

The Meadow Lark

September 2011



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

Candidates Wanted!

If you wish to declare your candidacy for a seat on the 2012 Board of Directors, please do so before September 15 in order to ensure that your name appears in the initial list of candidates published in the October *Meadow Lark*. A biographical information sheet will be available at the office in September and must be submitted before October 15 to have a biography appear in the November *Meadow Lark*.

To declare your intentions, contact the Office at meadowsoffice@verizon.net or 703-830-4464.

Budget Open Forum for Residents

On Wednesday, September 28 from 7:00 to 9:00 PM there will an open forum for all residents at the Meadows Clubhouse. The Board of Directors is beginning the budgeting process for 2012 and this is a way for you to ask questions, become educated, and provide suggestions.

This is not a business meeting, and as such no decisions will be made. It is an opportunity to discuss the financial obligations of the association and how we can effectively meet them.

We encourage you to come to this informal gathering as we attempt to involve more of our neighbors in this process.

Swim Team Season Ends

The Meadows Sharks Swim Team ended their season on a high note. The team swam in the Herndon Swim League All-League Meets, where swimmers from all ten of the teams in the league compete. With all of that competition, three of our swimmers came away with medals in the All-Star Meet. Nicholas Ney won a silver medal (second place) in the boys 11-12 butterfly race, and there were two bronze medals (third place) won by Maire Obnial in the girls 8 and under freestyle and Ester Munoz in the girls 11-12 freestyle. There were many other high finishes by Sharks as well.

The team concluded the season with the team banquet the next day, a trip to Splash-down Waterpark the day after that, and finally a car wash the next weekend. The team was bigger this year, with a total of 40 swimmers.

The team would like to thank all of the people from the community who supported the team and their fundraisers this season by participating in the doughnut sale, Swim-a-Thon and the carwash.

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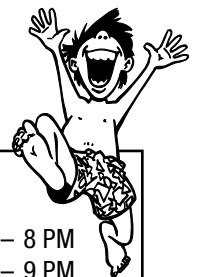


Board of Directors Meeting: Thursday, September 15, 7:30 PM in the Clubhouse. Residents and Co-Owners are encouraged to attend. Agendas are posted online and at the Clubhouse on the Tuesday before the meeting. Minutes available upon request at The Meadows office and online at mymeadows.net.

Executive Committee: Thursday, September 15, immediately after Board meeting.

Budget Open Forum: September 28, 7:00 PM in the Clubhouse.

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



Pool Hours:

Monday–Thursday	11 AM – 8 PM
Friday & Saturday	11 AM – 9 PM
Sunday	11 AM – 8 PM

Special Hours:

Sunday, Sept. 4	11 AM – 9 PM
Labor Day, Sept. 5	10 AM – 9 PM

Meadows Website
www.mymeadows.net

President's Corner

A neighbor recently told me that water was leaking from the utility room of a vacant lower unit. The office was called and staff came to see what the problem was. It turned out that water was leaking not from a leaking water heater but from one of the upper units. The resident of the upper unit was unaware of any leak.

The problem is that a leak can be insidious. I know this from personal experience. A valve in the powder room toilet leaked very slowly and permeated the ceiling and drywall below it over a period of time. The result was that the bathroom below had to have new drywall, wallpaper and paint when the ceiling collapsed. It had been completely remodeled the month before.

So, please check the pipes and toilets in your unit periodically. The time you spend doing that will possibly save money and aggravation for you and your neighbors.

~ Joan Orvis

Board of Directors Motions

At the August 18 Meeting

- Passed a motion to reaffirm three email votes approving roofing repairs.
- Passed a motion to approve a bid from Aapco & Associates to fix two showers at the pool for \$492.50.
- Passed a motion to have our attorney outline requirements for occupants of a unit.
- Passed a motion to approve the proposed management contract with Service First.
- Passed a motion to report a delinquent case to the credit bureaus and close the account.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE

Overcrowding

Residents are urged to contact the county's Zoning Department at 703-324-1300 as well as the Health Department at 703-246-8421 to report suspicions that there is overcrowding in a particular unit. Quite often, overcrowding brings about health violations.

You are urged to call these agencies first and then call The Meadows office. Whenever the office is notified by residents of these concerns, our property Manager contacts these agencies. These tactics establish a record of complaints with the agency and The Meadows Management.

Note – Our Property Manager, Brooke Arcia, checked to see if Zoning is still taking and responding to calls on overcrowding. Zoning Supervisory personnel assured her that they are taking and responding to calls, but they are backed up due to myriad complaints. Response will take several weeks.

Satellite Dishes in The Meadows



Security Totals

July 15 – August 14, 2011

Vehicles Ticketed: 97

Vehicles Towed: 11

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

Avocado Court: 0

Cool Oak Lane: 8

Golden Oak Court/Road: 12

Rustling Leaves Lane: 7

Saguaro Place: 7

Saint Germain Drive: 3

Strasburg Drive: 3


Turin Lane: 2

Calls referred to FCPD/FCFD: 3

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

■ School's In!

School begins Tuesday, September 6. Please exercise extreme caution while driving through The Meadows at stop signs and school bus stops. Remember to come to a complete stop when school bus lights are flashing, whether you are approaching from the front, rear or side of the bus. Parents—please go over safety rules and behavior expectations at bus stops and on the buses with your child(ren) before school begins.

■ 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 September.

■ 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.

■ Needed

Your fall birthday and anniversary announcements! Tell everyone all about it! Send your announcement to meadowsoffice@verizon.net or drop it in the large black mailbox in front of the Clubhouse by the 20th of the month. Please include your name, address and phone number. These will not be printed.

■ Lost & Found

In the Meadows Office, 703-830-4464. Please check the Lost & Found at the pools for items left there.

Community Ads

CARPET INSTALLER & HANDYMAN – Over 25 years experience, Free estimates. One room installed (20 sq. yds.) \$95. Also water damage, restretch and patching. 703-815-2549.



40TH ANNIVERSARY SERIES

Bits & Pieces from the Past

Excerpts from Old Meadow Larks

January, 1987

The new Giant and many other stores are now open just down the street from us. But don't think that this is the end of the construction in our area! Many other shopping areas or residential developments are currently under construction or are in the planning stages in Centreville. With the final approval of the use plan for the old Payne Farm, some of this construction will take place right outside our "back door," probably later this year.

June, 1987

The land across St. Germain Drive, where our yard sales are held, is owned by Fairfax County. Eventually a regional library will be built there, probably in 1989 or 1990.

September, 1987

Stringfellow Road will eventually be realigned to meet Clifton Road. Union Mill Road will be extended to Route 29, in order to provide better access to the new Braddock Park High School [the original name] scheduled to open in the fall of 1988. And Braddock Road will be realigned to meet Walney Road. These are only a few of the road changes that will occur over the next few years.

Swim Team, from page 1

Swim Team Awards

At the team banquet many awards were given out, including all of the medals and ribbons won at the All-League Meet the day before. There were also awards for most improved, swimmers, coach's awards, and recognition of the most valuable swimmers in each age group. Those awards went to Sebastian Bringas for boys 6 and under, Fabricio Claros and Steven Kim for boys 8 and under, Cynthia Sandoval for girls 8 and under, Gabriel Acosta for boys 9-10, Mary Grace Aguiree for girls 9-10, Nicholas Ney for boys 11-12, Jackie Sandoval for girls 11-12, Anamol Sitaula for boys 13-14, Priya Beasley for girls 13-14 and Calvin Jones for boys 15-18. The most valuable overall for the entire season were Calvin Jones and Nicholas Ney (tied) for the boys and Jackie Sandoval for the girls.

Scholarship Awarded

The Meadows Swim Team awarded a scholarship at the end of the season to Dylan Reid. Dylan graduated from Centreville High School in June, and is a long-time member of the swim team. The team recognizes swimmers who have contributed to the team over their years of being members when they graduate from high school. Dylan plans to attend Northern Virginia Community College this fall.

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, emailed to meadowsoffice@verizon.net or faxed to 703-815-0755. The deadline is the 20th of each month. Personal ads must be 25 words or less, on 8½x11-inch paper. 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

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
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