

# The Meadow Lark



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

## Recycling Bin Storage Reminder

All units were recently provided with a new bright blue recycling bin by our new trash contractor AAA/Republic Services. It has been noted over the last couple of months that a lot of these bins are still being left in various places around the Common Elements, such as under steps, on the front porch or rear balconies or patios. These bins cannot be left outside on the Common Elements, and should be stored within your unit's trash bin (with the black metal door) provided for each unit, or can be stored elsewhere within your unit.

Leaving unapproved items on the Common Elements is a violation of Meadows Rules and Regulations. Rules prohibiting such storage are in place to keep our community neat and clean. Not following these rules adds to the clutter within the neighborhood, which most residents here are trying to avoid so we have a respectable community where people are proud to live and where others would be willing to move to.

Property inspections will be looking for items (including the new recycling bins) which are improperly stored. You can avoid getting a violation letter by following the rules related to storage of your personal items. Please place your new recycling bin in your trash bin or elsewhere within your unit and do not leave them out on the Common Elements.

## 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.



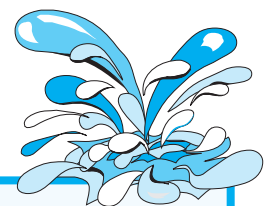
**Board of Directors Meeting:** Thursday, September 19, 2013, 7:30 PM in the Clubhouse. Residents and Co-Owners are encouraged to attend. Agendas are posted online and at the Clubhouse on the Tuesday before the meeting. Minutes available upon request at The Meadows office and online at [mymeadows.net](http://mymeadows.net).

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

## School is Open!



**Be Careful  
Watch for Children**



## Pool Hours:

September 1 11 AM – 8 PM  
Labor Day 11 AM – 8 PM

**Meadows Website**  
[www.mymeadows.net](http://www.mymeadows.net)

## President's Corner

I just can't believe it. Summer is over. The pool is closed. Kids are back to school. How did that happen so fast? Hopefully *many* of you had a chance to enjoy the summer months by hanging out at our pools, barbecuing with friends, or taking a vacation (or "staycation").

As we enter into fall, it's not too soon to start thinking about "flu season." The Centers for Disease Control (CDC) encourages *everyone* 6 months and older to get an annual flu shot. Many local grocery stores and pharmacies offer flu shots for a reasonable price and at flexible times that work for busy schedules. For more information, go to [www.cdc.gov/flu/about/season/flu-season-2013-2014.htm](http://www.cdc.gov/flu/about/season/flu-season-2013-2014.htm).

~ Linda Lachapelle

## Pool Committee Meeting Held

The Meadows Pool Committee met on August 5. Here is a summary of topics discussed at that meeting:

- All pool equipment is reported to be working properly with no repairs needed.
- Staffing will be able to be complete for the remainder of the season, even with many guards going back to school early. The international guards will be here until the end of the season.
- Ice cream sales are reported to be continuing, but with less sales than last year.
- Pool attendance is down right now at this time of the year, which usually happens in August.
- The staffing for the Friday evening (August 9) Movie at the Pool is set.

**Meadows Website**  
[www.mymeadows.net](http://www.mymeadows.net)

## Board of Directors Motions

Because the August Board of Directors meeting was postponed, the motions from that meeting will appear in the October issue of *The Meadow Lark*.

COMPLETE MINUTES OF BOARD MEETINGS  
AVAILABLE AT THE OFFICE

## Violations

Some people feel we have too many rules, and others feel we have too few. As a condominium association, we have to maintain a level of uniformity and compliance. The "small" issues, things on stairs, patios, balconies, etc., are just as serious as trash being put out early, wiring hanging from walls and windows, unkempt gardens, etc. For instance, if there are three units side-by-side, each having three "small" violations, that means in one small area there are *nine* violations. Nine violations, even small violations, in one grouping create a big problem in the overall appearance of that area.

We can't pick and choose which violations to pursue or alter the covenants procedures based on the inspector's interpretation of the seriousness of the violation.

Please review your *Rules and Regulations*—many of the items in question are covered there. If there are rules and regulations you feel are unfair or unnecessary, then please contact the office and ask that your concern be placed on a Board meeting agenda.

## Keep the Lights On!

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.

Although we are blessed to have street lights, they cannot provide full light everywhere. If all units keep their porch lights on, the level of light in the community will be much more of a crime deterrent.

## Security Totals

July 15 – August 14, 2013

Vehicles Ticketed:	43
Vehicles Towed:	6
Calls for service and/or situations involving or requiring security assistance, by street:	
Avocado Court:	3
Cool Oak Lane:	4
Golden Oak Court/Road:	7
Rustling Leaves Lane:	3
Saguaro Place:	4
Saint Germain Drive:	1
Strasburg Drive:	5
Turin Lane:	3
Calls referred to FCPD/FCFD:	7

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.



## 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.

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## Bits & Pieces

### ■ School's In!

School begins Tuesday, September 3. 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.

### ■ Curfew Reminder

The Meadows has a curfew in effect for minors under the age of 18. Please refer to The Meadows Rules and Regulations.

### ■ 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.

## Candidates Wanted!

If you wish to declare your candidacy for a seat on the 2014 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 brooke.themeadows@verizon.net or 703-830-4464.

## Meadows Budget

The Board of Directors is in the process of preparing a budget for 2014. In order to keep The Meadows in a good financial position, it appears that there will be some increase in the condo fee next year.

Our community is now over 40 years old and more work is needed to keep things in the proper shape, which of course adds to the expenses needed to be paid for by the condo fee.

If you have budget recommendations, please submit them to The Meadows office.

## Requirements for Installing Exterior HVAC Units

Recent EPA changes in air conditioning and heating standards have made future maintenance and availability of interior HVAC units much more difficult. While there should be no problem maintaining an existing interior unit for the rest of its useful life, units installed in the near future will have difficulty finding a machine that will fit into the utility closet and obtaining the refrigerant for these units will become pricey. Eventually, the refrigerant currently used will no longer be available and these units will not be able to be recharged.

As a result of these changes, The Meadows Board of Directors has reconsidered allowing HVAC units to be installed on the Common Elements. Going forward, Co-Owner's who would like to install an HVAC unit on the grounds will need to follow the steps below:

- Any Co-Owner wishing to install an HVAC unit on the Common Elements must submit their request in writing to the Management Office.
- Once a request is received an appointment will be made for The Meadows Maintenance Supervisor to meet with the Co-Owner and/or the Co-Owner's HVAC contractor to review the specifications and provide detailed requirements for the installation.
- After this meeting the Co-Owner must submit a completed Architectural Review Form (ARF) outlining the agreed upon details of the proposed installation, an Installation Agreement and a copy of the contractor's license. The Board of Directors will then review the documents and make a determination on whether or not to approve the installation.

### REMEMBER:

**ANY HVAC UNIT INSTALLED ON THE COMMON ELEMENTS  
WITHOUT WRITTEN BOARD APPROVAL  
MAY BE REQUIRED TO BE REMOVED AT THE CO-OWNER'S EXPENSE.**

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**



**What To Do If You Experience a Leak**

If you experience 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, 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 involvement is limited. 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 is not 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.

**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.