks in advance of the inspection. This will give you a chance to look around your unit and make sure you are not in violation of our rules and can save you from getting a violation letter.

JULY

Board of Directors Meeting: Thursday, July 16, 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.

Meadows Day: Sat., July 25, 5–11 PM

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

Pool Hours:

July 1 – 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

Save the Date

To mark the end of the summer season, the Fairfax County Police Department will host a “Summer Sendoff” on Friday, August 21 beginning at 7:30 PM in the Clubhouse area. Light refreshments will be available, and a movie (Disney's *Wreck-It Ralph*) will be shown at approximately 8:45 PM. The police will also have their Safety Bus with them and presentations will be made.

President's Corner

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 their guests are more than welcome to enjoy our facility. The guest fee is \$5 per person and they 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 take 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. Keeping 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 is the case 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

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.

Board of Directors Motions

At the June 18 Meeting:

- Passed a motion to reaffirm seven email votes concerning rescinding a decision concerning a violation fee and approval of installation of six air conditioners on the common elements and a waterproofing job.
- Passed a motion to accept a bid of \$127.50 from CSL Media for enlarged chemical application signs.
- Passed a motion to spend an additional \$1,000 for two previously approved sewer clean-outs.
- Passed a motion to approve renewal of dental and disability insurance for our staff.
- Passed a motion to deny a request for extension of a temporary parking pass.
- Passed a motion to deny a request to ban an individual from The Meadows.
- Passed a motion to accept a bid of \$30,564 from KGS for two waterproofing jobs.
- Passed a motion to charge a \$50 fee to a Co-Owner for not submitting a current lease.
- Passed a motion to continue a Covenants Hearing to next month and send a letter to the Co-Owner with additional requirements.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Security Totals

May 15 – June 14, 2015

Vehicles Ticketed: 44
Vehicles Towed: 11

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

Avocado Court: 1

Cool Oak Lane: 4

Golden Oak Court/Road: 5

Rustling Leaves Lane: 0

Saguaro Place: 3

Saint Germain Drive: 2

Strasburg Drive: 5

Turin Lane: 1

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.
- 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.

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.

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.

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.

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.

Don't Feed the Critters!

It has recently been noted in some areas around the community that people are putting out various types of food items to feed the birds, squirrels, etc. It should be noted that it is against Meadows rules to do this, in fact even dogs and cats must be fed inside your unit and no food for them left on the Common Elements.

In the past we have had a rodent problem in some areas of the community, which was either caused or made worse by having a food source available for the mice, and even worse, rats. The rat problem has been controlled, we have bait stations in several places within our development; however if food items are left out, the rats are more likely to feed on this rather than the bait which will control their population.

Our feathered and furry friends for the most part have food provided for them by nature, so we do not need to feed them. And we certainly don't want to attract rats into our community. If you do see any rodents, please let the office know so action can be taken to eradicate them.

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.**

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.