

The Meadow Lark

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

2026 Budget Approved

The Meadows Board of Directors adopted a budget for 2026. A copy of the budget can be found on our website (www.mymeadows.net) or picked up in the Management Office. The adopted 2026 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, 2026, the monthly assessment for a three bedroom condominium will be \$459 and for a two bedroom will be \$408. This is a large increase this year due to several factors necessary to ensure that the needs of our aging community are fully 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) 565-5797. Please note that your payment will be due on the 1st of the month even if you have not received your coupon book. If you do not have your coupon book, you must include your account number in the memo field of your payment and mail it as follows: Cardinal Management Group, A Real Manage Company, P.O. Box 52358, Phoenix, AZ 85072. The on-site management office team members can assist with providing your account number.

Turn the Water Off!

With December having arrived, all Meadows residents who live in a downstairs (lower) 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.

Holiday Trash Info.

Thanksgiving Day November 27, 2025	CLOSED; NO COLLECTION
MAKEUP RECYCLING COLLECTION: FRIDAY, NOVEMBER 28, 2025	
Christmas Day December 25, 2025	CLOSED; NO COLLECTION
MAKEUP RECYCLING COLLECTION: FRIDAY, DECEMBER 26, 2025	
New Year's Day January 01, 2026	CLOSED; NO COLLECTION
MAKEUP RECYCLING COLLECTION: FRIDAY, JANUARY 02, 2026	
Christmas Tree Collection Wednesday, 12/31 & 01/07	Centreville, Fairfax, Reston, Herndon, Oakton, Burke

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 8, 2026, 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.

Annual Meeting: Thursday, December 11, 7:30 PM in the Clubhouse and via Zoom.

Christmas Tree Dropoff: December 26–January 6.

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 2026 CONDO FEES

Please be advised of the new Condo fees for 2026. The new fee for a **TWO bedroom unit will be \$408 and the fee for a THREE bedroom unit will be \$459**. If you have not received your new coupons for 2026 by December 15 please call Cardinal Management at (703) 565-5797. 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 2026 budget may be obtained from The Meadows Office or online at www.mymeadows.net.

President's Corner

Hello Meadows Community! At the November Board meeting, the Board approved the 2026 budget. This budget included the following:

- Full contributions to the Reserve Fund in preparation for the major upcoming projects through the community (including those needed for the pool).
- The pool being OPENED during the 2026 season.
- Returning to having groundskeeping on site 5 days a week.

The new monthly assessment amount is \$408 for 2-bedroom units and \$459 for 3-bedroom units. While we understand the increase is high, these decisions were made based on the feedback we received from the community throughout the year. Looking ahead, the Board is excited for the changes we are hoping to implement over the next year.

As the weather gets colder, residents and co-owners are reminded to turn off the water supply to the outdoor spigots to prevent pipes from bursting due to frozen water.

Lastly, the Board reminds all Co-owners that the Annual Meeting will be held on Thursday, December 11, 2025 and encourages them to attend so we have the chance to make quorum, which is required if we want to change any provisions of the condominium instruments.

~ Kristina Berry



Board of Directors Motions

At the October 9 meeting:

- Passed a motion to approve that the FACETS Care Van hold a clinic on our property.
- Passed motions to approve renewal of USI's Master Policy and to decline terrorism coverage.
- Passed a motion to waive \$160 in violation fees for a Co-owner.
- Passed a motion to deny a request for a frequent visitor hang tag.
- Passed a motion to deny a request for a vehicle registration requirement exception.
- Passed a motion to approve an extension of a temporary parking permit.
- Passed a motion to approve a proposal from Titan Restoration for repair of an underground façade hole.
- Passed a motion to approve a proposal from Brightview for removal of a tree and stump grinding.
- Passed a motion to approve a proposal from Culbertson to repair two concrete porches.
- Passed a motion to approve a proposal from Culbertson to repair sidewalks in two areas.
- Passed a motion to approve a proposal from Titan for waterproofing for two units.
- Passed a motion to accept a proposal from ETC to provide specifications for balcony pole repairs.
- Passed a motion to enforce a violation against a Co-owner.
- Passed a motion to approve a payment plan for a delinquent account.

COMPLETE MINUTES OF BOARD MEETINGS
ARE AVAILABLE AT THE OFFICE.

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:	3
Golden Oak Court/Road:	11
Rustling Leaves Lane:	4
Saguaro Place:	3
Saint Germain Drive:	1
Strasburg Drive:	2
Turin Lane:	1
Vehicles Ticketed:	12
Vehicles Towed:	12
Violation Letters Sent:	5
Calls referred to FCPD/FCFD:	9

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 except electric 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.

Christmas Tree Dropoff

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

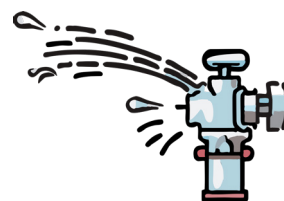


For your convenience, a drop off area will be located next to the Clubhouse on Strasburg Drive, December 26 – January 6.

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!

It is imperative that you maintain your utilities “on” and set your thermostat to the proper temperature to prevent pipes from freezing and breaking, which could result in expense repair costs. Additionally, ensure that your utility room door is in good working condition and closed when not in use since water pipes run through the utility room and the room is not temperature-controlled.



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.

Annual Meeting for 2025

The Annual Meeting of the Council of Co-owners of The Meadows will be held Thursday, December 11 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. Four 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 completing both sides of the proxy and returning it. It must be returned by 4:30 PM on Wednesday, December 10. They can be mailed or placed in the black Council mailbox located outside the Clubhouse.

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 to set up an appointment.



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

MG Junk Removal LLC

(703)200-9420

(703)864-5327

Email: mgjunkremoval@gmail.com

info@mgjunkremovalusa.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



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.

Improper Bulk Trash Disposal

This is important information for **ALL Residents**. If you have a need to place large items out for disposal on other than Wednesday evening or Thursday morning (perhaps you are moving), you need to call our Bulk Trash contractor MG Junk Removal at 703-200-9420 to make arrangements at your expense for pick-up the Next Day or haul away the bulk trash to any of the applicable County Facilities listed on the following website: <https://www.fairfax-county.gov/publicworks/recycling-trash/commercial-locations-hours>. Please ensure that you are aware of their proof of residency requirements and applicable charges. This will ensure that our community looks presentable by not having trash sitting on the common elements for several days.

Holiday Office Hours

Closed Dec. 25 and Jan. 1