

# The Meadow Lark

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



Place your "for sale" items on your front porch, patio, on the lawn areas around your unit, or in your reserved parking space.

We will have signs out in the median area on St. Germain, inviting the public to come into our neighborhood for the Sidewalk Sale.

Please Note: Unsold items and trash must be cleaned up and removed by 3:00 PM.

**Board of Directors Meeting Change**

The Board of Directors has decided to return to holding two meetings each month on the first and third Thursday.

October's meetings will be held on October 1 and 15 at 7:30 pm in the Clubhouse.

Residents and Co-Owners are encouraged to attend.



**Board of Directors Meeting:** Thursday, October 1 and 15, 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](http://mymeadows.net).

**Security Meeting:** Tuesday, October 13, 7:00 PM in the Clubhouse

**BOD Candidate Declaration Deadline:** Wednesday, October 15 in order for your name to appear on the ballot.

**Community 'Side Walk' Sale:** Saturday, October 17. See the announcement on this page.

**Halloween Decorating Contest:** Judging on Saturday evening, October 31.

*Residents and Co-Owners are welcomed and encouraged to attend any committee meeting.*



## Halloween Decorating Contest!!

Okay, all you freaky fun-loving folks out there—now is your time to shine!! Get your creative juices going by joining in on our community's Halloween Decorating Contest.

Judging will be held on Halloween evening, Saturday, October 31st.

Four \$25 gift certificates will be awarded to the best 'worst' houses!

## Meadows Website

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

## The President's Corner

Fall is here, and we have some upcoming events. The Fall "Sidewalk" Yard sale is scheduled for October 17, 8 AM – 1 PM, rain or shine. Place your "for sale" items on your porch or patio; we'll take care of the signs. Please check the Meadow Lark article for more information, and be sure to clean up your area by 3 PM. Also, Halloween decorations will be judged on October 31st.

We are having some really nice weather now, so please take extra care when driving through the neighborhood. Skateboard and scooter riders are everywhere! Parents—please remind your children that although we have no rules against them riding in the streets, they must be alert and aware of traffic.

To anyone who has an interest in becoming a Board Member: now is the time to put your name in the ring. Elections will be held in December. Come help us govern YOUR community.

~ Joy C. Foshier

## Board of Directors Motions

### At the September 17 Meeting:

- Passed a motion to spend a total of \$325 for the yard sale, Halloween and Christmas prizes and decorations.
- Passed a motion to approve two Architectural Review Forms for an air conditioning unit and a condensate line.
- Passed a motion to accept the bid of \$133,845 from USI for renewal of our master insurance policy.
- Passed a motion to waive clubhouse rental fees for two meetings relating to a community fundraiser.
- Passed a motion to allow one vote per unit when a committee is taking a vote on an issue.
- Passed a motion regarding actions to be taken against a resident as a result of dog violations.
- Passed a motion to deny two requests to waive violation fees.
- Passed a motion reaffirming actions taken concerning improvements made to a unit's attic.
- Passed a motion concerning swim team funds.
- Passed a motion to close a case against a delinquent Co-Owner and report the debt to the credit bureaus.
- Passed a motion to start having two Board meetings per month.

COMPLETE MINUTES OF BOARD MEETINGS  
AVAILABLE AT THE OFFICE

## Candidates Wanted!

One resident has declared her intention to run for a seat on the 2010 Meadows Board of Directors. She is Lynn Piercey who is currently serving on the Board. There are four open positions. Five members will continue to serve. Each Director serves a two year term. As you can see, additional candidates are needed.

Meetings are held twice a month with special meetings convened as needed.

If you are interested in declaring your candidacy, please do so by October 15th in order for your name to appear on the election ballot. Contact The Meadows office by email, phone or fax (see the contact information on the back page of this issue). You will need to fill in an application so that your bio can appear in next month's *Meadow Lark*.

Our community's Candidates Night will be held in November in the Clubhouse where each candidate may make a brief presentation and residents and co-owners can ask questions.

## Security Totals

August 15 – September 14, 2009

Vehicles Ticketed: 56

Vehicles Towed: 15

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

Avocado Court: 1

Cool Oak Lane: 7

Golden Oak Court/Road: 4

Rustling Leaves Lane: 2

Saguaro Place: 9

Saint Germain Drive: 5

Strasburg Drive: 5

Turin Lane: 3

Calls referred to police/fire/rescue: 8



## Fire Safety

Since it is getting colder, please take the time to read the following in order to learn the Regulations set in place to help prevent the possibility of fires here in The Meadows.

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.

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## 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.

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## Bits & Pieces

### ■ Leaves, Leaves, Leaves!

The leaves will soon begin to fall. Downstairs residents are urged to keep window wells and entryways clear of leaves to prevent possible water backup and damage to units. All residents should keep porches, balconies, patios and sidewalks clear of leaves which can become slippery when it rains. The Meadows does provide leaf pickup. However, trees shed their leaves at different rates, so it is not possible for all of the leaves to be gathered at once.

### ■ Regular Furnace Maintenance

It is critical to ensure safe and efficient operation of your furnace regardless of the age of the unit. Many heating and air conditioning companies offer discounted specials beginning in the fall.

### ■ 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.

### ■ Security Corner

Please be aware of the 15 MPH speed limit within the community. Also, please secure your vehicle and remove or hide items such as GPS units. This will lessen your chances of a vehicle tampering IF area thieves do decide to enter the Meadows.

### ■ Needed

Your fall birthday and anniversary announcements! Tell everyone all about it! Send your announcement to meadowsoffice@verizon.net or drop it in the large black mailbox in front of the clubhouse by the 20th of the month. Please include your name, address and phone number. These will not be printed.

### ■ Lost & Found

In the Meadows Office, 703-830-4464.

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## 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.

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## Getting “Face Time” with the Board of Directors

In the past some Co-Owners and Residents expressed a desire to discuss issues or concerns and were frustrated with only being given three minutes during a meeting of the Board to do so. We would like to share with you a simple way to engage the Board of Directors beyond the three minute time limit, but first we feel it is important for all residents to understand the meeting format, reasons for time limits and why the Board can not immediately act on issues brought before them in guest time.

During each Board meeting there is time set aside for guests to speak, but because this is a business meeting with specific items that require consideration, there is a three minute time limit for unscheduled speakers. This common method of limiting time and interaction for guest speakers is used by many governing bodies, such as Fairfax County Board of Supervisors, Planning Commission, associations and like organizations. There is a necessity for time limits because every meeting carries an agenda of items, each of which requires the Board to consider, discuss and attempt to render a decision. You may not be aware that there is a time limit in the By-Laws stating meetings should not go beyond 10:00pm. This gives the Board a very finite amount of time to get their work done, so unfortunately lengthy dialog between unscheduled speakers and the Board is not possible. In addition, the Board wants to be sure that they make the right decisions and offer correct information to Co-Owners, which is not possible when an issue is brought before them for the first time at a meeting. To provide Co-Owners with solid and factual information they need to be able to thoroughly research all matters before acting.

If you have questions or concerns about operations we suggest that you contact our Management staff, as they are very knowledgeable on accounts, violations, issues facing our community, as well as the actions of the Board, limitations of the Association and the legal obligations we must fulfill. If you would like to have a specific issue discussed by the Board or a specific action considered by the Board, we welcome you to add your concerns or questions to a meeting agenda. This allows the Board of Directors the opportunity to review your concerns or issues and requested action in advance then come to the meeting prepared to discuss the matters, offer suggestions and take action, if needed. It also allows you the opportunity directly interact with the Board in a more meaningful way.

The process to be added to an agenda is quite simple; first, you must submit to the Management Office in writing the issue you would like to be added to the agenda. Please include any action you wish the Board to take regarding your concern, any specific considerations or accommodations you are requesting, any documentation you have to support your request, your name, address and telephone number. The Property Manager will then gather any additional information regarding your request that the Board will need and will include that documentation, along with all of the information you have provided, in the Board packet that is delivered in advance to BOD members of the Board meeting. Board members will then review all of the information prior to the meeting. You will still have three minutes during the guest portion to make any additional statements or advise the Board of anything that may have changed since your request was received. When your item is called from the agenda, the Board will discuss the matter and if necessary, will ask you direct questions about the matter and allow you time to reply. Typically the Board is able to render their decision or offer their position at that meeting; however, for some matters it takes additional research or thought and the matter will be continued (or deferred) to a future meeting.

We are always happy to have residents attend our meetings whether to simply observe what is happening in our community or to offer their thoughts and concerns. If you are unable to regularly attend Board meetings, please go to our website, [www.mymeadows.net](http://www.mymeadows.net), or the Management Office to view full meeting minutes. Abbreviated minutes are also published in each issue of *The Meadow Lark*. Meeting agendas are posted in the Management Office and online on the Tuesday before each Board Meeting. If you see an issue that the Board is currently considering and you would like to weigh in, please contact the Management Office and make arrangements to have your thoughts brought before the Board. If you can not attend the meeting, your written statement can be presented on your behalf. Knowing the issues currently before the Board of Directors is the best way for residents to stay informed and allows Co-Owners the opportunity to make their wishes known prior to Board action.

We hope that the guidelines above will help to facilitate open lines of communication and help residents make the most of their meeting attendance.

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

**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: 1-800-309-4709**

**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 or emailed to meadowsoffice@verizon.net. The deadline is the 20th of each month. Personal ads must be 25 words or less, on 8½x11-inch paper or emailed to meadowsoffice@verizon.net. Include your name, Meadows address, and telephone number. The Meadows does not endorse any advertisers. EDITORS: Dick and Lydia Miller

PAID AD

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**The Visitors Parking Pass will no longer appear in The Meadow Lark.**

**Please visit [www.mymeadows.net](http://www.mymeadows.net) and click on Meadows Business in the sidebar menu, then on Forms and Files and scroll down to On-line Forms and click to find the Visitors Pass. If you prefer, visit the Meadows Office to pick up copies.**

## Classified Ads

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.

## Satellite Dishes in The Meadows



Meadows Resident Coupon

## Baskin Robbins

Phone 703-314-8467

**10% OFF all purchases,  
\$3 off of any cake \$20 or more**

*Offer through December 2009*