

# The Meadow Lark



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

## Meadows Towing Policy

The Meadows Rules and Regulations allow towing of vehicles not having a Meadows parking sticker or Visitor Parking Permit properly displayed at ANY time. Battlefield Towing is authorized to remove vehicles not displaying those credentials without warning at any time during the day, seven days a week.

Here is the rule in English and Spanish:

Vehicles not displaying a resident sticker, visitor tag, frequent visitor tag or temporary parking permit, are subject to towing 24 hours per day.

Los vehiculos que no tengan una calcomania de residente, una etiqueta de visitor, un etiqueta de visitor frecuente o un permiso temporal estan sujetos a remolque las 24 horas del dia

## Pick Up the Trash!

Have you from time to time noticed pieces of trash or a soda can or bottle while walking to your car, or just taking a walk through the neighborhood? Unfortunately, some residents tend to leave litter on our common elements. Our porter spends many hours picking up trash all around the community. This helps in keeping our streets clean, but more trash appears soon after.

You can do your part to provide additional help in keeping our community as clean as possible. If you see a piece of trash, a candy wrapper or a soda bottle, please pick it up and dispose of it properly.

Regarding our trash problem, be a part of the solution by picking up whatever trash you see, rather than being a part of the problem by disposing of trash in the common areas. Be a good neighbor, care about your community and dispose of all trash properly.

## Warm-Weather Related Reminder

In the warm months, we like to spend time outside enjoying the warm weather and socializing with friends and neighbors. We need to remember to minimize disturbances to others even when we are outdoors. Loud music and boisterous conversations can create a lot of unwanted noise for others. During any season residents of upper units should be especially careful of heavy walking and running in their units in the late and overnight hours.

Please be reminded of the following rules:

Adopted by the Board at the August 14, 2025 Board meeting to address numerous ball play related damage to property and trespassing on patios:

The use of sport balls in the common elements is prohibited, with the exception of the designated basketball courts on Golden Oak Road & Saint Germain Drive, and behind and between 14575 and 14579 Saint Germain Drive. This includes kicking, throwing, hitting, and bouncing balls.

Adopted by the Board at the February 17, 2025 Board meeting for filing in-unit noise complaints:

- Noise levels that are 65 decibels or greater
- Longer than 15 minutes and occurring at least 3 times within a 24-hour period, or, if not 15 minutes long, 7 individual times within a 24-hour period
- Must provide a recording obtained with a decibel meter or suitable device for each event
- Written proof that an attempt to resolve the complaint directly with the neighbor at least 14 days prior to the complaint filing date

## APRIL

### Board of Directors Meeting:

Thursday April 9, 2026, 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.

*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.)*

## YARD SALE RETURNS

**Saturday, May 2**  
8:00 AM – 1:00 PM

(Raindate – Sunday, May 3)

The annual Yard Sale will once again be held right here in the community (really a “Sidewalk Sale”), just like previous years.

You may place your wares for sale in front of your unit, in your reserved parking space, on your front balcony or porch, or in the common areas near your unit. Be careful not to block access to any other parking spaces or to the sidewalks which will be used for passage throughout the community.

## 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



## President's Corner

Hello Meadows Community! We hope everyone has been able to enjoy the warmer days we have been getting recently!

As the weather gets warmer, Co-owners are reminded that management will be conducting exterior buildings inspections by street. The most common violations that are cited during these inspections include the following:

- Awnings in disrepair.
- Unapproved items on balconies and patios (i.e. tires, interior furnishings, open-flame cooking devices – including smokers, etc.).
- Personal items in the common elements (i.e. bicycles, hoses, toys, etc.).
- Exterior vent covers in disrepair or containing nests.
- HVAC covers in disrepair.
- Exterior doors in disrepair (storm doors, front entrance doors, sliding doors, utility room doors, etc.).
- Exterior windows in disrepair (i.e. rotted frames, broken windowpanes, missing grids, etc.).

Please note that this list is not exhaustive and that removing/repairing an exterior modification is a modification in and of itself. As a result, an approved ARF must be obtained before proceeding.

If you have any questions or are in need of a copy of the Rules and Regulations or an ARF, please contact the management office during their operating hours.

Kristina Berry



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

## Board of Directors Motions

*The Motions from the January and February Board meetings will appear in the May issue.*

COMPLETE MINUTES OF BOARD MEETINGS  
ARE AVAILABLE AT THE OFFICE.

## 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 accidents on our streets that could have been minor 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. In general, always be a safe driver, but particularly while within your own community.

If the sign says stop; then, stop!

## Security Totals

**Feb. 15, 2026 - March 14, 2026**

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

Avocado Court:	2
Cool Oak Lane:	3
Golden Oak Court/Road:	11
Rustling Leaves Lane:	3
Saguaro Place:	6
Saint Germain Drive:	1
Strasburg Drive:	2
Turin Lane:	1
Vehicles Ticketed:	12
Vehicles Towed:	14
Violation Letters Sent:	21
Calls referred to FCPD/FCFD:	4

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 without the use of an extension cord, 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. Equally important is that there is a vent in the door to the furnace/utility room.



## 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 2026–2027 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 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.

## It's Time to Get the Water Flowing Again!

As we enter warmer weather many residents are ready to start watering their plants and washing their cars. For this reason, all valves to the outdoor water spigots are required to be turned back on by April 15th.



The valve to turn the water on for the front spigot is located under the kitchen sink of the lower unit. The valve for the back spigot is located in the utility closet of the lower unit.

If you are in a lower-level unit, you are responsible for turning these valves on. Also, if you notice anything unusual such as a steady drip when the spigot is turned off, leaking under the kitchen sink/utility room from the spigot water line, or the spigot sprays awkwardly when turned on, please contact the Management Office.

## Spring Planting Tips



Flowers and shrubs may be planted in existing beds that are in the direct vicinity of rear patios, bedroom windows or front porches/steps by Co-owners/Residents if they are in conformity with The Meadows Rules and Regulations, Section, VI, Rule 9a - i and Rule 10. Please see the Rules and Regulations on our website at [www.mymeadows.net](http://www.mymeadows.net) or request a copy in the Management Office. The maintenance of the plant bed(s) in which the flowers and/or shrubs are installed must be maintained by the respective residents in its entirety, must be reported to Management, and an indicating flag provided by the Management Office must be placed in the respective bed by the Co-owner.

## 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 Frequent 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.



## Taking Care of Trash



Trash is an issue that no one really wants to deal with, but its existence is a fact of life. Some people just can't seem to dispose of trash properly. In order to keep our community looking as nice as possible, everyone is asked to please not leave trash on the Common Elements, and if you see some unsightly trash, please be a good citizen and pick it up.

To keep your community clean, please contact the Management Office at 703-830-4464 or [meadowsoffice72@gmail.com](mailto:meadowsoffice72@gmail.com) to report any neighbors who are not following the rules related to trash and its removal and for which there is proof of the violation.

## 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 as instructed by the manufacturer.



## Keep the Lights On!

In order to promote safety in our neighborhood, everyone is reminded to leave their 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 streetlights, 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.

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 8½x 11-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



## What To Do If You Experience a Leak

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 after-hour emergency line at 703.569.5797. Please remember that the priority is to minimize property damage, so containing the leak is of utmost importance. There may be times when the on-call maintenance team member may refer you to contact the fire department for a faster response or if it is dusk. Please refer to the unit boundaries in the Master Deed & Maintenance Responsibility Chart of the Bylaws for more details. If you suspect that your unit is affected by a common element, i.e., foundation, roof, drain that serves more than one unit or a common area, you must notify the Association by contacting the Management Office at 703.830.4464 or after-hour emergency line.

Nonetheless, water mitigation efforts may be required depending on the severity of the leak and composition of the affected area. These efforts must be started as soon as possible and should be arranged by the affected Co-owner.

## Violations

Some people feel we have too many rules, and others feel we have too few. As a condominium association, we have to maintain a level of uniformity and compliance. The “small” issues, things on stairs, patios, balconies, etc., are just as serious as trash being put out early, wiring hanging from walls and windows, unkept gardens, etc. For instance, if there are three units side-by-side, each having three “small” violations, that means in one small area there are nine violations. Nine violations, even small violations, in one grouping create a big problem in the overall appearance of that area.

We can't pick and choose which violations to pursue or alter the covenants procedures based on the inspector's interpretation of the seriousness of the violation.

Please review your Rules and Regulations—many of the items in question are covered there. If there are rules and regulations you feel are unfair or unnecessary, then please contact the office and ask that your concern be placed on a Board meeting agenda.