

# The Meadow Lark



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

*Spring is Here!*

## Yard Sale, Clean-up

**Saturday, May 7  
8:00 AM – 1:00 PM**

We will once again hold a yard sale right here in the community (really a “Sidewalk Sale”), just like we have done the last two years. You may place your wares for sale in front of your unit, on your front balcony or porch, or in the common areas near your unit. Be careful not to block access to any parking spaces or to the sidewalks which will be used for passage throughout the community. Rain date is May 14.

In keeping with the spring (and spring cleaning) theme, a dumpster will be provided near the Clubhouse for use by all residents the weekend of May 7. You can place items you no longer need in the dumpster for disposal, but there are some things you cannot throw away here: hazardous materials such as paint, batteries, and tires may not be disposed of here. The dumpster will be here rain or shine May 6–8.

## Adopt-a-Highway Volunteers Needed

You have probably seen the signs along St. Germain Drive just before the border of our property which show “The Meadows” as being involved in Adopt-a-Highway, a program run by the state through which citizens donate their time to keep roads and highways in the area where they live clean and as free of litter as possible. The Meadows has performed this community service for well over a decade, and in recent years the number of people involved in helping with this worthy project has fallen greatly.

Volunteers to participate in this worthy program are once again being solicited. It only involves one to two hours four times a year, as pick-ups are done every three months. It would be a shame to see this program die, and the signs advertising the involvement of our community have to be removed.

## Pool Passes Issued in May

Pool season will be here before you know it. Pool passes will be issued next month; you will need a renewed pool pass in order to use the pools this season.

If you currently have a pass with your picture on it from 2010, you simply need to fill out the Pool Registration Form which will be updated on the website shortly, and turn it in at office either by email, fax or delivery, including the black Council mailbox located in front of the clubhouse. As long as your account is in good standing, new passes for 2011 will be issued and either mailed to you or left at your door.

New residents or those who have not had a pool pass before will need to attend one of the pool pass sessions at the clubhouse which will be held in May. These dates will be listed in the May issue of *The Meadow Lark*.



**Board of Directors Meeting:** Thursday, April 21, 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).

**Yard Sale:** Saturday, May 7, 8 AM–1 PM. (Rain date May 14.)

**Spring Clean-Up:** Dumpster available May 6–8, near the Clubhouse.

**Swim Team Parents:** Thursday, April 28, 7:30 PM at the Clubhouse

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

*Turning 40 This Year*

## Celebrating a Birthday

How does one celebrate their 40th birthday? A better question is how should a community celebrate its 40th birthday? The Board of Directors is looking for your input in order to answer this question.

In order to keep the condominium fee as low as possible for this year, a very tight budget was adopted last fall, so not a lot of money is available for this celebration. But that does not mean that we should not recognize a milestone—The Meadows has been a viable community for the last 40 years! We are one of the oldest communities in Centreville, which we should be proud of.

**Swim Team Parents Meeting** Thursday, April 28 7:30 PM in the Clubhouse. Planning for the upcoming season

## President's Corner

One of the enjoyable outside activities in the warmer months is grilling when we have get-togethers with family, friends and neighbors. However, a word of caution: If you are grilling with charcoal, please let the ashes cool completely in the grill then put the cold ashes in a metal container – never plastic. Be sure that the grill is not next to or close to the vinyl siding.

Recently, a fire in a utility room happened because materials were stored too close to the heating unit and they ignited. The resulting fire did considerable damage to the utility room and living room, as well as to the electrical and HVAC systems. Fortunately, the fire was detected early and the fire department was called to extinguish the fire before more damage was done. Storing flammables in the utility room is against Meadows regulations. A flammable is defined in The American Heritage Dictionary as “easily ignited and capable of burning rapidly.” Above all, never store combustibles such as paint in the utility room.

~ Joan Orvis

## Board of Directors Motions

*At the March 17 Meeting*

- Passed motions to approve Architectural Review Forms for cable installation and new windows and an Interior Alteration Request for a bathroom remodel.
- Passed a motion to accept a bid of \$504 from Katchmark for a roof repair.
- Passed a motion to accept a bid from Continental Pools of \$350 to repair a crack in the upper pool.
- Passed a motion to accept a bid of \$2695 from F&J Service for street sweeping.
- Passed a motion to accept a bid of \$460 from Imageability to replace our portable signboards.
- Passed a motion to approve the chair for the Tech Committee.
- Passed a motion to reaffirm three email votes, two for roofing repairs and one for waterproofing.
- Passed a motion to approve May 7 as the date for the yard sale and to obtain a dumpster for that weekend at a cost of approximately \$1000.
- Passed a motion to accept a bid from Fairfax Antenna of \$893.65 for antenna repairs.
- Passed a motion to accept a bid of \$3227 from HLS for a grading improvement project.
- Passed a motion to not accept a bid for a landscaping project.
- Passed a motion to accept a bid from Continental Pools of \$3200 for pool equipment and repairs.
- Passed a motion to accept a bid of \$89,600 from Middeldorf for power washing and painting.

COMPLETE MINUTES OF BOARD MEETINGS  
AVAILABLE AT THE OFFICE

## Are You Exposed?

During recent property inspections it has been noticed that at some Units the insulation covering the electric wiring and gas lines running from the meters into the utility closet have deteriorated, which could eventually result in exposed wiring. This is a serious safety concern.

These sections of wiring and gas lines belong to the Co-Owner and it is the Co-Owner's responsibility to maintain them; however, we have been made aware that the utility companies will often perform this work at no cost.

Please take a moment to inspect your wiring and gas line and contact the utility company or a certified electrician to make any necessary repairs as soon as possible. You can reach Washington Gas at (703) 750-1000 and NOVEC at (703) 335-0500.

## Security Totals

**February 15 – March 14, 2011**

Vehicles Ticketed: 92

Vehicles Towed: 14

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

Avocado Court: 3

Cool Oak Lane: 3

Golden Oak Court/Road: 5

Rustling Leaves Lane: 2

Saguaro Place: 2

Saint Germain Drive: 3

Strasburg Drive: 7


Turin Lane: 3

Calls referred to FCPD/FCFD: 4

### 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.*

*This month continues a series of articles celebrating the 40th anniversary of The Meadows with this article which appeared in the April 2006 Meadow Lark. The information for this article came from an article by Levi Good, originally published in March 1981. Mr. Good chaired the Board of Governors, served on the Executive Committee and was a community activist.*



## 40th Anniversary Trivia

### Opening Day

The Meadows opened on July 10, 1971. Built by John R. Minchew and later by Yeonas, and advertised as the 'Affordable Dream,' over 6,000 people came and bought 62 homes in less than 48 hours. From early morning until dark during the two days house hunters paraded through five models. It took four traffic officers to direct the steady stream of cars.

They saw one and two story townhouse-condominiums priced from \$23,950–\$27,500. These homes featured all electric kitchens, up to two and one-half baths, wall to wall carpeting, beamed family rooms, patios or balconies, air conditioning and washer-dryer combinations. Buyers purchased over two million dollars worth in the first two days (a lot of money back then)!

This project was considered ground breaking with it being one of the first two developments in Virginia with the unique two-over one piggy back design. If you bought one of the homes back then, your monthly payment, including interest and taxes, could have been about \$200 a month! Before The Meadows of Newgate (as it was known then) sold out all 618 units, the price list had been changed 18 times!

Do you know how old your unit is? The Meadows was built in phases over a period of almost five years. This is an important fact to know when listing your home for sale or for securing individual Co-owner's or renter's insurance coverage. Please read on to figure out when your unit was built and to learn other curious facts about The Meadows.

The Meadows is comprised of 618 units built on 18 acres of land. It was one of the first condominium townhouse complexes built in Virginia and is unique with its piggyback, two-over-one design. The Virginia Condominium Act was in the process of being written as The Meadows was being built. In a way, The Meadows and other condominium communities were both 'guinea pigs' and 'pioneers'. Federal, state and county statutes and regulations were enacted, changed and amended regarding financing, management, and financial accountability through the years.

Part of Phase I was still under construction when the first residents moved here in August of 1971. Phase 1 has 216 units, which include the upper portions of St. Germain, Saguaro Place, Avocado Court and Turin Lane.

Phase II was built from 1972 to 1973. It is the largest with 264 units on Cool Oak Lane, Strasburg Drive, the middle portion of St. Germain, 14450-85 Rustling Leaves Lane, 14400-14498 and 14401-14477 Golden Oak.

The last addition was Phase III, which was constructed by Yeonas, after the original contractor, Minchen, was bought out in 1974. It contains 138 units and was finally completed in 1975. The following units are included in Phase III: 14486-14520 and 14487-14527 Rustling Leaves, 144500-14540 and 14478-14591 Golden Oak Road, and the lowest portions of St. Germain, 14487-14528.

Each unit has an assigned unit number in addition to its street number. This appears on certain legal documents and used to be on your pool pass.

The Meadows property was carved out of the old Debell farm. Early 1970's street maps showed Debell Drive in the place of Strasburg Drive. Another curious fact is that Strasburg Drive is the only street that the house numbers begin with 6.

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*Many thanks to our past Property Manager, Marcia Bowles for providing some of the facts for this article as well as to Bill Liedtke who wrote a column in The Meadow Lark in 1986-87. This piece originally appeared in 1991, as a part of our 20th Anniversary series.*

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## 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.

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.

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

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Balconies  
Patio's  
**YES**

Roofs  
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