

The Meadow Lark



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

Annual Meeting Tuesday, December 8

The Meadows Council of Co-Owners' Annual Meeting will be held on Tuesday, December 8 at 7:30 pm in the Clubhouse at 6100 Strasburg Drive. All Co-owners should receive a written notice, proxy and ballot in the mail. This packet will be mailed shortly. If you don't receive it, please call the Office at 703-830-4464.

The proxy is needed in order to hold the meeting and the Board of Directors election. In order to vote, you must either fill out the ballot and mail it in with your proxy form, or bring them to The Meadows Office during regular business hours, or attend the Annual Meeting to vote in person. Proxies/ballots will not be accepted after 5 PM the day before the Annual Meeting. Please follow the directions included in the packet.

Candidates for 2010 Board of Directors

The following residents have declared their candidacy for the 2010 Meadows Board of Directors. They are Christopher Hill, Lynn Piercey, Kelton Reynolds and Angelita Santiago. There are four open positions. Five members will continue to serve. Plan to come to Candidates Night on Thursday, November 19, at 7:00 PM (note the early start time) at the Clubhouse, to hear the candidates speak. There will be a brief question and answer session. There is a Board of Directors meeting directly following Candidates Night.

Christopher Hill has been a Co-Owner for three years and a visitor to The Meadows for over seven years. He is an Information Technology professional. He is interested in a seat on the Board: "In addition to addressing customers concerns and questions, I've also been responsible for managing and implementing IT infrastructure for small to medium size businesses. I believe I can contribute to the community as a whole with my IT skills. I also believe that I could help address the needs and concerns of Co-Owners and Renters alike."

Lynn Piercey has resided in The Meadows for thirteen years. She has worked in construction accounting for the last fifteen years. Lynn has served on the Board for two years. She says, "I care about what goes on in our community. My position on the Board has allowed me to see the hard work and dedication that is required in the operations and upkeep of our community. I want to continue to serve in making The Meadows a happy and safe place to live."

Kelton Reynolds has lived in The Meadows for more than twenty-five years. He has been a Board member for about fifteen years, serving as Vice President for six years, and on several committees such as the Pool and Architectural Review. He has also served as Security Liaison to the Board. He states, "I have gained a lot of knowledge about what it takes to operate and manage a property like The Meadows during my time on the Board. I cast my votes in a fair and objective manner and respect alternate viewpoints. I want to continue to serve my community in this capacity."

Angelita Santiago is a nine year resident of The Meadows. She has served on the Board for the past two years. She is a volunteer at the Sully Senior Center here in Centreville. Angelita expresses her reasons for seeking another term on the Board: "I enjoy helping the Board serve all of The Meadows residents and Co-Owners in its decisions. I do feel like I represent the Spanish speaking residents. I encourage cooperation between neighbors to improve the quality of life in The Meadows."

Candidates Night

Come hear the candidates running for seats on the Board of Directors this coming Thursday evening, November 19, at 7:00 PM in the Clubhouse. You will have an opportunity to ask questions. Please note the early start time. The Board of Directors meeting will follow.



Board of Directors Meeting: Thursday, November 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.

Parking Enforcement Committee: Tuesday, November 3, 7:00 PM in the Clubhouse. This is a new committee.

Candidates Night: Thursday, November 19, 7:00 PM in the Clubhouse. Board of Directors meeting will follow.

No Trash Pickup: Thanksgiving Day, Thursday, November 26. Please hold your trash until Sunday, November 29 after 5:00 PM.

Office Closed: Thursday and Friday, November 26 and 27 for the Thanksgiving holiday.

Looking forward to...

Annual Meeting: Tuesday, December 8, 7:30 PM at the Clubhouse.

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

Meadows Website

www.mymeadows.net

The President's Corner

It's November already! Our Yard Sale in October was washed out, but the one thing that you can't bank on is Mother Nature!!

It has recently come to the attention of the Board that some residents and/or Co-Owners have made interior alterations to their homes to add an extra bedroom. Please be informed that any interior alterations to change the use of a room must be approved by the Board in advance (per The Meadows *Rules and Regulations*). This is to help insure the safety of our residents and integrity of our buildings by making sure that alterations are made according to Fairfax County codes. Attics are not living space, and cannot be used as bedrooms; they do not meet code for this purpose. Code violations are subject to enforcement by the County and the Board of Directors. Any alterations to this area must also be pre-approved by the Board.

The form to request any alterations to a Unit are available in the Office or online at mymeadows.net. Any alterations done without Board approval may require the Unit's Co-Owner to return it to the original state at his or her expense.

~ Joy C. Foshier

Board of Directors Motions

At the October 1 Meeting:

- Passed a motion to approve an Architectural Review Form (ARF) for window replacement.
- Passed a motion to make no changes to our rules regarding the number of dogs.
- Passed motions to adopt two Administrative Policy Resolutions.
- Passed a motion to disband the Security Committee.
- Passed a motion to accept a bid from National Antenna of \$1756 for antenna repairs.
- Passed a motion to accept a bid from HLS of \$321 for shrub replacement.
- Passed a motion regarding the status of five delinquent Co-Owners.

At the October 15 Meeting:

- Passed motions to approve four ARFs for windows, a dryer vent, a bench and a FIOS box.
- Passed a motion to approve roof repairs by Katchmark in the amount of \$1057.
- Passed a motion to approve a bid by Doyle Remodeling for a waterproofing job costing \$11,800.
- Passed a motion to approve Collins Septic as our snow removal contractor at the same rates as last year.
- Passed a motion to approve a contract with HLS for five years for grounds maintenance, the first year at \$64,244.
- Passed two motions concerning numbers of pets allowed.
- Passed a motion to conduct a full asset search relating to a delinquent Co-Owner.
- Passed a motion to hire a new maintenance person.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Satellite Dishes in The Meadows



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.

Security Totals

September 15 – October 14, 2009

Vehicles Ticketed: 33

Vehicles Towed: 12

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

Avocado Court: 2

Cool Oak Lane: 9

Golden Oak Court/Road: 8

Rustling Leaves Lane: 3

Saguaro Place: 10

Saint Germain Drive: 7

Strasburg Drive: 9

Turin Lane: 8

Calls referred to police/fire/rescue: 7



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.

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.

Bits & Pieces

■ Leaves, Leaves, Leaves!

The leaves are falling. 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.

■ Lost & Found

In the Meadows Office, 703-830-4464.

Violations

Some people feel we have too many rules, and others feel we have too few. As a condominium association we have to maintain a level of uniformity and compliance. The “small” issues, things on stairs, patios, balconies, etc., are just as serious as trash being put out early, wiring hanging from walls and windows, unkempt gardens, etc. For instance, if there are three units side-by-side, each having three “small” violations, that means in one small area there are *nine* violations. Nine violations, even small violations, in one grouping create a big problem in the overall appearance of that area. We can not pick and choose which rule violations to pursue or alter the covenants procedures based on the inspector’s interpretation of the seriousness of the violation. Please review your *Rules and Regulations*—many of the items in question are covered there. If there are rules and regulations you feel are unfair or unnecessary, then please contact the Office and ask to be placed on a Board Meeting agenda.

Required Action to Avoid Pipe Freeze and Water Damage

To safeguard against costly frozen/broken pipes it is required that ALL units, to include those that are vacant and/or bank owned, maintain a *minimum* temperature of *65 degrees Fahrenheit* during the winter months. To this end, all utilities must remain connected and all machinery (i.e. furnace, hot water heater, thermostat, etc.) must be in proper working order.

As you may be aware the plumbing and shut off valve for the outdoor spigots are inside of the lower units. Also to avoid pipe damage, we ask all lower unit residents to shut off the valve that supplies water to this spigot by **November 1st**. Our maintenance technicians are happy to assist you with the winterizing process; however, we need to access your unit to do so. Our maintenance department is available by appointment Monday-Friday from 6am to 3:30 pm. Please contact the Management Office as soon as possible to schedule an appointment.

Here’s how to turn these faucets off and drain them:

Front water faucets: Turn water off at the cut-off valve, which is located under the kitchen sink. Use the petcock valve to drain the water from the pipe. Caution: The water may spurt out, so have a pan and towel ready! While the petcock valve is open, push the black ring up on the outside spigot. Don’t forget to replace the petcock valve cap when the water is drained. After completing these steps, leave the outside faucet open to drain all winter. Condensation has been known to freeze and burst pipes in walls. The resulting damage may or may not be covered by insurance, depending on the precautions you take.

Rear faucets (which all downstairs units have): The cut-off valve is inside the utility room. Turn the valve off and leave the outside faucet open to drain, all winter. When you open the valve, push the black ring up on the outside spigot.

In addition to the water faucet requirements, Meadows Regulations include 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 charges incurred by the Council shall be assessed against the unit owner.”

Please be aware that any damage resulting from the valves not being properly closed, lack of utility service, non-functioning machinery and/or interior temperature below 65 degrees Fahrenheit will be the unit owner’s responsibility.

Thank you for your prompt attention to these important matters.

Helping Hands

Ever have the urge to help a neighbor in need? How about make a couple extra bucks doing odd jobs? If you answered yes to either of these questions have we got an offer for you! Sounds like one of those too good to be true, late night infomercials doesn’t it? Well its not—it’s a real opportunity to increase your bank account a little, fulfill your community service requirements if donating your time or just feel good about helping someone who could use it!

If you are willing and able The Meadows would like to put you in touch with residents who may need some help shoveling snow, raking leaves, walking the dog, carrying packages or other odd jobs. You can do the work for a reasonable fee or out of the goodness of your heart.

If you are a reliable teen or adult interested in helping out please email, fax or deliver in writing your name (first name only is fine), street you live on and telephone number to the Management Office. We will compile a list of all of those interested in helping and distribute the list in the next issue of the Meadow Lark. Your information can be faxed to 703-815-0755, emailed to brooke.themeadows@verizon.net or delivered to the office. This is a great opportunity to be a good neighbor! We hope you will take advantage of it!

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

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

Please visit 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.

FOR SALE – Sony Digital Handycam Camcorder, Model No. DCR-TRY-140, as good as new. Available with carry case, and other accessories, free empty cassettes. \$200 (open to negotiation). Call 301-755-3555 or email shekar7272@gmail.com

FOR SALE – Recreational trailer, beds for 4, complete kitchenette w/refrigerator, stove & oven. Bathroom with commode, AC & heat. \$2,500 or best offer Call Ray at 703-380-7251.

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