

The Meadow Lark

July 2010



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

Celebrations Being Planned

The Meadows Turns 40 – Next Year!

Believe it or not, The Meadows will celebrate its 40th birthday next year. Despite what it says on the marquee as you enter the community on Strasburg Drive (that The Meadows began in 1972), in fact The Meadows opened on July 10, 1971.

A celebration of this anniversary will occur next year. That leads to the question of what would our residents like to see done to mark 40 years of being a community? The Board of Directors is beginning preliminary discussions about how to recognize this milestone, and would like your inputs.

We are also looking for people to volunteer to help not only plan this recognition, but to assist on the day of the actual function. If you have ideas concerning how to celebrate our birthday, or would like to help with the planning and execution of the celebration there are several ways you can let us know what you think. You can email to this address, meadowsoffice@verizon.net, or drop your comments in the black Council mailbox in front of the Clubhouse.

At July 15 Board Meeting

Final Parking Review

Based on a sizeable number of inputs from the community, the Board of Directors has made some significant changes to the proposed parking rule changes. By popular demand, the third sticker for those units that have three working adults who each have a vehicle is reinstated in this draft of the rules, but with some restrictions. A second hang tag for visitors was also added (an increase from the previous one), but their use will be limited to actual visitors. If a resident uses a guest hang tag, their vehicle can be towed. The rule allowing up to 14 days for a vehicle to occupy the same free space was also brought back, it had been changed to only 7 days.

Here are a few things in this final draft that have changed. All violation warning stickers will allow a minimum of 48 hours to correct the violation before the vehicle is eligible for towing, the previous rule had allowed up to 5 days for some vehicles. In order to get a sticker for your vehicle residents will now be required to show a driver's license and registration that have a Meadows address listed on them. Finally, no paper Visitors Passes will be allowed, all visitors will have to use the new guest hang tags.

These new rules have been posted on the website and copies are available in The Meadows Office. Comments concerning these rules need to be submitted to the Board by July 12. You can email to meadowsoffice@verizon.net or drop your comments in the black Council mail box outside the Clubhouse. Final review will be done by the Board at the July 15 Board meeting.



Board of Directors Meeting: Thursday, July 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.

Swim Team Parents Committee: Tuesday, July 6 at 7:00 PM

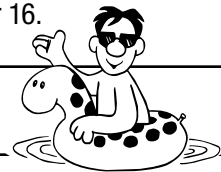
Landscape Committee: Wednesday, July 7 at 7:30 PM

Pool Committee: Tuesday, July 13, 7:30 PM

Residents and Co-Owners are welcomed and encouraged to attend any committee meeting. All meetings are held in the Clubhouse.

Summer Board Meetings

Due to busy summer schedules and the fact that there is generally not as much community business during the summer, The Meadows Board of Directors will conduct only one meeting a month during the months of July, August and September. Those meetings will be on July 15, August 19 and September 16.



Pool Hours:

Monday–Thursday	11 PM – 8 PM
Friday & Saturday	11 PM – 9 PM
Sunday	11 AM – 8 PM
July 4th Holiday	11 PM – 6 PM

The President's Corner

Welcome to July in The Meadows! It's hot, humid; just as it should be. Please be sure to stay well hydrated while you are outside; that includes the kiddies, too. Please note that it is not allowed by our Rules to have your pets tethered outside for any reason, whether you are with them or not. We have noticed some very hot, thirsty pets recently, and besides damaging your pet, you could incur a \$50 fine. Pets left unattended on patios, porches, or balconies is not allowed either.

So, to beat the heat, come enjoy the pools! The water is great. Soda, water and ice cream is for sale at break times, and the profits support the Swim Team. And, by the way, come watch our meets on Saturday mornings. They are a lot of fun, and the kids love to hear the cheers for them as they swim. Check the website at mymeadows.net for pool times.

In walking around the neighborhood, I have noticed a lot of people have built beautiful gardens. My hat is off to you. I haven't even turned the soil over this year. Keep up the good work.

~ Joy C. Foshier

Board of Directors Motions

At the June 3 Meeting:

- Passed motions to approve three and deny one Architectural Review Forms (ARF) and approve one Interior Alteration Request.
- Passed a motion to accept a bid from Reliable Rails of \$525 to replace five rail posts.
- Passed a motion to accept a bid of \$1950 per day for up to four days of tree trimming by Valley Crest.
- Passed a motion to accept a bid of \$21 per roof line from Dry Home Roofing & Siding for gutter cleaning.
- Passed a motion to accept a bid of \$391 for grounds improvement in two areas submitted by HLS.
- Passed a motion to authorize \$400 in expenditures for the swim team.
- Passed a motion to write off \$5496 of pre-petition debt for a former Co-owner.
- Passed a motion to have our swim coach paid through our pool contractor.
- Passed a motion to add the Team Representative to the swim team checking account.

At the June 17 Meeting:

- Passed a motion to approve one ARF.
- Passed a motion to accept a bid of up to \$2300 to repair/replace a pool motor submitted by Continental Pools.
- Passed a motion to accept a bid of \$3001 for striping work submitted by PSI, Inc.
- Passed a motion to accept a bid from Sign a Rama of \$803 for entrance sign replacement.
- Passed a motion to accept a bid of \$3544 from Katchmark for roof repairs.
- Passed a motion to accept a bid of \$5860 from Culbertson for brick repairs.
- Passed a motion to accept a bid from Meadows Farms of \$620 for retaining wall repairs.
- Passed a motion to modify our clubhouse/pool rental form to include the form required by the pool company.
- Passed a motion to accept renewal bids for insurance for our employees.
- Passed a motion to waive two late fees.
- Passed a motion to close a delinquent account and report the debt to the credit bureaus.

Meadows Website
www.mymeadows.net

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Security Totals

May 15 – June 14, 2010

Vehicles Ticketed: 43

Vehicles Towed: 8

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

Avocado Court: 1

Cool Oak Lane: 8

Golden Oak Court/Road: 20

Rustling Leaves Lane: 10

Saguaro Place: 6

Saint Germain Drive: 7

Strasburg Drive: 10

Turin Lane: 5

Calls referred to FCPD/FCFD: 11

Satellite Dishes in The Meadows



Lost & Found

In the Meadows Office – 703-830-4464

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 making the change.

Fire Regulations

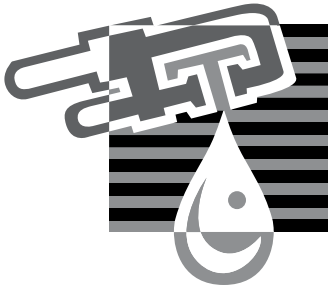
- Smoke detectors are required on *each level* of homes in The Meadows.
- Residents should maintain a fire extinguisher in their units. It should be rated at least 2A:10BC.
- Residents should not store combustibles in furnace rooms. It is a serious fire hazard and is against County and Meadows regulations.
- Kerosene, or any fuel heaters, are forbidden by Meadows regulations.



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.



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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.

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.

Don't Feed the Critters!

It has recently been noted in many areas around the community that people are putting out various types of food items, apparently in an attempt to feed the birds, squirrels, etc. It should be noted that it is against Meadows rules to do this, in fact even dogs and cats must be fed inside your unit and no food for them left on the Common Elements.

You might ask what the reason for this is. In the past we have had a rodent problem in some areas of the community, which was either caused or made worse by having a food source available for the mice, and even worse, rats. The rat problem has been controlled, we have bait stations in several places within our development. If food items are left out, the rats are more likely to feed on this rather than the bait which will control their population.

Our feathered and furry friends for the most part have food provided for them by nature, we do not need to feed them. And we certainly don't want to attract more rats into our community. If you do see any rodents, please let the office know so action can be taken to eradicate them.

Swim Team News

This year we have a little smaller team with about 25 swimmers on the team. The Sharks swam in their third meet of the season on June 30. There are five remaining meets (two are at home on July 10 and July 17), as well as the season-ending All-League Meets on July 24. The swimmers are swimming their best to try to qualify for the Championship portion of this meet; those who do not will swim in the All-Star portion.

Thanks to everyone in the community who either bought doughnuts from our swimmers, came to either Baskin-Robbins Night or Tropical Smoothie to support the team, or drove their car to the Colonnade Shell to have it washed by our Sharks. These fundraisers allowed the team to subsidize a portion of some of the swimmer's team suits.

The 24th annual Swim-a-Thon will be held on Sunday, July 11. Team members will be looking for pledges to help earn money for team equipment and activities. Please support these swimmers. Please remember to come out and cheer the team on, and volunteers are always welcome to help with the meets.

Installing Exterior HVAC Units

Recent EPA changes in air conditioning and heating standards have made future maintenance and availability of interior HVAC units much more difficult. While there should be no problem maintaining an existing interior unit for the rest of its useful life, units installed in the near future will have difficulty finding a machine that will fit into the utility closet and obtaining the refrigerant for these units will become pricey. Eventually, the refrigerant currently used will no longer be available and these units will not be able to be recharged.

As a result of these changes, The Meadows Board of Directors reconsidered allowing HVAC units to be installed on the Common Elements. Going forward, Co-Owner's who would like to install an HVAC unit on the grounds will need to follow the steps below:

- Any Co-Owner wishing to install an HVAC unit on the Common Elements must submit their request in writing to the Management Office.
- Once a request is received, an appointment will be made for The Meadows Maintenance Supervisor to meet with the Co-Owner and/or the Co-Owner's HVAC contractor to review the specifications and provide detailed requirements for the installation.
- After this meeting the Co-Owner must submit a completed Architectural Review Form (ARF) outlining the agreed upon details of the proposed installation, an Installation Agreement and a copy of the contractor's license. The Board of Directors will then review the documents and make a determination on whether or not to approve the installation.

REMEMBER: ANY HVAC UNIT INSTALLED ON THE COMMON ELEMENTS WITHOUT WRITTEN BOARD APPROVAL MAY BE REQUIRED TO BE REMOVED AT THE CO-OWNER'S EXPENSE.

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

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: Bill Liedtke and Joan Orvis

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