

The Meadow Lark



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



It's Time to Get the Water Flowing Again!

As we enter warmer weather many residents are ready to start watering their plants and washing their cars.

For this reason, all outdoor water spigots are required to be turned back on by April 15th.

The valve to turn the water on for the front spigot is located under the kitchen sink of the lower unit. The valve for the back spigot is located in the utility closet of the lower unit.

If you are a lower unit resident and need assistance locating or opening the valves, please contact the Management Office as soon as possible so that we may schedule a maintenance technician to enter your unit and assist you. Also, if you notice anything unusual such as a steady drip when the spigot is turned off, leaking under the kitchen sink/utility room from the spigot water line, or the spigot sprays awkwardly when turned on, please contact the Management Office so we may send a maintenance tech to make any needed repairs.



Spring Planting Tips

Flowers and shrubs may be planted in existing beds that are in the direct vicinity of rear patios, bedroom windows or front porches/steps by Co-Owners/Residents if they are in conformity with The Meadows Rules and Regulations, Section, VI, Rule 9a-i and Rule 10. Please see the Rules and Regulations on our website at www.mymeadows.net or request a copy in the Management Office.



Vacant Seat on the Board of Directors

We currently have an open seat on the Board of Directors. If you are interested in investing your skills, talents and time into your community, then the Board would like to talk with you! To be considered for appointment to this seat you must be a co-owner and your account must be in good standing. The Board meets on the third Thursday evening of every month with a few work sessions or special meetings/events throughout the year. If you meet these requirements and are interested in serving, please drop an email to brooke.themeadows@verizon.net or stop by the Management Office to complete an application.



Board of Directors Meeting: Thursday, April 21, 2016, 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.

Pool Committee: Monday, April 18, 7:30 PM

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

Coming Up

Meadows Yard Sale
May 7 (Rain Date May 8)

Pool Passes
Issued May 21 & May 25

Adopt-a-Highway
April 9

Volunteers are needed for the Adopt-a-Highway pickup at 9:00 AM on Saturday, April 9. Meet at the Clubhouse.

Please show your community spirit and come out to help for an hour or so. We will be picking up along St. Germain Drive.



President's Corner

Good day fellow residents! Spring is here! The cold is nearly gone. The sun is finally out. The trees are starting to bud. What a wonderful time of year!

This is the time of year now where we can all start spending more time outside rather than in. We can start working on the projects that we've been thinking about tackling. My personal favorite is the many beautiful flower gardens in our neighborhood which now begin to grow and flourish. Thank you to all those who strive to make our community more beautiful.

As always, warmer weather includes additional foot traffic in our neighborhood. Please be mindful when driving around our community. For the safety of all the residents and guests, please follow the posted 15 MPH speed limit.

Enjoy the nice weather. The summer heat will be here soon enough! Take care. Be safe.

~ Eric Sokolowski



Board of Directors Motions

At the March 18 Meeting:

- Passed a motion to approve one water-proofing to be done by KGS at a cost of \$9950.
- Passed a motion to accept a bid from Valley Crest of \$2743 to refurbish the wood chips in all of our playgrounds.
- Passed a motion to approve an air conditioner on the common elements and a dryer vent.
- Passed a motion to reaffirm an email vote which approved an air conditioner on the common elements.
- Passed a motion to issue one guest pool pass to each unit in good standing.
- Passed a motion to accept a bid for painting and powerwashing of \$81,500 from Middeldorf.
- Passed a motion to accept a bid from Valley Crest of \$1275 to perform pest treatment on our ash trees.
- Passed a motion to accept a bid of \$826 from National Antenna for antenna repairs.

COMPLETE MINUTES OF BOARD MEETINGS AVAILABLE AT THE OFFICE

Security Totals

February 15 – March 14, 2016

Vehicles Ticketed: 29
Vehicles Towed: 12

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

Avocado Court: 0
Cool Oak Lane: 1
Golden Oak Court/Road: 3
Rustling Leaves Lane: 1
Saguaro Place: 5
Saint Germain Drive: 1
Strasburg Drive: 1
Turin Lane: 1

Calls referred to FCPD/FCFD: 1

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.
- Charcoal grills are prohibited on The Meadows property.
- Residents should maintain a fire extinguisher in their units. It should be rated at least 2A:10BC.



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.

THE MEADOWS COUNCIL OF CO-OWNERS POLICY RESOLUTION NO. 16-55

Updated Rules and Regulations

WHEREAS, Article III, Section 2 of the Amended By-Laws provide the Board of Directors with the discretionary powers to enact rules and regulations deemed necessary for the benefit and enjoyment of the condominium;

WHEREAS, the Board of Directors desires to enact updated Rules and Regulations.

NOW THEREFORE, BE IT RESOLVED THAT, the Board of Directors hereby enacts the updated Rules and Regulations incorporated into the Meadows Rules and Regulations, 2016.

RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors of The Meadows Council of Co-Owners held on February 18, 2016.

Keep the Lights On!

Although we are blessed to have street lights, they cannot provide full light everywhere. In order to promote safety in our neighborhood, everyone is reminded to leave your porch lights on, both front and rear. Generally, criminals like to operate in the dark, so the more light that is present, the less likely they will be to strike in that area.

Parking in The Meadows

As a reminder, any vehicle parked on Meadows property must display a valid parking permit. The acceptable forms of a permit can either be a Meadows parking sticker, a green Visitor hang tag, or a red Extended Visitor Hang tag. For details on our parking rules and regulations, please feel free to contact The Meadows office, or refer to the 2016 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles.

Reminder for Pet Owners

The Meadows Rules and Regulations state that all pet feces must be bagged and removed from the Common Elements immediately. In addition, please be reminded that the Fairfax County Leash Law is in effect at The Meadows. This law requires dogs to be on a leash at all times when outside. For the health and safety of our residents, please immediately remove dog feces and keep dogs leashed at all times when on the Common Elements. It is important to remember that violations of these policies could result in the assessment of penalties in the amount of \$50 per occurrence.

In addition, please do not leave the baggies you use to scoop up your dog's waste anywhere on the Common Elements. These baggies should be placed in the proper pet waste stations that we have located throughout the community or should be taken to your unit for proper disposal.

Taking Care of Trash

Trash is an issue that no one really wants to deal with, but its existence is a fact of life. Some people just can't seem to dispose of trash properly. In order to keep our community looking as nice as possible, everyone is asked to please not leave trash on the Common Elements, and if you see some unsightly trash, please be a good citizen and pick it up.

To keep your community clean, please contact the Management Office at 703-830-4464 or meadowsoffice@verizon.net to report any neighbors who you feel are not following the rules related to trash and its removal.

Trash: They Don't Take It All

Did you know that the Fairfax County Landfill is unable to accept certain items for disposal? And other items can only be accepted at certain landfill locations, only under certain conditions and at additional cost.

Also, large items such as furniture, remodeling debris or certain appliances must be called into The Meadows waste management contractor *prior* to being put out for collection.

Recently some Co-Owners have placed prohibited or large items out for trash collection. If an item is not picked up by our waste management contractor due to County restrictions or unscheduled large pick ups, The Meadows staff often has to collect these items and take them to the appropriate facility. The Association then incurs the added disposal costs, such as mileage, wear on the company truck, lost maintenance time, dump fees, etc. When possible, these costs are billed back to the offending Co-Owner for reimbursement.

Below you will find an abbreviated list of items that the waste management company *can not pick up* from The Meadows:

Paint cans (even those with very little paint left)

Refrigerators

Tires

Large items not called in to the company in advance
(*special pick ups are on Thursdays*)

Recycling that has not been properly sorted

Chemicals

Lawn debris

It is also important to note that special recycling trucks are used to pick up your recycling at The Meadows. These trucks only come through our community on Mondays, so no recycling should be left out on Thursdays.

Again, these are just a few of the restricted or prohibited items for trash collection. If you have a question about whether or not a particular item can be collected or if you need to schedule a special pick up, please contact The Meadows waste management contractor, AAA/Republic Services, directly at (703) 818-8222. They are more than happy to assist you with questions and/or scheduling.

Meadows Website www.mymeadows.net

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: 1-888-980-8958**

Security

703-628-9481

Towing

Battlefield Towing: 703-378-0059

AAA/Republic Services

703-818-8222

Call for special pick up, Thursdays only

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.

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.

Satellite Dishes in The Meadows



Important Insurance Information

Recently, a few unit owners have experienced damage to their units which required significant repair work to be done. In these cases, the damages were water related. These losses were not covered by The Meadows Master Insurance policies and unfortunately some of the owners did not have adequate homeowner's insurance. This resulted in the owner having to pay for their unexpected damages out of pocket.

It is important to remember that only damages that exceed the Master Policy deductibles are eligible for insurance coverage under The Meadows policies. These policies do not cover any personal property, incidental damages (e.g. hotel stay), or betterments and improvements. Regardless of the cause of the damage if you have a loss that does not exceed the deductible, then the cost of all repairs will be your responsibility.

The deductible for water damage under The Meadows Master Policy is \$5,000–\$10,000 per unit (wind driven rain is excluded as there is no coverage for this) and the deductible for All Perils coverage is \$10,000 per occurrence. The Meadows Flood coverage has a deductible of \$25,000 per occurrence. Even if your damages exceed the deductible and are covered, it is important to note that if the damage is caused by the neglect or actions of you or your tenants/guests, or the malfunction of a unit appliance (i.e. HVAC, washing machine, dishwasher, etc.) the unit owner is responsible to pay the deductible. This means if a covered loss is determined to be due to the actions of someone or something in your unit, you will be responsible to pay the applicable deductible or \$5,000, \$10,000, or \$25,000.

Needless to say, these deductibles and uncovered losses can be extremely costly. This is why it is vital that you protect yourself and your property by making certain you are properly insured. We strongly recommend that you contact your homeowner's insurance carrier at least once per year to review your coverage and make decisions about important rider policies that could cover you for deductibles, water related losses, and damages not covered under The Meadows Master Insurance Policies.

If you or your agent would like to obtain The Meadows insurance certificate to determine what policies and coverages you need, you may request this information at www.usicondo.com or (703) 698-0788.

Meadows Website www.mymeadows.net