

The Meadow Lark

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

New Online Payment Instructions and Lockbox Address

The Meadows has changed banks so the mailing address for payments and online payment process has changed. You may have noticed that the lockbox address on your payment coupons now reflects the following:

The Meadows
PO Box 18002
Ashburn, VA 20146

Please be sure to note the address change to avoid delayed processing and the late fees that may result.

The link for online payments has also changed. Below is the link and new instructions for online payment:

www.sfmccinc.com

Once on this site, please select "Meadows" from the Community Information drop down box. The Meadows page will have an online payment link at the bottom of the page. Please have your account number, property address and preferred method of payment available. Your account number can be found on your payment coupon. For your convenience, payments can now be made by electronic check, Visa or MasterCard. Please note that there is a convenience charge for online payments.

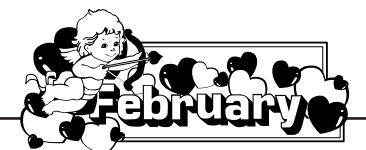
Deep Freeze Hits the Meadows – Several Water Pipes Burst!

As we were preparing this issue of The Meadow Lark a big freeze hit our area causing water pipes to freeze and burst in eight units here in The Meadows, resulting in water damage to these as well as to surrounding units! Please read the repeats of two articles repeated from the last two issues inside to make sure that you are prepared for really cold weather and that you know what to do if a pipe freezes and /or bursts. Please report any newly vacated units to The Meadows Office so that they can be checked for compliance of the "heat must be kept on at a minimum of 65 degrees Fahrenheit" regulation by their Co-Owners.

Next Month:
We'll begin a series of Home Improvement / Fix-It articles.

Rules & Regulation Review

The Board of Directors is conducting its annual review of the Rules and Regulations. If you care to submit you ideas for corrections, changes or additions, please submit these via email, fax (see contact info on the back of this issue) or drop place them in the black mailbox in front of the clubhouse or in person to the Management Office in the Clubhouse as soon as possible.



Board of Directors Meeting: Thursday, February 5 and 19, 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.

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.

CONGRATULATIONS – to Anne and Bill Liedtke on their 35th anniversary on February 2.

Holiday Decorating Contest

First Place: 14511 Rustling Leaves Lane... It was Over the Top!
~~entire railing, tree, bushes and hedges were lit!
Santa's lighted sled on balcony... It was incredible!

Second Place: 14487 Rustling Leaves Lane... Balanced and elegant!
~~the lighted rails and centered wreath above was beautifully done!

Third Place: 14480 Turin... Very creative!
~~ The lighted arched doorway and Santa balancing on the railing was unique.
The railing lights were very festive..

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 8½"x11-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

With a brand new Board comes some brand new ideas. A lot of you have asked why we have a clubhouse meeting room, and why it was redecorated. We have it because it is an amenity in the neighborhood, like the pools or the playgrounds. Redecorated? It needed it! So, we would like to promote the use of the clubhouse room. We are holding an Open House, Sunday, March 8, 2009 at 3pm to get your suggestions and ideas on using the clubhouse. Come up for some light refreshments, and let's chat. Some of the ideas already submitted include movie nights (free of course) in all age groups, craft get-togethers, play/homework groups for kids of all ages, video game tournaments, etc. Let's hear from you.

Also, as you go through the neighborhood, let the office know if you see things that need attention; for example, loose shutters, chipped or cracked stairs or sidewalks, loose railings, etc. We have regular inspections, but no one can see everything. Please be sure to notate the address so the office knows where to find the problem item.

~ Joy C. Fosher

Board of Directors Motions

At the December 18 Meeting:

- Passed motions to approve an Architectural Review Form (ARF) and an Interior Alteration Form.
- Passed motions to approve \$1775 in roof repairs by Katchmark Construction.
- Passed a motion to allow gas in a vacant unit to remain off temporarily as long as the temperature is maintained.
- Passed motions concerning four collection cases.
- Passed a motion to deny waiving a trash charge.

At the January 8 Meeting:

- Passed a motion to approve an ARF for a satellite dish pole on a temporary basis.
- Passed a motion to approve roof repairs in the amount of \$4518 to be done by Katchmark Construction.

- Passed a motion to reaffirm Board Determinations.
- Passed a motion to deny a towing reimbursement request.
- Passed a motion to waive some violation fees.
- Passed a motion to waive some legal fees.

At the January 22 Meeting:

- Passed a motion to make a \$50 donation to the Centreville Volunteer Fire Department.
- Passed a motion to approve roof repairs in the amount of \$850 done by Katchmark Construction.
- Passed a motion to charge \$50 for a dog rule violation.
- Passed a motion to waive part of a violation fee and not waive legal fees.
- Passed a motion to deny a towing reimbursement request.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Satellite Dishes in The Meadows



Balconies
Patios
YES

Roofs
Fronts of Buildings
Common Grounds

NO

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

NO EXTERIOR UNITS ARE ALLOWED

Standing Committee Chairs

The following residents have been appointed by the Board of Directors to chair The Meadows Standing Committees for 2009. More committee members are needed. Please contact The Meadows Management Office or attend a Board of Directors Meeting to voice your interest. This is a great way to serve your community and to get to know your neighbors. Most committees meet on an as needed basis. See the contact information on the back of this issue.

Administrative Support: Joy Fosher

Contracts: Raj Chamakura

Landscaping and Grounds: Joan Orvis and Miriam Hewitt

Buildings and Architectural Review: Kelton Reynolds

Safety and Security: Mandy Evanson

Community Relations: Open

Pool Committee: Bill Liedtke and Kelton Reynolds

Social and Recreation: Mandy Evanson

There are two Ad Hoc Committees:

Playground: Joy Fosher

Technology: Raj Chamakura



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.

PAID AD

WINDOW SALE

**Save Up to 40%
on your heating
and cooling bills.**

Free Estimates

703-273-0101

www.nuhomewindows.com

Fully Licensed, Bonded & Insured
VA # 2705-064938A

Security Totals

December 15, 2008 – January 14, 2009

Vehicles Ticketed: 17

Vehicles Towed: 6

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

Avocado: 0

Cool Oak: 1

Golden Oak: 2

Rustling Leaves: 0

Saguaro: 6

Saint Germain: 2

Strasburg: 7

Turin: 4

Calls referred to police/fire/rescue: 4

What To Do If You Experience a Leak

If you are experiencing 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, you should 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 does not get involved. 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 may not be 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.

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, contact the Fire Department.
- 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.

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.)