

# The Meadow Lark

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



## Smoke Detectors Save Lives

There was a recent small fire here in The Meadows, and apparently the unit involved did not have smoke detectors. Luckily, the neighboring unit did have smoke detectors, as well as a subscription to a security service. The smoke from the fire set off the detectors in the adjacent unit and alerted the security company, so a fire truck was dispatched. When the fire department arrived they were able to put out what was thankfully only a small fire in the residence where the fire was actually present. Damage was minimal, and there were no injuries.

**Smoke detectors are required to be in place in all units in The Meadows by our Rules and Regulations, as well as by Fairfax County Code. The requirement is that at least one smoke detector be present in each level of your home, so our upper level condos require two detectors, one on each floor of your residence.**

Everyone is requested to please either obtain smoke detectors if you do not have them, or check theirs if you do have detectors to make sure the batteries do not need to be replaced. A working smoke detector can save the lives of your family. Another good idea is to also have carbon monoxide (CO) detectors, which also save lives.

## Two Longtime Residents Pass Away

### Susan Fitzgerald

Susan Fitzgerald, along with her husband Bob, were original owners here in The Meadows, moving in on Cool Oak Lane in 1973. She passed away on June 23, exactly on her 75th birthday.

Susan was very active in the community, serving as a Block Captain for many years. She was a Red Cross nurse, and administered the Gold Award for the Girl Scouts. In later years she served on the Fairfax County Disability Services Board.

She is survived by her husband Bob, a former Board of Directors member, three children, Paul, June and Amy, two brothers and one grandson. Her interment will follow at a later date in Arlington National Cemetery.

### Judith Woodward

Judith Woodward, 75, a resident of Golden Oak Road and Fayetteville, NC passed away on May 18. She was beautician for many years.

She and her late husband, radio DeeJay "Tom Cat" Reider, owned their unit for the last 30 years. For the last decade she brought our office staff baskets full of snacks and candies for every holiday. She is survived by a brother and six nephews.

# AUGUST

**Board of Directors Meeting:** Thursday, August 20, 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](http://mymeadows.net).

Due to unforeseen circumstances, the previously announced "Summer Sendoff" scheduled for August 21 has regrettably been cancelled.

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

## Pool Hours:

August 1 – September 7

Monday–Thursday Noon – 8 PM

Friday–Sunday 11 AM – 8 PM

Labor Day 11 AM – 8 PM



## 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.

## President's Corner

Hello fellow residents! I hope everyone has been enjoying their summer!

As I write this, certain streets in our community are getting sealed and/or having lines repainted. I would like to take this moment to say thank you to all those who made this effort go smoothly, including the residents! The streets to be worked on were cleared and the work was done swiftly and with little issue. Thank you all!

Be sure to take advantage of all the local festivities happening in August. Across the street at the Trinity Centre, Fairfax County is hosting its annual Starlight Cinema event every weekend in August (check the Fairfax County Government website and search 'Starlight Cinema'). Additionally (and my personal favorite), August marks the start of all the County Fairs in our area!

There are only a few weeks left of summer before "Back To School"! Get out there and enjoy it!

Have fun, stay safe.

~ Eric Sokolowski

## Belated Happy Birthday!

It is a terrible thing to miss your own birthday! The Meadows turned 44 last month, the first units in our community were purchased on July 10, 1971. To every resident of our fine community, Happy Birthday! We are 44 years old, and still a vibrant and wonderful place to live!

## 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 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 Motions

### At the July 16 Meeting:

- Passed a motion to accept a bid of \$10,553 from KGS for a waterproofing job.
- Passed a motion to reaffirm email votes to approve a waterproofing job and replacement of a swimming pool pump motor.
- Passed a motion to accept a bid from Valley Crest of \$635 for weed and vine removal from the fence at the maintenance area.
- Passed a motion to waive payment of a parking sticker replacement fee.
- Passed a motion to accept a bid of \$174,894 from US Security for security services for one year.
- Passed a motion to award a four-year contract with no increase from the current price to AAA/Republic for trash removal.
- Passed a motion to defer a decision on a proposal for tree planting.
- Passed a motion to assess a \$50 fee for a trash violation and send a Co-Owner a letter from our attorney outlining requirements related to existing violations.

COMPLETE MINUTES OF BOARD MEETINGS  
AVAILABLE AT THE OFFICE

## Security Totals

June 15 – July 14, 2015

Vehicles Ticketed: 44

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: 4

Rustling Leaves Lane: 0

Saguaro Place: 1

Saint Germain Drive: 4

Strasburg Drive: 1

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.
- 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.

## Meadows Budget

The Board of Directors is in the process of preparing a budget for 2016. In order to keep The Meadows in a good financial position, it appears that there may 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.

### 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.

## 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.

## 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.

Meadows Website

[www.mymeadows.net](http://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 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.