

# The Meadow Lark

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

## Standing Committees for 2010

The Board of Directors appointed the following residents as chairpersons of The Meadows Standing and Ad Hoc Committees for 2010.

If you care to join a Committee, please email or fax the office. Use the contact information on the back page of this issue. If you prefer, you can drop a note in the large council mailbox in front of the Clubhouse. This is a great way to use your interest to serve your community and to get to know your neighbors. Most committees meet on an as basis. Please be aware that the Board of Directors has made some changes to this list since this it was first printed in December's issue.

Landscaping and Grounds – Joan Orvis

Community Relations – open

Social and Recreation – open

Pool – Bill Liedtke and Kelton Reynolds

Technology – Chris Hill

There are three ad hoc committees:

Playground Committee – Joy Fosher

Swim Team Parents – Sandy Porter

Parking Enforcement – Liz McKaveney

## Board of Directors Officers for 2010

The Board of Directors elected these members to serve as officers for 2010 at its January 7 meeting.

President – Joy Fosher

Vice President – Kelton Reynolds

Secretary – Bill Liedtke

Treasurer – Linda Lachapelle

Parliamentarian – Irv Katz

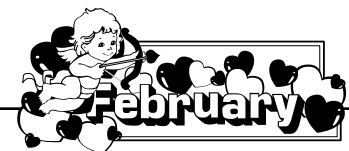
## We Need Your Eyes

The Meadows employs only four full-time and one part-time staff members. Since staff can't be in all places at all times we ask that you contact the Management Office by phone, fax or email when you see an issue needing attention, such as a detached shutter, loose railing or missing shingle. Staff may already be aware of the issue or actively working on getting the issue resolved, but it is possible that the issue you observed has not yet been detected by our staff. As they say, it's better to be safe than sorry, so please call/email the office with the details.

Our staff does all they can to keep up with the ever-present maintenance needs of our 39 year old property, but we need our residents to take part in the process. Also keep in mind that the maintenance work on the property must be prioritized to ensure that safety issues are resolved before those that are of a more cosmetic nature.

## Welcome New Meadow Lark Editors!

Joan Orvis and Bill Liedtke will be the new Co-Editors of *The Meadow Lark*, replacing Lydia Miller who has decided to step down after almost 30 years of service. Both Joan and Bill are experienced and knowledgeable in the workings of The Meadows as well as *The Meadow Lark*. They have worked closely with Lydia. They will assume their duties in the near future.



**Board of Directors Meeting:** Thursdays, February 4 & 18, 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).

**Parking Committee:** February 2 and February 23, 7:00 PM in the Clubhouse. Note there are two meetings this month.

**Social Committee:** Monday, February 8, 7:30 PM in the Clubhouse.

**Swim Team Parents Committee:** Thursday, February 11, 7:30 PM in the Clubhouse.

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

## The President's Corner

Another month has passed, and it's sad to see that most of our Holiday decorations are gone. But, Spring is on her way! Please be mindful of picking up after your dogs, and please dispose of beverage containers, food wrappers, telephone calling cards, and cigarette butts appropriately. We have many garbage receptacles throughout the neighborhood. Help us keep our neighborhood clean and tidy.

We will be planning the Community Yard Sale soon, and will also have a dumpster available for neighborhood "Clean Up". We would like to try once again to have the yard sale within the neighborhood. I have also heard rumblings that some people would like to see a community-wide "Block Party". Come to the Social Committee meeting on February 8, at 7:30 pm and let us know what you think on both issues.

We have a few committees that could use help this year: Landscape and Grounds, Community Relations, Playgrounds, Social, Parking Enforcement and Technology. Feel free to attend meetings; just check the calendar for upcoming dates and times.

Once again, have a safe and happy month, and hope to see you at a few meetings.

~ Joy C. Foshier

## Board of Directors Motions

### At the January 7 Meeting:

- Passed a motion to continue with the same officers as 2009 for this year.
- Passed motions to approve three and deny one Architectural Review Forms (ARF).
- Passed a motion to approve two Interior Alteration Requests.
- Passed a motion to reaffirm Board Determinations.
- Passed a motion to approve a payment plan request.
- Passed a motion to use a private investigator for a delinquency case.

### At the January 21 Meeting:

- Passed motions to approve two and deny two ARFs.

- Passed a motion to approve a bid of \$2550 from Katchmark Construction for roof repairs.
- Passed a motion to approve a revised list of committees.
- Passed a motion to close three delinquency cases and report the debts to the credit bureaus.

COMPLETE MINUTES OF BOARD MEETINGS  
AVAILABLE AT THE OFFICE

## Annual Rules and Regulations Review

The Board of Directors is in the process of its annual review of The Meadows Rules and Regulations. If you have comments or suggestions, please email or fax the office. Use the contact information on the back page of this issue. You can always drop your written comments or suggestions in the large Council mailbox in front of the Clubhouse.

## Satellite Dishes in The Meadows



## Security Totals

December 15 – January 15, 2010

Vehicles Ticketed: 19

Vehicles Towed: 6

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

Avocado Court: 0

Cool Oak Lane: 3

Golden Oak Court/Road: 2

Rustling Leaves Lane: 2

Saguaro Place: 2

Saint Germain Drive: 4

Strasburg Drive: 7

Turin Lane: 7

Calls referred to police/fire/rescue: 4



## Fire Safety

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.

## 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.

## 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

### ■ Furnaces

For safe and efficient operation, please have your furnace checked if you haven't yet done so this season. Make sure to use a licensed and insured contractor.

### ■ 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.

## Parking Committee

The Parking Committee is beginning a Rules and Regulations review for a new parking enforcement plan. We are meeting twice this month on Tuesday February 2 and 23 at 7 PM in the Clubhouse.

## 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 sidewalks 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 re-freezes 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.

## 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, 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.

## 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.)

## Holiday Decoration Contest Winners

Congratulations to the residents of these homes:

14473 Cool Oak • 14511 Rustling Leaves Lane • 6172 Strasburg Drive.

Thanks to everyone who participated in making the Meadows bright during the Holidays!

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

## Save Money!

Replace old windows and doors  
with new *Energy Efficient*  
Windows and Doors.

**Get up to \$1,500 tax credit**  
**Plus \$79 OFF each window**

Serving Meadowlark  
community since 1998

**CALL TODAY!**  
**FREE ESTIMATES**

**NuHome Inc.**  
**703-273-0101**  
**www.nuhomeonline.com**

PAID AD

## A. Heatwole Plumbing Service Co.

31 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!*

## 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.

**Swim Team Parents Committee**  
will meet on Thursday, February 11,  
7:30 PM in the Clubhouse.  
All parents of Swim Team members  
are invited to attend.

**The Visitors Parking Pass no long appears 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.**