



The Meadow Lark

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

Important Insurance Information

Do you have adequate insurance coverage? Did you know that many losses are not covered by The Meadows Master Insurance Policy? All unit owners need to have their own homeowner's insurance policy, called an HO-6 policy, to cover losses and liabilities not covered by the Master Policy. It is also recommended that renters have an HO-4 policy to provide coverage for personal property, additional living expenses and personal liability. Lack of adequate coverage can be extremely costly, both in time and money.

It is important to remember that only approved damages that exceed the Master Policy deductible are eligible for insurance coverage under The Meadows policies. The deductible for water damage under our current policy is \$50,000 per unit capped at \$100,000 aggregate per occurrence and the deductible for All Other Perils coverage is \$50,000 per occurrence. It is critical to understand that even if covered damages exceed the deductible and are covered under the Master Policy, if the damage is caused by the neglect or actions of the unit owner or the owner's 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 of \$50,000.

It is also important to know that the Master Policy does not cover any personal property, incidental damages (e.g. hotel stay), betterments and improvements, moving or storage of personal items, or lost income as well as backup of sewers and drains and discharge from sewers, drains, and pumps. Regardless of the cause or cost of the damage, the Master Policy does not provide any coverage for these items.

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 Unit Owners contact USI and their insurance agent once a year to avoid being underinsured/uninsured for excluded perils and deductibles for which they could be responsible. 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.eoidirect.com.

Election Time.

It's that time of year again. In addition to the state elections being held on November 4, The Meadows will have an election for members of the Board of Directors. Four seats are being contested this year.

We will hold the election at the Annual Meeting on Tuesday, December 9. The package for the Annual Meeting will be mailed out shortly. This package will contain all the information about the election, including a proxy and a ballot. If you cannot attend the meeting, you need to send in the proxy, and you can then also cast your votes for members of the Board of Directors by returning the ballot. If you do not receive this package by mid-November, please contact the office so you can obtain one.

Return of the proxy form is very important. Our By-Laws require a certain percentage of Co-Owners to either be present at the meeting or have signed a proxy form so they can be counted as present. Proxy forms, as well as the ballot if you wish, need to be returned by 4:30 PM Monday, December 8. They can be mailed or placed in the black Council mailbox located outside the Clubhouse.

NOVEMBER

Board of Directors Meeting: Thursday, November 13, 2025, 7:30 PM. 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.

Looking forward to:

Candidates Night: November 13, 7:00 PM

Annual Meeting: Tuesday, December 9, 7:30 PM

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

Holiday Office Hours

Closed Nov. 27 Thanksgiving,

and Nov. 28 Day after Thanksgiving

NO TRASH PICK-UP

on November 27, Thanksgiving

Please do not put trash out on Nov. 26/27

SET YOUR CLOCK BACK

Sunday, November 2 "Fall Back" at 2 AM

President's Corner

Hello Meadows Community! We hope everyone is enjoying the leaves changing colors and the weather cooling down a little bit!

At the October Board meeting, the Board approved the 2026 Master Insurance Policy and would like to inform the community of the following:

- Sewer backup is still NOT covered under the master policy (Co-owners should ensure that their insurance policy covers this).
- The deductible for water damage is \$50,000 per occurrence (this means that water would need to cause \$50,000 or more in damage for the event and repairs to be covered under the master policy. Co-Owners are encouraged to speak with their insurance carriers about their individual coverage needs).
- The deductible for All Other Peril (AOP) damage is \$50,000 per occurrence (this has increased from last year. Co-owners are encouraged to speak with their insurance carriers about their individual coverage needs).

If you have any questions about the Master Policy or its coverage, please contact the management office during normal operating hours or come to the next Board meeting!

Kristina Berry

Board of Directors Motions

At the August 14 Meeting

- Passed a motion to purchase a 2 or 3 year CD for \$100K at the best possible interest rate.
- Passed a motion to purchase a CD for \$153K at the best term and the best rate.
- Passed a motion to approve a new rule related to the use of sports balls.
- Passed motions to approve four Architectural Review Forms (ARF) and to deny one request.
- Passed a motion to deny a towing fee reimbursement request.
- Passed a motion to approve a frequent visitor hang tag request.
- Passed a motion to approve use of a car cover.
- Passed a motion to ratify a change order request for a project on Golden Oak Road.
- Passed a motion to approve a tree care proposal from BrightView.
- Passed motions to suspend privileges for two Co-owners until a payment plan is set up.
- Passed a motion to allow 30 days to a Co-owner to bring their account to good standing.

At the September 11 Meeting:

- Passed a motion to suspend privileges for three Co-owners who did not appear for their hearings.
- Passed a motion to deny a request from a Co-owner for visitor passes.
- Passed a motion to deny settlement offer for a Co-owner.
- Passed a motion to reject a payment plan for a Co-owner.
- Passed a motion to approve a write-off for a Co-owner.
- Passed a motion to approve a proposal from ETC for required inspections during a foundation repair project.
- Passed a motion to postpone action on two ARFs pending further review.
- Passed motions to approve two ARF requests.
- Passed motions to approve issuing 30-day temporary passes for two residents to bring their vehicles into compliance with Meadows regulations.
- Passed a motion to ratify the email vote concerning a new bulk trash contractor.
- Passed a motion to adjust specifications for meter boxes.
- Passed a motion to approve two foundation waterproofing proposals from Titan.

Security Totals

October 15, 2025 - November 14, 2025

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

Avocado Court:	1
Cool Oak Lane:	1
Golden Oak Court/Road:	8
Rustling Leaves Lane:	4
Saguaro Place:	3
Saint Germain Drive:	0
Strasburg Drive:	1
Turin Lane:	2
Vehicles Ticketed:	17
Vehicles Towed:	23
Violation Letters Sent:	39
Calls referred to FCPD/FCFD:	8

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 that can cause death.

Meadows Website:
www.mymeadows.net

2026 Board of Directors Candidates

There are four candidates for The Meadows Board of Directors. The election will be held at the Annual Meeting on Tuesday, December 9 at 7:30 PM. Here is a brief biography of each candidate and a statement concerning why they are running for the Board of Directors.

Stephanie J. Bailey

"I have called The Meadows my home for over two decades, and I remain deeply invested in the well-being and future of our community. Since my last term, I've earned my MBA from George Mason University and am currently the Marketing Vendor Program Manager at a local credit union. My professional journey has included roles in accounting, business operations, marketing consulting, technical & Marketing project management, and entrepreneurship, giving me a well-rounded perspective on strategic planning, communication, and operational efficiency. I'm seeking to continue my service on the Board to contribute a thoughtful and balanced viewpoint that complements the strengths of our current Board. I believe my unique blend of experience and insight can help us navigate challenges and opportunities with creativity and collaboration."

Linda Lachapelle

"I have lived in The Meadows for over 34 years and have been a member of the Board of Directors (BOD) for around 19 years. I currently serve as the Vice President, and have previously served as Treasurer, President, and Security Liaison. I have seen many positive improvements in our community, and I would like to be re-elected to the Board so that I can help ensure that our aging community continues to remain well-maintained, professionally managed, and financially sound. My many years of BOD experience help bring much needed historical knowledge of Board and Meadows operations to the Board. I am not afraid to speak my mind even in the wake of opposition, and not afraid to raise difficult questions to ensure that all sides of an issue are looked at prior to making decisions that will affect all 618 units."

Lynn Piercey

Lynn has lived in The Meadows for 29 years, starting out as a renter before buying her unit several years ago and is a retired construction accountant. She says that she has enjoyed serving this community as a Board member for several years. "My goal is to keep the fiscal health of The Meadows strong as to protect our investment in our homes. Being a retiree, I understand the importance of expense control and how it affects our condo dues. I believe in Board transparency and welcome suggestions from our guests at the Board meetings. I hope to remain on the Board so I can continue to serve this community."

Kelton Reynolds

Kelton has lived in The Meadows for 36 years. He has worked in the retail and service industry and has served on the Board in various positions, including Vice President, over a 26 year period. He says he has insight on what it's like to raise a family in The Meadows and work to make the community the best it can be working within the limits of the budget. He feels protecting the investments of our Co-owners while keeping fees as low as possible is a priority. Finding solutions that consider the big picture is also very important to him. He says, "I have gotten to know what's right for the community and about the responsibilities and the limitations of the Association. My motto is 'Do what's right for the whole community and be fair to everyone'."

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.

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 are located throughout the community or should be taken to your unit for proper disposal.

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.

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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



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. This could lead to major damage to several units as a 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.

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!

Turn Water Off

In accordance with the 2023 Rules and Regulations of the Association, the lower-level unit Co-owners must shut the plumbing valves for the outdoor front and rear spigots, which are originally under the kitchen sink and inside the utility closet, respectively, to avoid freezing pipes during the frigid months to come by no later than Nov. 15.

Meadows Website:
www.mymeadows.net