

The Meadow Lark



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

You Can Participate

Meadows Rules to be Reviewed

The Board of Directors will conduct the annual review of *The Meadows Rules and Regulations* at their Board meeting on March 17. Any resident who has a recommendation for a change to one of our rules, or feels something new needs to be added to the rule book, can submit their request to the Board for consideration. This needs to be done by March 6.

Please be specific when you submit your recommendation for change. You should include the rule number and page number of the rule you would like to see changed, along with what new or changed wording you would like to see. If you have a rule you would like to see added, please let us know exactly in what section it should go.

Any recommendations for changes or additions to the rules can be dropped off at the office, placed in the black Council mailbox located outside the office, or can be emailed to meadowsoffice@verizon.net. Please remember that the deadline for submitting suggested changes is March 6.

Committee Chairs Appointed

The Board of Directors made appointments of new Chairpersons of The Meadows standing committees at the February 17 Board meeting. Most of these appointments were actually just continuations of those who have already been serving their community as a chairperson of one of our committees.

Appointed as the chair of the Landscaping and Grounds Committee is Joan Orvis, while Linda Lachapelle is the chair of the Social and Recreation Committee. The Pool Committee will be Co-Chaired by Bill Liedtke and Kelton Reynolds, and the Swim Team Parents Committee will be headed by Susan McClanahan, with Bill Liedtke as the Board liaison. The final committee, the Technology Committee, will be chaired by Barbara Prescop.

Any resident is welcomed to join any of these committees. The committees generally meet on a monthly basis. Just drop a note in the black Council mailbox outside the office or email the office at meadowsoffice@verizon.net with your name and phone number and someone will be in contact with you.



Board of Directors Meeting: Thursday, March 17, 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.

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

Meadows Birthday

The Meadows will celebrate its 40th Birthday on July 10. The community opened on that date in 1971 (despite what you see engraved on the marquee at our entrance). We started out in a very rural area. The old Knolls, Newgate Forest, and Newgate shopping center (being built at that time) were the only things in our immediate area, the rest was working farmland.

To celebrate our birthday, *The Meadow Lark* will be publishing a series of articles which point out our history. These articles were written, most of them many years ago, by former residents. Some of these residents were original owners in The Meadows. One of these articles appears on the inside of this issue. It was written by Thelma Edwards, who moved here as one of our first residents in August 1971. She raised her family here, and served our community in many positions on our governing bodies and committees. Thelma remained in the community until she passed away in 2006.

President's Corner

The weather is beautiful as this message is being written – a reminder that Spring is only a few weeks away. We all will need to watch for children playing in the streets or running across them as temperatures rise. There will still be cold weather for a while so be sure to leave the heat set to at least 65°F to prevent pipes from freezing in your utility room.

Many trees were damaged in the storm. Some will not recover. As they are replaced, it will be with trees of an appropriate size that complement our buildings and grounds.

Seed catalogs are beginning to arrive and soon the garden shops will have plants for those gardens that we are planning even if it's pots on the balcony. Take the time to walk around the community and see what plants thrive here in different locations which may be sunny or shady. We can all look forward once again to enjoying the plants and flowers!

~ Joan Orvis

Board of Directors Motions

At the February 17 Meeting

- Passed motions to approve two Architectural Review Forms.
- Passed a motion to allow Co-Owners with dual residency to obtain up to two parking permits if they meet all other parking requirements.
- Passed a motion to reaffirm an email vote related to a roof repair.
- Passed a motion to approve a new towing procedure to be used by security on a one-month trial basis.
- Passed a motion to remove Community Relations as a standing committee.
- Passed a motion to grant a parking exception.
- Passed a motion to suspend a dog fine.
- Passed a motion to deny a request to remove delinquency information at the credit bureaus.
- Passed a motion to not accept a settlement offer.
- Passed a motion to accept the resignation of a Board member who sold their unit.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

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.

Security Totals

January 15 – February 14, 2011

Vehicles Ticketed: 117

Vehicles Towed: 20

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

Avocado Court: 0

Cool Oak Lane: 5

Golden Oak Court/Road: 9

Rustling Leaves Lane: 6

Saguaro Place: 2

Saint Germain Drive: 3

Strasburg Drive: 12


Turin Lane: 3

Calls referred to FCPD/FCFD: 6

The Meadows



Fire Regulations

- 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.

If you replace your AIR CONDITIONING UNIT, you may install it inside your utility room or submit an ARF for proposed exterior installation.

Bits & Pieces

■ Security Note

Be sure to be extra vigilant when securing your home. Statistically, homes are more likely to be broken into this time of year than during any other time. Also, protect your vehicles by removing your GPS units and other valuables after you park in The Meadows.

■ 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.

■ 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.

■ Utilities Must Remain On!

All Co-Owners are required to keep the utilities on in their units. The heat must be set at or above 65°F in all units, vacant or occupied. This temperature may seem a little high, but consider that the furnace room where the pipes originate is unheated and may be affected by the wind chill factor. Also, when the water is turned off, it remains in the pipes and is subject to even quicker freezing.



This month as the kick-off to a series of articles celebrating the 40th anniversary of The Meadows, we are featuring an article written by Thelma Edwards in March of 1989.

Before the Developers

In the first group of people purchasing units in the Meadows, I was the first one to move in on St. Germain, August 1971.

I believe the 14300 block of Sagauro was finished and they were working on 14400 Block of St. Germain, 14400 block of Sagauro and Turin Lane when I moved in. Peggy Showalter, the saleswoman for Minchew, would come in every morning and clean the parking lot and sweep the sidewalks. The older children and I started to help her after we moved in. We didn't have any assigned parking spaces then.

Newgate Shopping Center was being completed, consisting of the Giant Food, cleaners, beauty shop, post office, People's Drug Store, National Bank of Fairfax, and a Phillips 66 gas station.

The Payne farm adjacent to the Meadows (now Centre Ridge) was still a working farm. They had cows, horses, chickens and hogs. They planted corn and also had a big vegetable garden. My older children used to go over and play with his children and ride the horse. In the summer I would buy fresh vegetables and eggs from Mr. Payne. It was like living between the big city and far back in the country when I moved to Centreville in 1971. We didn't know what it was to lock our doors at night. The condo fee was \$30 per month.

Around 1973, Phase III models were built. The model homes for Phases I and II beside my unit were sold. Newgate Management was the first management agent. The first Council of Co-Owners was in 1972.

The first swimming pool opened in 1973, I believe. Each resident filled out a form for the pool with each person's name who lived in the household. When you went to the pool, a person signed in and out and the guards would check it with the list.

~ Thelma Edwards

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.

Council of Co-Owners
The Meadows
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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. They must be renewed each month. The Meadows does not endorse any advertisers. EDITORS: Bill Liedtke and Joan Orvis

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