

# The Meadow Lark



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

## 2025 Budget Approved

The Meadows Board of Directors adopted a budget for 2025. A copy of the budget can be found on our website ([www.mymeadows.net](http://www.mymeadows.net)) or picked up in the Management Office. The adopted 2025 budget addresses the cost of maintaining and operating our aging community in the post-COVID era, while minimizing the financial impact as much as possible for our Co-owners. Beginning January 1, 2025 the monthly assessment for a three bedroom condominium will be \$400 and for a two bedroom will be \$356. This is an increase of a little under 3%. These new fees will ensure that the needs of our over 50 year-old community are met in the year ahead, as well as in the future through reserve funding.

You will receive new coupon books in the mail in early December. If you do not have them by December 15th, please contact Cardinal Management at (703) 565-5259. Please note that your payment will be due on the 1st of the month even if you have not received your coupon book.

## Annual Meeting for 2024

The Annual Meeting of the Council of Co-owners of The Meadows will be held Tuesday, December 10 at 7:30 PM in the Clubhouse and on Zoom to allow more to attend. The link to the meeting was in the Annual Meeting package recently mailed to each Co-owner and will be posted on the community website the day before the meeting. Attendees must register in advance in order to attend, registration opens at 7:00 PM the night of the meeting.

The election of new Board members to the Board of Directors will be held at this meeting. Five two-year terms on the Board are up for election this year. If you cannot attend the meeting, it is very important that you send in the proxy you received in the mail, and you can also cast your votes for members of the Board of Directors by returning the ballot. The proxy and ballot need to be returned by 4:30 PM Monday, December 9. They can be mailed or placed in the black Council mailbox located outside the Clubhouse.

## Turn the Water Off!



With December having arrived, all Meadows residents who live in a downstairs (lpwr) unit are required to turn off the water spigots in both the front and back of their units. The control valve for the front water bib is located under the kitchen sink, and the valve controlling the rear water bib is located in the utility room off the back patio.

The purpose of this procedure is to prevent the freezing of hose bibs and associated plumbing during the winter months. It is important to note that any damage that occurs, caused by the non-winterization of a hose bib, is the responsibility of the Co-owner, and not the Association. Co-owners and tenants needing assistance with this process should contact The Meadows office to schedule an appointment with a maintenance technician.

## DECEMBER

**Board of Directors Meeting:** Because of the holiday season, the Board of Directors will not meet in December. The next meeting will be held on Thursday, January 9, 2025, 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).

**Annual Meeting:** Tuesday, December 9, 7:30 PM in the Clubhouse and via Zoom.

**Christmas Tree Pickup:** December 26–January 9.

*Residents and Co-Owners are welcomed and encouraged to attend any Board or committee meeting. Meetings are held in the Clubhouse. (Board meetings are also held on Zoom.)*

## IMPORTANT NOTE ABOUT 2025 CONDO FEES

Please be advised of the new Condo fees for 2025. The new fees for a **TWO bedroom unit will be \$356 and the fee for a THREE bedroom unit will be \$400**. If you have not received your new coupons for 2025 by December 15 please call Cardinal Management at (703) 565-5259. Please note that your payment will be due on the 1st of each month even if you have not received your coupon book. Copies of the 2025 budget may be obtained from The Meadows Office or online at [www.mymeadows.net](http://www.mymeadows.net).

## President's Corner

Hello Meadows Community! It was a busy month for the Board, our property manager, and our community manager as we all worked together to finalize the 2025 Budget! Thanks to the hard work of the property manager and community manager, the Board was able to adopt a budget we all feel happy about and believe the community will too.

The 2025 Budget will increase condo dues to \$356 for two (2) bedroom units and \$400 for three (3) bedroom units.

The 2025 Budget includes a pool management contract, which means the pool **WILL OPEN** for the 2025 summer season! To be able to open the pool for 2025, minor adjustments had to be made to keep condo dues from rising significantly. These adjustments were made to the pool hours and to the number of pools open.

For the 2025 season, the lap pool will remain CLOSED and the pool hours are as follows:

- Open from 4pm-8pm on Tuesday, Wednesday, Thursday, and Friday.
- Open 12pm-8pm on Saturday, Sunday, and holidays.

If you have any questions about the pool or the budget, please contact the management office.

~ Kristina Berry

## Board of Directors Motions

### At the October 10 meeting:

- Passed a motion to approve an amendment to the Rules and Regulations disallowing the use of propane fueled grills.
- Passed a motion to approve an amendment to the Rules and Regulations to require installation of a dedicated condensate line when a condenser unit is replaced.
- Passed motions concerning approval of six and denial of three Interior Alteration Requests.
- Passed a motion to approve a request for shrubbery removal.
- Passed a motion to approve acceptance of the insurance renewal proposal.
- Passed a motion to approve rejecting the terrorism rider.
- Passed a motion to ratify all email votes from the previous month.
- Passed motions to deny three parking exception requests.
- Passed a motion to uphold fines for a bulk trash disposal violation.
- Passed a motion to approve back billing to a Co-owner for rail repairs.
- Passed a motion to approve a payment plan for a delinquent account.

COMPLETE MINUTES OF BOARD MEETINGS  
AVAILABLE AT THE OFFICE

## Security Totals

October 15 – November 14, 2024

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

Avocado Court:	4
Cool Oak Lane:	4
Golden Oak Court/Road:	11
Rustling Leaves Lane:	3
Saguaro Place:	4
Saint Germain Drive:	3
Strasburg Drive:	5
Turin Lane:	2
Vehicles Ticketed:	26
Vehicles Towed:	28
Violation Letters Sent:	13
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.
- ALL grills of any type 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.



## Christmas Tree Pick-Up

According to Fairfax County regulations, Christmas trees must be recycled—they cannot be put out with your trash.

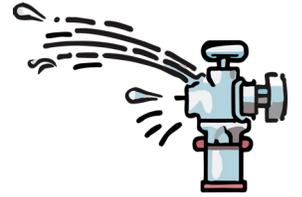


For your convenience, a drop off area will be located next to the Clubhouse on Strasburg Drive, December 26 – January 9.

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

## 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 is done to prevent water damage to the affected home as well as the possibility of water damage to surrounding homes.



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 page for office and emergency after hour phone numbers.

## Holiday Tip From Security

We are in the holiday season, and many people are receiving more packages at this time of year than is usual. Thieves are smart enough to know this, and can take packages from people's front porches or steps. If you are expecting a package, be on the lookout for the mailman or delivery driver so you can receive the merchandise you ordered without someone else getting it first. Help your neighbors out as well, if they have a package sitting on their front porch take it in and give it to them once they are at home.

Report suspicious activities to Meadows Security at 703-628-9481 from 4:00 PM until 12:00 AM (midnight) daily and to Fairfax County Police at 703-691-2131 at all other times. For any emergency call 911 first and then Meadows Security if during their scheduled onsite hours.

## 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.



## Blood and Platelet Donors Needed!



There is no substitute for human blood. Blood and platelet donations are critical for patients undergoing surgery, cancer treatment, accident victims, and those with blood disorders.

Support your local blood donation program in Centreville. Donate with Inova at the CentreMed Donor Center located at 6201 Centreville Road (Route 28), in Centreville.



Call 1.866-256-6372 or visit [InovaBlood.org](http://InovaBlood.org) to set up an appointment.

Meadows Website  
[www.mymeadows.net](http://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 meadowsoffice72@gmail.com 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, 9 AM – 4:30 PM

Phone: 703-830-4464

Fax: 703-815-0755

E-Mail: meadowsoffice72@gmail.com

Website: mymeadows.net

**24-Hour EMERGENCY ONLY**

**Cardinal: 703-569-5797**

**Security**

703-628-9481

**Towing**

Battlefield Towing: 703-378-0059

**Trash**

Champion Waste: 703-239-8540

**Bulk Trash**

Kramer Enterprises: 804-221-1743

**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**



**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 assessed 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!

**Holiday Office Hours**

Closed Dec. 25 and Jan. 1

Close at Noon Dec. 24 and 31