

The Meadow Lark

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

Board Members Appointed for 2009

The five candidates with the most votes were appointed to the 2009 Board of Directors by the members of the Board on Tuesday, December 9 at the Clubhouse. This procedure was done in accordance to The Meadows Rules and Regulations since the required quorum of 25% was not reached. Board of Directors President Joy Fosher addressed the 30 residents in attendance. Several residents asked questions from the floor.

Those candidates appointed were Raj Chamakura, Joy Fosher, Linda LaChapelle, Bill Liedtke, and Barbara Prescop. Those members re-elected were Joy Fosher, Linda LaChapelle, and Bill Liedtke. New members are Raj Chamakura and Barbara Prescop. Serving out their current terms are Kelton Reynolds, Mandy Evanson, Lynn Piercy and Angelita Santiago.

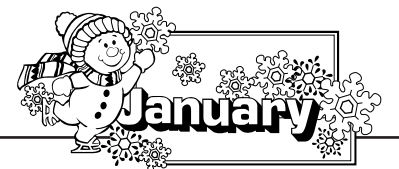
2009 Board of Directors Officers

The Board of Directors elected the following members to serve as its officers for 2009 at its meeting on December 18: Joy Fosher, President; Kelton Reynolds, Vice President; Bill Liedtke, Secretary; Linda LaChapelle, Treasurer and Mandy Evanson, Parliamentarian. Joy, Kelton and Bill are returning to the same positions they held for 2008. Linda moved from Parliamentarian to Treasurer and Mandy takes the Parliamentarian position for the first time.

Here's to the Volunteers!

The Meadows has remained viable both financially and fiscally through 37 years, despite recessions, real estate market down-turns, myriad changes in the Virginia Condo Act, state and county laws and ordinances. We've all heard the horror stories about condominium associations not making it financially, which required restructuring or having to make special assessments and the like. The Meadows has remained sound because of its dedicated volunteers who served on its governing bodies and committees. This commitment and general sound judgment is to be commended.

The list of The Meadows Standing Committees was published in last month's *Meadow Lark*. Additional copies are available through the office. Most of the committees meet on an as needed basis. It is a great way to get involved and to contribute to the well being of your community and to meet neighbors. Please contact the office by phone, fax or email to express your interest in serving on a committee or attend a Board of Directors meeting. See the contact information on the back of this issue.



Board of Directors Meeting: Thursday, January 8 and 22, 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 available upon request at The Meadows office and online at mymeadows.net.

Christmas Tree Pickup: Continues until January 15.



Christmas Tree Recycling

It is a Fairfax county requirement that Christmas Trees be recycled. Our trash company will not pick-up these trees. The Meadows is providing a drop-off area near the Clubhouse for recycling the trees until January 15.

All ornaments, garlands, tinsel and plastic carry bags must be removed.

BUY • BARTER • TRADE • SELL

A household may place up to two ads, limited to 25 words each, per month. Ads must be submitted on 8½"x11" paper to the Office or the Council box in front of the Clubhouse. They may also be emailed to: Meadows:meadowsoffice@verizon.net
Ads must be resubmitted—in writing—each month.

Make it easy on yourself—email your ad to meadowsoffice@verizon.net

CARPET INSTALLER – 20 years experience. Free estimates. Repair, restretch, water damaged areas. One room up to 20 yards is \$75. Call 703-815-2549.

PART-TIME PROJECTS – Experienced in housekeeping, babysitting, caregiving (developmentally disabled/elderly), massage (women only for \$20/hr uncensed), and on administrative/office duties. 703-830-8379.

Meadows Office

Monday–Friday, 8:30 AM – 4:30 PM

Phone: 703-830-4464 • Fax: 703-815-0755

E-Mail: meadowsoffice@verizon.net • Website: my meadows.net

24-Hour EMERGENCY ONLY
Service First: 1-800-309-4709

Security
703-628-9481

Towing
Battlefield Towing: 703-378-0059

American Disposal Services
703-368-0500
Call for special pick up, Thursdays only

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. 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. The Meadows does not endorse any advertisements.

EDITORS
Dick and Lydia Miller

Council of Co-Owners
The Meadows
6100 Strasburg Drive
Centreville, VA 20121

THE MEADOWS VISITOR PARKING PASS

PERMIT IS INVALID IF ALL INFORMATION IS NOT CLEARLY PROVIDED!

DATES (14-DAY LIMIT) _____ to _____

VEHICLE MAKE _____ LICENSE # _____ STATE _____

I AM A VISITOR AT _____

Please observe reserved parking • Speed Limit – 15 mph
This pass must be visible and displayed on dash of car at all times.
This pass is automatically void if user is a Meadows resident!

This pass can be copied or additional copies can be obtained from the Meadows Office. You may also access copies at the Meadows Website at www.mymeadows.net under ONLINE FORMS. Please see the bottom of the pass for the regulations in the use of this permit.

PAID AD

KATCHMARK CONSTRUCTION, INC.

Windows & Doors

- \$150 off Window Replacement*
- Free Estimates
- Free Financing
- Licensed and Insured
- Consumer Checkbook Rated

*Minimum replacement 4 windows. Not valid with other offers.

(703) 817- 0200

www.katchmark.com

PAID AD

A. Heatwole Plumbing Service Co.

30 years experience in the Centreville area!
Complete plumbing repairs
No travel charges
Emergency services
Master Plumber on each job

703-830-4242

Mention this ad and receive \$12 off every service call!

The President's Corner

The New Year is here. The Holiday decorations around the neighborhood are spectacular; take a minute to walk or drive around and have a look. Enjoy your neighborhood. This year sees a new Board coming in to work for you, with some new and updated ideas. We have had some interest in continuing the Town Hall Meetings. Many residents want to be involved. We welcome your interest and urge you to join the committees we already have set up, or start one of your own. Just contact the business office for information.

Also, in this month's issue, is the first half of a two part article by our Security Team. Please take the time to read it. If you want to know what they do or why, there it is.

Have a wonderful January; be safe and well.

~ Joy C. Foshier



Board of Directors Motions

At the December 4 Meeting:

- Passed motions to approve two Architectural Review Forms (ARF).
- Passed a motion to spend up to \$3500 for new furniture for the clubhouse.
- Passed a motion to allow placement of a storage bin.
- Passed motions to waive some fees for two Co-owners.
- Passed a motion to conditionally accept one payment plan.
- Passed a motion to approve evaluations for staff members.
- Passed a motion to allow a pay raise for staff member

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

No Fuel Heaters

Fuel type heaters are *strictly forbidden* by Meadows regulations. In the past fire has occurred here in the Meadows due to the use of kerosene or other fuel heaters. Fire and smoke quickly spread to surrounding units and are a real threat to life, limb and property.

- 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.
- Residents should maintain a fire extinguisher in their units. It should be rated at least 2A:10BC.

2009 Condo Fee Reminder

Just a reminder that effective January 1, 2009 the monthly condo fee was increased to \$221 for two bedroom units and \$249 for three bedroom units.

Please check your account to ensure you paid the correct amount in January. If you inadvertently paid the 2008 rates, please send the difference with your next payment.

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.

Important Winter Information

To help prevent frozen pipes, breakage, and the resulting water damage during severe cold weather (consider the wind chill factor), you should do the following:

- Slow-drip all inside faucets located on outer walls (bathroom and kitchen) night and day.
- Use electric space heaters, if you have them, in bathrooms and kitchens (fuel heaters are prohibited).
- Leave the bathroom door and kitchen sink cabinet doors open.
- Wrap a heating coil, available at hardware stores, around pipes to keep them warm. This is a "preventative maintenance" option.

If a pipe freezes, please do the following things immediately:

- If there is no water or it flows at a below-normal pressure, check with your neighbors to see if the cause is a freeze in the main line or in yours

alone. If the freeze is in your unit alone, contact a plumber immediately.

- If it is a main line freeze, call the office at 703-830-4464. If no one is in the office, or it's after regular hours, call Service First at 703-551-6642.
- Open the faucet; if the pipe isn't broken, you may wish to thaw it with a blow dryer. Do not use an open flame to thaw pipes.
- If water is coming from an upstairs unit, notify the occupants at once. If the unit is empty or the residents are not at home and maintenance is not immediately available, climb onto the balcony—or get someone else to do it if you are unable—and turn off the water. Contact a plumber. Notify the Office on the next business day.
- If you call for emergency service, please remain home until service arrives.

When it Snows

You never know just when it may snow or how much it will snow. But you can be aware of what to do when it does come! Please review the following regulations and tips on snow and ice.

Residents are required to remove snow and ice from the steps, railings, stairwells, and side-walks relating to their units within 12 hours of a snowfall. Vacant units are included in this requirement.

Please remove snow and ice from the front and rear porches and balconies. As snow or ice melts, the water runs down the wall seams and leaks through the walls into



the lower units. Water also melts onto the lower units' steps and patios and refreezes during the night, re-creating hazards and nuisances.

Do not use salt to melt snow or ice. It damages the concrete, and you may be liable for repairs.

Free parking spaces are just that—free space. If you clear out a free parking space, this does not entitle you to keep it. Do not pile snow behind other vehicles or into vacant parking spaces. Do not park your vehicle's bumper over the curb. This allows space for snow removal on the sidewalks.

A/C UNITS

If you replace your A/C unit, you must install it inside your utility room.

NO EXTERIOR UNITS ARE ALLOWED

Bits & Pieces

Security Info

Want to check out Fairfax County Police Department calls to The Meadows? Here is a direct link-www.fairfaxcounty.gov/gisappa/myneighborhood/police.aspx#police.

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.

Ice & Snow & Our Trash Service

In the interest of safety, drivers will make a judgement call as to whether they can make it up and down our streets. If your vehicle skids five feet in the snow, a large trash truck will slide at least thirty feet.

The rule of thumb on snow/ice days should be to put your trash out. If the trucks can't get there that day, they will not return for it until the next scheduled pickup day. (If your trash is not picked up, remove it until the next scheduled pickup.)

Lost & Found

In the Meadows Office, 703-830-4464.

Website: mymeadows.net

Security Totals

November 15 – December 14, 2008

Vehicles Ticketed: 23

Vehicles Towed: 7

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

Avocado: 1

Cool Oak: 4

Golden Oak: 7

Rustling Leaves: 1

Saguaro: 4

Saint Germain: 2

Strasburg: 5

Turin: 4

Calls referred to police/fire/rescue: 5*

* This section now includes calls from the Police Department to Security requesting their support or assistance with translation.

Utilities Must Remain On!

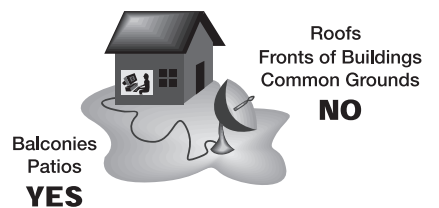
Everyone is required to keep the utilities on in your unit. The heat must be set at or above 65° F or above in all units, vacant or occupied. This temperature may seem a little high, but one must consider that the furnace room where the pipes originate is unheated and may be affected by the wind chill factor. Another thing to consider is if the water is turned off, it remains in the pipes and is subject to even quicker freezing. Every year, major damage to several units has occurred as the result of pipes freezing and breaking in this area.

Any damage resulting from broken pipes, etc., caused by improper heat being maintained in a unit will be the responsibility of the Co-owner. A minimum of 65 degrees Fahrenheit must be maintained during the winter months. – Rules and Regulations.

In addition to this regulation, The Meadows Regulations also includes a utility Maintenance Requirement for all units. It states:

In the event that a Co-owner does not keep electric and/or gas utilities connected as required, the Council of Co-owners shall take any and all measures reasonably necessary to protect the common elements of the condominium which shall include but are not limited to the appropriation of funds to reconnect and maintain electric and gas utilities. All costs and changes incurred by the Council shall be accessed against the unit owner.

Satellite Dishes in The Meadows



Balconies
Patios
YES

Roofs
Fronts of Buildings
Common Grounds
NO

Meadowlark Security Detail

In the Commonwealth of Virginia a security officer must be certified, registered, and approved by the state. The officer must undergo hours of training each year as outlined by the Department of Criminal Justice Services (DCJS) of Virginia and pass routine personal history check by the State Police and the FBI. An armed security officer must undergo additional training and qualify to meet DCJS standards in order to become armed registered.

To address the issue of armed vs. unarmed levels of security it must be addressed that the difference is much larger than the number of hours of required training and the fact that one type of officer carries a firearm while another does not. In Virginia, unarmed security officers (not including Loss Prevention) have NO arrest authority. An unarmed security officer has the role of detecting, reporting, and hopefully deterring crimes and unwanted activities. To put this another way, if you find yourself being attacked on a street corner in front of an unarmed security officer that unarmed officer cannot physically intervene in order to protect you. That officer has the duty and obligation of calling 911 and that is it. Unarmed officers are witnessing tools. The only unarmed security officer with arrest authority in Virginia is one that has been deputized either by swearing in or at the direction of a law enforcement officer; or a loss prevention officer working at a retail outlet.

An armed security officer, on the other hand, has arrest authority and the necessary tools to protect another human being and the officer. An armed officer by definition is “any officer licensed to carry a firearm or that has immediate access to a firearm while on duty”. Part of the armed officer training in Virginia, aside from firearms training, is the subject of arrest authority. To put this another way, if you find yourself being attacked on a street corner in front of an armed security officer, that armed officer may intervene on behalf of your protection by utilizing the force continuum. Furthermore, the security officer may detain the suspect for up to one hour, provide further assistance to you, the victim; and may be considered the arresting officer in court. The armed officer may affect arrest.

The security detail at the Meadows calls for a minimum of one armed and one unarmed officer on duty for the designated 8 hour shift. Security serves the Meadows 365 days a year. The primary role for security is to Detect, Deter, and Report unwanted activity and criminal activity to Management, the Board of Directors, and to local authorities; and to enforce parking regulations as defined by the Board of Directors in the Meadows Rules and Regulations guide. Secondary roles include assessing the property for safety related issues and reporting on findings; assist office personnel and Board of Directors members by answering questions by residents and guests during non-business hours; assisting residents and guests in any manner deemed acceptable by management and the governing body; and act as a liaison between the local police department and the community (management, Board of Directors, residents). The level of authority the security staff has is entitled by the state of Virginia and the contractual client of the security provider, in this case the Meadows.

Ticketing & Towing – Ticketing is done at random within the neighborhood, weather permitting. The best way to ticket is to hit entire streets at a time, wait a period then hit that street again later in the shift. There is an old fisherman’s saying of “you’re never going to catch all the fish in the sea no matter how hard you try and how many nets you have.” Security is never going to catch every resident using a visitor’s pass, every car without a permit, or every car in violation on every day. It helps when residents can lead security to frequent offenders of parking rules but security cannot write tickets 8 hours a day for 927 parking spaces. A few times a year security will allocate the time to write tickets in the entire neighborhood, which takes 4 to 5 hours. The largest number of tickets written in a campaign of this size was 45 tickets and that was in 2002. The last time security wrote tickets in the entire neighborhood during one shift in 2008 they only wrote 21 tickets. The number of vehicles parked on Saint Germain every night attest to the effectiveness of the parking enforcement program.

Towing of vehicles is done in conjunction with the towing company. If a vehicle has been warned with a ticket and the allocated amount of time to rectify the issue has expired

as described in the Meadows by-laws, the vehicle is then subject to tow at the owners expense. After a vehicle is located it is checked over to ensure compliance. If the vehicle is not in compliance then it is eligible for towing at any time. Prior to a vehicle being towed the vehicle is checked for a third time to ensure compliance and no errors on the part of the Meadows and the vehicle is also checked for damage. After this the tow truck will hook up to the vehicle. At this time, by law, your vehicle is in possession of the tow company and can be taken at their discretion. Security cannot stop the towing of a vehicle.

Law Enforcement – Security is not law enforcement in the same sense as the police. Security is a level of compliance with the roles of detecting unwanted activity, deterring unwanted activity, and reporting unwanted activity to authorities. Security officers are not sworn in under oath on behalf of the state or county for the purpose of enforcing state and county laws. If a crime has been committed or an issue requiring legal presence of a police officer is necessary then there is NOTHING security can do to assist you. Security cannot make an official report for your insurance agent. Security cannot obtain warrants on your behalf. Security cannot contact another local agency on your behalf. This is especially true for any crime involving property because under Commonwealth law the property owner must be the person reporting the crime to the police.

However, if a crime is currently being committed security can assist you by providing a level of protection you ordinarily would not have and security becomes a witnessing agent. Security may directly intervene in the situation according to law. The level of response will vary according to armed or unarmed status and other legal avenues.

Answers to Frequently Asked Questions

What are these “Monthly Security Totals” in the Meadowlark?

The totals are the number of situations on a listed street that security was called to or otherwise involved in. These calls for service may be any of the following issues but not limited to: motorist assistance, resident assistance on behalf of the Meadows, fire emergency (security has put out a few fires over the years), suspicious events, assisting the police with a warrant service or translation service at the request of the police, drunk in public and other alcohol related issues on common elements, domestic disputes, fights, noise violations, gas leaks (vehicles and homes), property damage to common elements (downed trees, downed light poles, etc.), and public relations acts. Essentially, if security is called by a resident or guest for whatever reason it is tallied. If security is patrolling and detects or otherwise becomes involved in a situation on behalf of the Meadows or a Meadows resident then the situation is tallied.

Why can’t security enter my house if I have a problem inside my home?

Security can enter your home. However, security has no authority in your home by contract and because of this the Board of Directors does not grant security the approval to enter a home on a resident’s behalf unless it is an absolute emergency involving the loss of life or limb. Security may enter your home if serious or grievous bodily harm is eminent, and is protected under common law while doing so as the security response falls under public safety roles providing the police have been notified. Security may also enter your home at the direction and/or request of a law enforcement officer. Security is bound by certification, registration, and licensing requirements to assist the police at all times while on duty and at the request of the police.

Can security call the police for me?

In the event of a property crime security cannot call the police on behalf of a resident. Only the property owner or a caretaker as designated by the property owner can call the police to report damaged, lost, or stolen property. In the event of a crime involving anything of a physical nature (assault, battery, robbery, etc.) security can call the police on your behalf but only if security is involved in the situation and the situation has occurred on the common elements or spilled over onto the common elements. If you find yourself in need of security or the police inside your home the best course of action is to contact the police first, then security. Outside of your home you are urged to call 911 in the event of an emergency. If 911 is not necessary you may call security and/or the police in no particular order.

Who are the security officers in the Meadows?

The core of the security staff consists of:

Mike Mantz has been the security supervisor at the Meadows since June of 2001 after he was posted and assigned to the Meadows in January of 2001 under another security company. Mike has extensive security related experience, especially in the community policing and executive protection areas of advanced security and is registered as an armed security officer. He obtained a Bachelor’s Degree in Criminal Justice in 2005 and is the co-founder and Compliance Agent of US Security Solutions, Inc.; the security provider in the Meadows. In the past Mike has been the detail leader in the protection of Willie Nelson; .38 Special; STYX; Ted Nugent; Joan Jett; Charlie Daniels; Rick Springfield; Sylvester Stallone; Joe Gibbs; Trick Daddy; Gov. Mark Warner; Gov. Tim Kaine; Ted Leonsis; and others. Mike has scored Distinguished Expert three consecutive times in firearms qualification through Virginia Dept. of Criminal Justice Services and is a hand to hand combatives specialist, holding a 2nd degree black belt in Tomiki-ryu/Tenshin Aikido and other belt rankings in Daito-ryu-Aiki-jujutsu and Tang Soo Do. Mike frequently instructs abused women on a volunteer basis through women’s shelters and other charities.

Donny Boss has been posted at the Meadows since January 2008 under US Security Solutions, Inc. and is registered with DCJS as an armed officer. He is the Assistant Supervisor at the Meadows and specializes in community policing areas of security. Donny qualified expert in small arms and excels in the principles of marksmanship. He also has experience in special event security and has protected various celebrities. He is originally from Buffalo, NY, and has lived in Virginia since 1985.

Charles “CJ” Migliore came the Meadows in April of 2008 after completing a 2-year stint in the US Army. CJ is part time at the Meadows and is fluent in Spanish and serves as translator where his services are invaluable due to his customer service oriented nature. He is also highly trained in anti-terrorist initiatives due to his Army training.

Stanley LaFrance is a part time security officer at the Meadows after working there in a full time capacity from late 2000 until mid 2006. Stan is an armed security officer and specializes in community policing and access control areas of security. He is highly qualified and has scored distinguished expert on four occasions. Stan also has experience in personal protection and threat assessment security. Originally from the Bronx, NY, Stan played semi-pro football in Northern Virginia for two years.

How safe is the Meadows?

Honestly, ask police officers that work this area and get an independent answer! The security staff has been praised for their levels of dedication and job performance by the police officers that work this part of the Sully District. Security can report, however, that since 2001 when the Meadows was commonly referred to as “The Ghetto’s”, a lot of things have changed. Security has assisted the FCPD and DEA in the take down of seven houses that were heavily involved in narcotics trading and illegal firearms, and the demise of gang activity in the neighborhood. Furthermore, security has played a direct key role in the apprehension and arrest of several persons wanted by authorities for crimes ranging from domestic assault to murder, residents and non-residents alike.

As some residents are aware, there have been three stabbings in the Meadows since 2005. One stabbing resulted in a homicide. However, it should be pointed out that in all three incidents the suspect and the victim were acquaintances or family members and all three incidents happened inside homes and NOT on the common elements of the community.

There was a time when people were scared to come outside after dark to walk their dogs. As of right now people are out at all hours walking dogs or just taking a stroll for the fun of it. While there are some quality of life issues in the Meadows it is still a safe place to live. It should also be noted that one should not take for granted the level of safety for his or her self and loved ones. Ultimately each person is responsible for their own safety at all times in their life.

How Much Does Security Cost Me?

The cost of security services is approximately \$23 per month of your condo fee.