

The Meadow Lark



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

2016 Budget Passed

In their meeting on October 15, The Meadows Board of Directors adopted the 2016 budget. We understand that even the smallest increase in the condominium fee matters, which is why we work so hard every year to adopt a budget that makes certain The Meadows is financially sound without being a drain on the wallets of our Co-Owners. Projects common to older structures, such as waterproofing and asphalt replacement, are both costly and required. We believe that the adopted 2016 budget addresses the cost of maintaining and operating our aging community, while minimizing the financial impact on our Co-Owners.

Beginning January 1, 2016 the monthly assessment for a two bedroom condominium will be \$278 and for a three bedroom will be \$313.

This increase of \$6/\$7 per month will ensure that the needs of our 44 year old community are met in the year ahead, as well as in the future through reserve funding.

You will receive new coupon books in the mail by early December. If you do not have them by December 15, please contact SFMC at (703) 392-6006. Please note that your payment will be due on the 1st of the month even if you have not received your coupon book.

Election Time

It's that time of year again. In addition to the local and statewide election being held on November 3, The Meadows will have an election for members of the Board of Directors. Four seats are being contested this year.

We will hold the election at the Annual Meeting on Tuesday, December 8. The package for the Annual Meeting will be mailed out shortly. This package will contain all the information about the election, including a proxy and a ballot. If you cannot attend the meeting, you need to send in the proxy, and you can then also cast your votes for members of the Board of Directors by returning the ballot. If you do not receive this package by mid-November, please contact the office so you can obtain one.

Return of the proxy form is very important. Our By-Laws require a certain percentage of Co-Owners either to be present at the meeting or to have signed a proxy form so they can be counted as present. Proxy forms, as well as the ballot if you wish, need to be returned by 4:30 PM Monday, December 7. They can be mailed, placed in the black Council mailbox located outside the Clubhouse or can be returned to the Meadows office in person.

**See Candidate Bios on Page 3
Candidates Night November 19
7:00 PM in the Clubhouse**

NOVEMBER



Board of Directors Meeting: Thursday, November 19, 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.

Agenda:

7:00 PM Candidates Night

7:15 PM (approx.) Covenants Hearing (Closed Session)

7:30 PM (approx.) Open Session

Looking forward to:

Annual Meeting: Tuesday, December 8, 7:30 PM. Centre Ridge Elementary School in the multipurpose room.

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

HOLIDAY OFFICE HOURS

Closed Nov. 26 Thanksgiving and Nov. 27 Day after Thanksgiving

NO TRASH PICK-UP

on November 26, Thanksgiving
Please do not put trash out on Nov. 25



Sunday, November 1

"Fall Back" at 2 AM

Set your clocks back one hour and replace the batteries in your smoke alarms

President's Corner

Happy Fall! I hope everyone was able to enjoy some of the many Fall Festivals around our area. I highly recommend visiting one of the various apple orchards nearby. No matter how fresh an apple from a local grocery store is, nothing can beat a freshly picked apple right from the tree. My wife and I visit Marker Miller Orchards in Winchester, VA a few times during this season. Simply delicious.

It's that time of year again where Board of Directors had to make the difficult decision of ironing out next year's budget. Shortly, everyone should be receiving a letter and an updated budget printout. The Board understands that any increase, no matter the amount, is never an easy pill to swallow. Simply put, our community is over 40 years old and many items are in need of repair/replacement. Unfortunately, addressing these items can be costly.

Lastly, I'd like to thank our Adopt-a-Highway volunteers for their efforts over the past few months. Trash is an ever present eyesore in and around our community so having residents take time out of their schedules to help clean up means a lot. My deepest thank you goes out to you all. I really appreciate it.

Happy Early Thanksgiving, everyone!
Take care, be safe, and have fun!

~ Eric Sokolowski

Changes for Annual Meeting

In order to make attendance at the Annual Meeting possible for all Co-owners, the location of the meeting has been changed to a place that has no steps and will be more accessible. The meeting will be held on **Tuesday, December 8 at 7:30 PM in the multi-purpose room of Centre Ridge Elementary School** here in Centreville. The school is located at 14400 New Braddock Road.

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. Please be aware that a full description of the rules and regulations regarding trash will be appearing in the December issue of *The Meadow Lark*.

Board of Directors Motions

At the October 15 Meeting:

- Passed motions approving two Architectural Review Forms for a patio fence and a satellite dish and an Interior Alteration Form for hardwood floor installation.
- Passed a motion to approve the plan presented for the dispersal of swim team equipment.
- Passed a motion reaffirming a previous email vote regarding approval of tree planting.
- Passed a motion to adopt the budget for 2016.
- Passed a motion to accept our attorney's recommendations regarding a collection case.
- Passed a motion to approve year-end bonuses for staff members.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Curfew Reminder

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

Security Totals

September 15–October 14, 2015

Vehicles Ticketed: 29

Vehicles Towed: 10

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

Avocado Court: 1

Cool Oak Lane: 6

Golden Oak Court/Road: 5

Rustling Leaves Lane: 4

Saguaro Place: 5

Saint Germain Drive: 7

Strasburg Drive: 3

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.

Board Candidates

There are four candidates for the four open seats on The Meadows Board of Directors. The election will be held at the Annual Meeting on Tuesday, December 8 at 7:30 PM at Centre Ridge Elementary School. Here is a brief biography of each candidate and a statement concerning why they are running for the Board of Directors. Please plan to attend the Candidates Night on Thursday, November 19 at 7:00 PM in the Clubhouse. You can meet and ask questions of these candidates at that meeting.

Joan Orvis

Joan has lived in the Meadows for over 25 years, for the first two years as a renter before buying her unit. She has served on the Board of Directors for many years, at one time serving as its President. She is now retired and is a member of the board of the Historic Centreville Society. Joan states that “as a resident I feel I have a responsibility to be involved in the job of keeping the community financially secure and attractive to those who live here.” She would like to continue to serve on the Board because “being a member of the Board gives you insight into what it takes to maintain our community from a financial standpoint.”

Lynn Piercey

Lynn has lived in the Meadows for 19 years, the last 13 as an owner. She has been a member of the Board of Directors for eight years and works in accounting in the construction industry. Lynn is interested in being on the Board of Directors because “I care about the community I live in. I want to be involved with the decision making process concerning The Meadows rules and regulations, the inspection process, the budget and other matters that have an impact on The Meadows’ residents and Co-owners.”

Kelton Reynolds

Kelton has lived in the Meadows for 30 years. He raised his family here, and works for a local grocery chain. He has been on the Board for 18 years and served in various positions, including Vice President. Kelton says “I understand the Board has to look at the whole picture when trying to find solutions to problems. I have gotten to know what’s right for the community and what we can and can’t do.” He also says “I have a desire to continue on the Board to try to keep the condo fee down while trying to get the best for the money.”

Eric Sokolowski

Eric grew up in the area and moved to The Meadows in 2005. He works for an engineering firm doing work for the Navy. He is active in the local Jeep community and participates in fundraisers for several organizations. He has been a member of the Board over the last four-plus years and served as President the last two years. He would like to continue as he feels “being on the Board I understand the difficult decisions that the Board has to make”. He goes on to say “I feel my presence on the Board has helped this community grow in a positive direction and I would like to continue to be part of this upward movement.”

Important Information on Trash

Just a reminder that there is no trash pick-up on Thanksgiving Day (Thursday, November 26). Avoid violation charges of \$50 by keeping your trash in your trash bin until the post-Thanksgiving pick up on Monday, November 30.

Be On Alert for Bedbugs

Recently the media has reported about an increase in bedbug infestations in the metro area. We have even found a few cases of bedbugs at The Meadows. The invasive nature of bedbugs can create a ‘chain reaction’ whereby one unit contracts them, then an adjacent neighbor has them, followed by another neighbor, and so on. Because these bugs burrow in mattresses/carpets, they are difficult to initially detect. They multiply so quickly that residents need to be intentional in checking for them and begin professional treatment *immediately* in the event even one bedbug is found.

It is important to note that bedbugs can be found even in the cleanest home, but they thrive in cluttered and dirty conditions. Some suggestions for keeping bedbugs out of your home are:

- Vacuum frequently
- Keep your unit free of unnecessary clutter
- Wash new clothing as soon as you bring it home
- Spray your clothing and shoes with concentrated isopropyl alcohol if you have been in a place that is known to have or is suspected of having bedbugs
- Do not bring used mattresses into your home
- Do not bring items from the trash into your home
- Use pillow and mattress cases (some are specially designed to protect against bedbugs)
- Check along the baseboards, pillows, pillowcases, mattress top, mattress seams, dust ruffle/bed skirt routinely for bugs, shells, or pin sized red/brown spots (spots created when bugs burrow)
- Check the areas above when staying in a hotel, vacation home, or other overnight accommodations.

If you observe any evidence of bedbugs in your unit, please contact a licensed exterminator for treatment immediately. The in-store products sold for bedbugs are not effective and will not help eliminate bedbugs. To effectively eliminate bedbugs, multiple professional treatments are typically required. Feel free to contact The Meadows Office for additional information and/or recommendations for a pest control contractor.

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 8½x11-inch paper. Include your name, Meadows address, and telephone number. They must be renewed each month. The Meadows does not endorse any advertisers.

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Meadows Office
Monday–Friday, 8:30 AM – 4:30 PM
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24-Hour EMERGENCY ONLY
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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



Balconies
Patios
YES

Roofs
Fronts of Buildings
Common Grounds
NO

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.

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