

The Meadow Lark



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



This month as the kick-off to a series of articles celebrating the 50th anniversary of The Meadows, we are featuring an article written by Thelma Edwards in March of 1989.

Before the Developers

In the first group of people purchasing units in the Meadows, I was the first one to move in on St. Germain, August 1971.

I believe the 14300 block of Sagauro was finished and they were working on 14400 Block of St. Germain, 14400 block of Sagauro and Turin Lane when I moved in. Peggy Showalter, the saleswoman for Minchew, would come in every morning and clean the parking lot and sweep the sidewalks. The older children and I started to help her after we moved in. We didn't have any assigned parking spaces then.

Newgate Shopping Center was being completed, consisting of the Giant Food, cleaners, beauty shop, post office, People's Drug Store, National Bank of Fairfax, and a Phillips 66 gas station.

The Payne farm adjacent to the Meadows (now Centre Ridge) was still a working farm. They had cows, horses, chickens and hogs. They planted corn and also had a big vegetable garden. My older children used to go over and play with his children and ride the horse. In the summer I would buy fresh vegetables and eggs from Mr. Payne. It was like living between the big city and far back in the country when I moved to Centreville in 1971. We didn't know what it was to lock our doors at night. The condo fee was \$30 per month.

Around 1973, Phase III models were built. The model homes for Phases I and II beside my unit were sold. Newgate Management was the first management agent. The first Council of Co-Owners was in 1972.

The first swimming pool opened in 1973, I believe. Each resident filled out a form for the pool with each person's name who lived in the household. When you went to the pool, a person signed in and out and the guards would check it with the list.

~ Thelma Edwards

Kindergarten Registration

Do you have a child who is scheduled to begin school this coming fall? Centre Ridge Elementary School in Centreville will be conducting their Kindergarten Registration for school year 2021–2022 in the school office.

Forms and other information are available on line at: <https://www.fcps.edu/registration/kindergarten-registration>. They are also available in the front office of the school for your convenience. Students are not required to be present at the time of registration. If you have any questions please call the school at 703-227-2600.



Board of Directors Meeting: Thursday, March 18, 2021, 7:30 PM via Zoom. Note: 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.

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

Rules and Regulations Available on Our Website

The Meadow Rules and Regulations can be found on our website at www.mymeadows.net. Please take some time to review the document with your household and/or tenants. If you would like to receive a paper copy of the Rules and Regulations you can email, fax, or drop a note in the office and we will print a copy for you. We hope the information contained in the Rules and Regulations will be helpful to you and enhance your experience at The Meadows.

Meadows Website
www.mymeadows.net



President's Corner

I hope everyone has been faring well over the past few weeks of winter's chill, ice and snow! March is here and although we may still experience Mother Nature's "cold shoulder," we hopefully will also see the beginning of spring-like weather.

I would like to address a major concern of our Meadows' residents, "BULK TRASH." This continues to be a problem due to those who continuously disregard the rules relating to the schedule in which bulk items can be put out for pickup. Bulk items are only picked up on Thursday mornings. The bulk service comes earlier than the trash service, therefore it should be out by 6:00 AM Thursday mornings to ensure it is removed. Also, DO NOT PUT IT OUT for pickup prior to 5:00 PM Wednesday evening. Residents are URGED to report to the office those who do not follow these time regulations. Unfortunately, many are placing the bulk items out during the night, however, in the event one does witness this, please let the office know. Your name for reporting violators will remain confidential.

Our maintenance staff will be making a concentrated effort to help remove litter from our streets and common area. Please do your part in NOT littering and if you see a piece of trash, etc., be a good Samaritan and pick it up. REMEMBER to TIE all trash bags! This is another problem that results in litter being scattered. Residents and Co-owners must take responsibility for the appearance of our community if we want change!

I hope more and more residents will attend our monthly Board meetings which are scheduled for the 3rd Thursday of the month at 7:30 by Zoom. We want to hear from you to better serve the community and address concerns you may have.

We will continue to take your concerns seriously and look forward to you joining your community's Board meetings!!!

~ Bonny Jones

Board of Directors Motions

No motions were passed at the January Board meeting.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE



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.

Important Safety Issue!

It has been noticed that the insulation covering the electric wiring and gas lines running from the meters into the utility closet at some units have deteriorated, which could eventually result in exposed wiring. Exposed electrical wiring may cause injury, so please check the wiring behind your unit as soon as possible.

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 may perform this work at no cost. You can reach Washington Gas at (703) 750-1000 and NOVEC at (703) 335-0500.

Please take a moment to inspect your wiring and gas line and contact the utility company or a certified electrician to make necessary repairs as soon as possible.

Security Totals

January 15 – February 14, 2021

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

Avocado Court:	2
Cool Oak Lane:	1
Golden Oak Court/Road:	2
Rustling Leaves Lane:	4
Saguaro Place:	2
Saint Germain Drive:	2
Strasburg Drive:	3
Turin Lane:	2
Vehicles Ticketed:	56
Vehicles Towed:	4
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.
- 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.

Meadows Website

www.mymeadows.net

Getting 'Face Time' with the Board of Directors

In the past some Co-Owners and Residents expressed a desire to discuss issues or concerns and were frustrated with only being given three minutes during a meeting of the Board to do so. We would like to share with you a simple way to engage the Board of Directors beyond the three minute time limit, but first we feel it is important for all residents to understand the meeting format, reasons for time limits and why the Board can not immediately act on issues brought before them in guest time.

Time Limit to Speak

During each Board meeting there is time set aside for guests to speak, but because this is a business meeting with specific items that require consideration, there is a three minute time limit for unscheduled speakers. This common method of limiting time and interaction for guest speakers is used by many governing bodies, such as Fairfax County Board of Supervisors, Planning Commission, associations and like organizations. There is a necessity for time limits because every meeting carries an agenda of items, each of which requires the Board to consider, discuss and attempt to render a decision. You may not be aware that there is a time limit in the By-Laws stating meetings should not go beyond 10:00pm. This gives the Board a very finite amount of time to get their work done, so unfortunately lengthy dialog between unscheduled speakers and the Board is not possible. In addition, the Board wants to be sure that they make the right decisions and offer correct information to Co-Owners, which is not possible when an issue is brought before them for the first time at a meeting. To provide Co-Owners with solid and factual information they need to be able to thoroughly research all matters before acting.

Contact Management Staff

If you have questions or concerns about operations we suggest that you contact our Management staff, as they are very knowledgeable on accounts, violations, issues facing our community, as well as the actions of the Board, limitations of the Association and the legal obligations we must fulfill. If you would like to have a specific issue discussed by the Board or a specific action considered by the Board, we welcome you to add your concerns or questions to a meeting agenda. This allows the Board of Directors the opportunity to review your concerns or issues and requested action in advance then come to the meeting prepared to discuss the matters, offer suggestions and take action, if needed. It also allows you the opportunity to directly interact with the Board in a more meaningful way.

To Be Put onto the Agenda

The process to be added to an agenda is quite simple; first, you must submit to the Management Office in writing the issue you would like to be added to the agenda. Please include any action you wish the Board to take regarding your concern, any specific considerations or accommodations you are requesting, any documentation you have to support your request, your name, address and telephone number. The Property Manager will then gather

any additional information regarding your request that the Board will need and will include that documentation, along with all of the information you have provided, in the Board packet that is delivered to BOD members in advance of the Board meeting. Board members will then review all of the information prior to the meeting. You will still have three minutes during the guest portion to make any additional statements or advise the Board of anything that may have changed since your request was received. When your item is called from the agenda, the Board will discuss the matter and if necessary, will ask you direct questions about the matter and allow you time to reply. Typically the Board is able to render their decision or offer their position at that meeting; however, for some matters it takes additional research or thought and the matter will be continued (or deferred) to a future meeting.

Attend the Meetings

We are always happy to have residents attend our meetings, whether to simply observe what is happening in our community or to offer their thoughts and concerns. If you are unable to regularly attend Board meetings, please go to our website, www.mymeadows.net, or the Management Office to view full meeting minutes. Abbreviated minutes are also published in each issue of *The Meadow Lark*. Meeting agendas are posted in the Management Office and online on the Tuesday before each Board Meeting. If you see an issue that the Board is currently considering and you would like to weigh in, please contact the Management Office and make arrangements to have your thoughts brought before the Board. If you can not attend the meeting, your written statement can be presented on your behalf. Knowing the issues currently before the Board of Directors is the best way for residents to stay informed and allows Co-Owners the opportunity to make their wishes known prior to Board action.

We hope that the guidelines above will help to facilitate open lines of communication and help residents make the most of their meeting attendance.

Meadows Birthday

The Meadows will celebrate its 50th Birthday on July 10. The community opened on that date in 1971. We started out in a very rural area. The old Knolls, Newgate Forest, and Newgate shopping center (being built at that time) were the only things in our immediate area, the rest was working farmland.

To celebrate our birthday, *The Meadow Lark* will be publishing a series of articles which point out our history. These articles were written, most of them many years ago, by former residents. Some of these residents were original owners in The Meadows. One of these articles appears on the front page of this issue. It was written by Thelma Edwards, who moved here as one of our first residents in August 1971. She raised her family here, and served our community in many positions on our governing bodies and committees. Thelma remained in the community until she passed away in 2006.

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.

EDITOR: Bill Liedtke

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

Trash
Champion Waste: 703-239-8540

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



Parking in The Meadows

Vehicles 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 2019 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles.

War on Trash!

For people who live in a community like ours, one of the biggest problems faced is that contained in a very simple word—trash! The subject of trash seems to be the number one complaint of residents of condominium communities, The Meadows is no different.

Our Board of Directors has been discussing trash at recent meetings, and has been trying to come up with a way to solve the trash problem here within the community. Although we may never completely solve the problem, it is our goal to improve our living conditions. Our residents should not have to put up with so much trash, both loose small pieces of trash that just litter the ground and blow around at all times, as well as piles of trash bags and stacks of furniture that are put out on a regular basis well before the allowable time.

To achieve a cleaner community, we have to declare a war on all trash. Our maintenance staff picks up trash on a daily basis, but it seems that some of our residents just throw more litter around the community right behind them. This is unacceptable behavior. Everyone has the responsibility to help clean up our community. No one should be littering, and as a good citizen if you find litter laying around pick it up and dispose of it. Become part of the solution, rather than part of the problem. More importantly, tell those who are littering to stop it, and if necessary report their behavior to the office.

The biggest eyesore we face is created by those who put their trash out many hours and sometime even days before the mandated hour of 5 PM on Sundays and Wednesdays. We will be trying very hard to determine where trash put out early has come from, and violators will be subject to \$50 charges which we are allowed to levy for violations of our Rules and Regulations.

Catching the scofflaws who put trash out early is not generally an easy thing to do, so we need everyone's help in doing this. If you see someone putting out their trash early, report this to the office. We need the address of these people so appropriate action can be taken against them.

Do you enjoy living with piles of trash, which draw insects, rats, etc., for days at a time? The only way to prevent this is to take action against those who choose not to follow the rules, and it takes all of us to fight this menace. Again, become part of the solution and report these violations, rather than being part of the problem and just letting it happen. Unless the people causing the problem are pointed out and fined, they will most likely just continue to put trash out early. Hitting them in the pocketbook may help in getting our community cleaned up, but it will take everyone's cooperation in this effort.