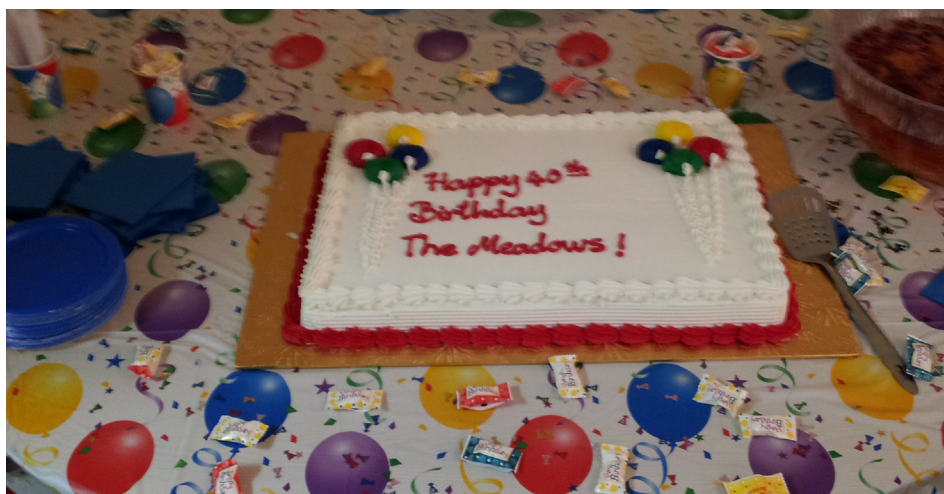


The Meadow Lark



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



Meadows Birthday Celebrated

The Meadows 40th Birthday was recognized at the Annual Meeting. There was a proclamation from Sully District Supervisor Michael Frey presented to the community, it is contained on a beautifully laminated plaque that will be on display in the Clubhouse. There was also a birthday cake and punch enjoyed by the attendees at the Annual Meeting.

Two New Board Members Elected

Two new members were elected to the Meadows Board of Directors at the Annual Meeting, and two other current members were re-elected. Joseph Fusari and Joe Ann Rice were elected to two-year terms on the Board. Joan Orvis and Lynn Piercey were re-elected to an additional two years on the Board.

Board Officers to be Elected

The Meadows Board of Directors will hold their first meeting of the year at 7:30 PM on Thursday, January 19 in the Clubhouse. The first order of business will be the election of officers. The Board will elect a President, Vice President, Secretary and Treasurer. A Parliamentarian will also be appointed.

Holiday Decoration Winners

14460 Rustling Leaves, 14424 Saguaro, 14477 Cool Oak, 14473 Cool Oak, 14478 Turin, 14480 Turin, 14413 Golden Oak, 14417 Golden Oak, 14585 Golden Oak, and 14511 Rustling Leaves.
Congratulations to all the winners!

JANUARY

Board of Directors Meeting: Thursday, January 19, 7:30 PM. 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, January 19, immediately after Board meeting.

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

Holiday Office Hours

Closed Jan. 2 New Years Monday

Christmas Tree Pick-Up



According to Fairfax County regulations, Christmas trees must be recycled—they cannot be put out with your trash. For your convenience, a drop off area will be located next to the Clubhouse on Strasburg Drive from December 27 to January 11.

All decorations, including tinsel and garlands, must be removed. If you use a carry plastic bag, this must also be removed.

President's Corner

The New Year is approaching and the election for The Meadows' board of directors is over. There are two new members for 2012: Joseph Fusari and Joe Ann Rice. Lynn Piercey and I are returning and looking forward to working to keep our community attractive, fiscally sound and pleasant to live in.

~ Joan Orvis

Board of Directors Motions

Due to the Holidays, the Board of Directors did not have a meeting in December.

The next Board Meeting will be on Thursday, January 19 at 7:30 PM in the Clubhouse.

New Condo Payment Coupons

New condo payment coupons for 2012 have been mailed. If you did not receive your coupons, please—ASAP—get in touch with SFMC at 703-392-6006. These folks will get you the 2012 condo payment coupons.

Please remember the new fees are \$283 for 3 bedrooms and \$251 for 2 bedrooms.

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 one must consider that the furnace room where the pipes originate is unheated and may be affected by the wind chill factor. Another thing to consider is if the water is turned off, it remains in the pipes and is subject to even quicker freezing. Every year, major damage to several units has occurred as the result of pipes freezing and breaking in this manner.

Any damage resulting from broken pipes, etc., caused by improper heat being maintained in a unit will be the responsibility of the Co-Owner. A minimum of 65 degrees Fahrenheit must be maintained during the winter months. – Rules and Regulations.

In addition, to this regulation, The Meadows Rules also includes a Utility Maintenance Requirement for all units. It states:

In the event that a Co-Owner does not keep electric and/or gas utilities connected as required, the Council of Co-Owners shall take any and all measures reasonably necessary to protect the common elements of the condominium which shall include but are not limited to the appropriation of funds to reconnect and maintain electric and gas utilities. All costs and changes incurred by the Council shall be accessed against the unit owner.

You can help by reporting vacant units to the office as soon as you notice them. Send reports to the office via email, fax or phone. Make sure that you include the address. Report any evidence of possible broken pipes or water coming from a unit immediately! See the back of this issue for office and emergency after hour phone numbers.

Security Totals

November 15 – December 14, 2011

Vehicles Ticketed: 58

Vehicles Towed: 5

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

Avocado Court: 1

Cool Oak Lane: 9

Golden Oak Court/Road: 5

Rustling Leaves Lane: 2

Saguaro Place: 4

Saint Germain Drive: 5

Strasburg Drive: 8

Turin Lane: 3

Calls referred to FCPD/FCFD: 3

The Meadows



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.

Satellite Dishes in The Meadows



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.

Bits & Pieces

■ 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 at this time of year.

■ 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.

■ Security Corner

Please be aware of the 15 MPH speed limit within the community. Also, please secure your vehicle and remove or hide items such as GPS units. This will lessen your chances of a vehicle tampering IF area thieves do decide to enter The Meadows.

■ Lost & Found

In the Meadows office, 703-830-4464.

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.



Meadows Website
www.mymeadows.net

Frozen Pipes = Big Trouble!

Our Management is trying to make sure that the utilities remain on and the thermostats are set to the proper temperature in all units to prevent pipes from freezing and breaking, this results in water damage to the affected home as well as the possibility of water damage to surrounding homes (see 'Utilities Must Remain On!' on page 2) You can help by reporting vacant units to the Office as soon as you notice them. Send reports to the office via email, fax or phone. Make sure that you include the address. Report any evidence of possible broken pipes or water coming from a unit immediately! See the back of this issue for office and emergency after hour phone numbers.

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.

Ice & Snow and 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 in inclement weather. 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.)

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

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

— PAID AD —

**A. Heatwole
Plumbing Service Co.**

33 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!*

**S&S
HEATING & COOLING**

Heat, Air Conditioning & Plumbing

40 Years Experience

Service • Repair • Maintenance

Installation • Duct Work

10% Off to Meadows Residents

(703) 406-9410

Proud Sponsor of
The Meadows Sharks Swim Team

— THANK YOU —

**Glory Days
Grill**

13850 Braddock Road
Centreville, VA 20121

703-266-4100

**\$5 Burgers and Fries
All Day Every Monday**