

# The Meadow Lark

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

## Stop Means Stop!



It is being noted in many parts of our community that drivers are not always stopping at the various stop signs

located around The Meadows. These stop signs have been installed for the purpose of allowing our residents to safely drive within our community.

There have been some minor accidents on our streets, these can be minimized or even avoided by always stopping at the stop signs, as well as following other signage and keeping your speed down. The posted speed limit throughout our community is 15 miles per hour, please observe that at all times.

Many of our residents walk throughout our community, always be mindful of pedestrians. Children at play need to be watched out for as well. In general, always be a safe driver, but particularly while within your own community.

If the sign says stop, then please stop!

## 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 blue Visitor hang tag, or an orange Extended Visitor Hang tag. For details on our parking rules and regulations, please feel free to contact The Meadows office, or refer to the 2023 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles.



## Slow Down, Summer is Here!

With the arrival of the summer season, many children will be out and about throughout our community. More people in general will be crossing the streets in all parts of the community while out enjoying the warm weather.

School will soon be out, so the children of the community will be at play throughout the entire day, which is another good reason to be aware as you are driving within The Meadows. Please be reminded that the speed limit on all of the streets within The Meadows is 15 miles per hour.

The safety of our children, as well as all of our residents, is of the utmost importance. Be a responsible driver and look out for pedestrians and other vehicles when driving here in The Meadows. Parents are also cautioned to make sure their children are playing in safe areas, and not impeding the passage of vehicles when at play.



## JUNE

**Board of Directors Meeting:** Thursday, June 12, 2025, 7:30 PM. Residents and Co-Owners are encouraged to attend. Pool Committee Meeting TBD. Agendas are posted online and at the Clubhouse on the Tuesday before the meeting. Minutes are 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 Board or committee meetings. Meetings are held in the Clubhouse. (Board meetings are also held on Zoom.)*



## Pool Hours ENTIRE SEASON

Monday – Closed

Tuesday – Friday 4 PM – 8 PM

Saturday & Sunday 12 PM – 8 PM

Holidays – 12 PM – 8 PM

Pool is CLOSED on Mondays, except *Memorial Day and Labor Day*. Last pool day is Labor Day, September 1.

## President's Corner

### President's Corner

Hello Meadows Community! The Board and management would like to remind **ALL** Co-owners and residents to check their utility closets (lower and upper units) and attics (upper units) periodically for leaks, especially as AC units are turned back on and the risk of condensate line back-ups rises. If a leak is identified, it should be contained and resolved as quickly as possible to avoid property damage and personal liability.

If uncertain of whose responsibility it is to resolve the leak, call the management office, the emergency maintenance line (if after office hours or on a weekend), and/or reference the maintenance responsibility chart in the Bylaws (a copy of which can be obtained from the management office upon request).

Additionally, **ALL** Co-owners and residents should frequently inspect their balconies (upper units), patio slabs (lower units), and/or stairs (lower and upper units) for the condition of the caulk seams, condition of the concrete and condition of the posts (upper units). All discrepancies must be expeditiously resolved.

As always, please contact the management office with any questions or concerns.

Kristina Berry



## 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.

## Board of Directors Motions

At the April 10 Meeting:

- Passed a motion to accept a bid from Apex for an electric power box replacement.
- Passed a motion to accept a bid from Michael and Son for \$24,867 for plumbing repairs.
- Passed a motion to accept a bid of \$2600 from Katchmark for a roof repair.
- Passed a motion to approve Phase I of the community element condition assessment by ETC for \$16,000.
- Passed a motion to accept a bid from Michael and Son of \$27,500 for community-wide hydrojetting.
- Passed a motion to accept a proposal from Access Granted of \$1045 for a digital pool pass system.

## 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.

## Security Totals

April 15 - May 14, 2025

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

Golden Oak Rd	13
Cool Oak Ln	2
Strasburg Dr	3
Rustling Leaves Ln	2
Avocado Ct	4
Turin Ln	4
St Germain Dr	2
Saguaro Pl	4
Vehicles Ticketed:	25
Vehicles Towed:	28
Violation Letters Sent:	13
Calls referred to FCPD/FD:	14

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 have an ABC rating.



## 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.

## Bulk Trash Rules Explained

Clarification is needed regarding trash and bulk items pickup. As stated in The Meadows Rules and Regulations 2021, Section VI, Rules Governing Property #3: "Garbage and trash shall be kept in the Unit's storage bin provided for that purpose. No locks of any kind, to include pad locks or zip ties, may be used on trash bin doors. The Association reserves the right to access trash bins at any time, with or without notice, to perform maintenance work or inspections. All garbage and trash shall be placed in tied plastic bags and put in front of one's Unit, close to the street but not in the parking areas, no earlier than 5:00 PM on Sunday and Wednesday the evenings preceding collection days. Large items will be taken by the Council's bulk trash service only on their Thursday pickup. Certain items such as refrigerators, freezers, construction debris, landscape material, yard waste, paint cans, batteries, tires, and anything deemed hazardous (this list is not all-inclusive) will not be taken by the trash service and Co-Owners/Residents must make their own arrangements for disposal of these types of items. Co-Owners will be responsible for reimbursing the Council a special disposal fee of at least \$50.00 or the amount of actual cost incurred, whichever is greater, for: a) removing trash associated with their Unit that has been placed on the Common Elements outside of the dates/times for regular pick up and for which proper special arrangements have not been made, and b) such other discarded items that the waste management company cannot pick up. Any special disposal fee imposed by the Council shall be due upon demand. Only trash and recycling from units within The Meadows may be put out for pick-up on the property (no off-site dumping permitted)".

Residents needing to make their own arrangements for the disposal of certain items may contact a company of their choice or Kramer Enterprises (our current bulk removal company) by calling 410-758-7964.

### REMINDER:

**TRASH ONLY FOR MONDAY PICKUP: SHALL NOT BE TAKEN OUT ANY EARLIER THAN 5:00 PM ON SUNDAY EVENING**

**TRASH/RECYCLING/BULK: SHALL NOT BE TAKEN OUT ANY EARLIER THAN 5:00 PM ON WEDNESDAY EVENING FOR THURSDAY PICKUP**

\*\*\*Bulk items are picked up early Thursday mornings – not when regular trash and recyclables are collected on Thursday, so do not place bulk items out late on Thursday morning as they will not be removed until the following week which results in a violation.

## Be Careful Where You Drink!

Summer is here and people will be out enjoying the weather, cook outs, and family gatherings. As a reminder, it is illegal to offer or consume alcoholic beverages in a public setting (VA Code 4.1-308). This includes your porches, patios, and all common areas of The Meadows. Also, if you are outside and have had too much to drink you could be in violation of the "Public Intoxication" law (VA Code 18.2-388). It is important for residents to share this information with their guests as non-residents of The Meadows may also be issued a trespassing ban if they are found in violation of either of the two aforementioned Codes as these violate Meadows rules under Section V. Rules Governing Behavior; Rule 1: No noxious or offensive activities shall be conducted in or about any unit, the common elements, or vehicle parked on The Meadows property; nor shall anything be done or be permitted to remain in or about any unit or vehicle parked on property which may reasonably be or become a nuisance or annoyance to any other residents.

Please enjoy your summer. Be mindful of neighbors and drink responsibly if you choose to do so, keep your drinks inside your homes.

## Carbon Monoxide Detectors Recommended

Natural gas supplied to a heater, stove, water heater, or other gas-supplied appliances can result in the release of unsafe levels of Carbon Monoxide. The Meadows, along with our insurance carrier, strongly recommends every unit to have one or more carbon monoxide detectors installed within 15 feet of all sleeping areas.

Carbon Monoxide is a colorless, odorless gas which can be deadly! Carbon Monoxide can only be detected with Carbon Monoxide detectors, so it is important that each unit be equipped with a working CO detector. These detectors are inexpensive (\$20-\$50) and can be purchased at any home improvement or box store. Acceptable detectors must be UL listed and may be one of the following:

1. Battery powered
2. Plug-in with battery backup
3. Directly wired with battery backup

Combination smoke and CO detectors are acceptable as long as they have different alarm tones. Detectors must be installed and maintained according to the manufacturer's instructions. The combination battery/sensor must be changed approximately every two years.

## Noise Reminder

In the summer months we all like to spend time outside to enjoy the warm weather and socialize with our friends and neighbors. It is important to remember that we need to minimize disturbances to others even when we are outdoors. Loud music and boisterous conversations can create a lot of unwanted noise for others. Residents of upper units need to be especially careful of heavy walking and running in their units in the late and overnight hours.

Please remind children to be respectful of others while playing. Avoid rowdy horseplay and loud games near windows and patios, never use items from neighbor's porches or patios and do not bounce balls on the exterior of the buildings.



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: 410-758-7964

dispatch@kramer-enterprises.com

## **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 without alterations to the wall or submit an ARF for proposed exterior installation.

## **Satellite Dishes in The Meadows**



## **Requirements for Installing Exterior HVAC Units**

With the hot summer months, some owners may be faced with the need for a replacement air conditioner unit in order to keep their residence cool. Previous EPA changes in heating and air conditioning standards made maintenance of some existing A/C units more difficult primarily due to the unavailability of the type of refrigerant used in older units. It was also believed that finding a machine that would fit into the utility closet would become difficult. While the Meadows Board of Directors has reconsidered allowing HVAC units to be installed on the Common Elements (following the requirements stated below), we want you to know that “through the wall” units that fit the exact opening of current units in utility closets and meet current EPA standards ARE available!! If you would like to keep your A/C unit in your utility closet and within your purview, you can ask your licensed HVAC contractor to bid your replacement job for a “through the wall” unit that matches the same size as your current unit. The good news is that this type of replacement does not require any Meadows paperwork or approval. In addition, some have found that replacing their unit with another “through the wall” unit has actually saved them money than by switching to an A/C unit that is placed on the Common Elements ground. Any Co-owner who still wishes to install or replace an HVAC unit on the Common Elements must follow these steps:

- Submit your request in writing to the Management Office.
- Once the 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 Management Office will then review the documents and make a determination on whether or not to approve the installation.
- Upon installation, the Co-owner must schedule another meeting with the Meadows Maintenance Supervisor to verify the proper installation of the unit.

#### **REMEMBER:**

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

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