

The Meadow Lark



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

This Weekend!

YARD SALE

Saturday, May 2
(Raindate – Sunday, May 3)
8:00 AM – 1:00 PM

The annual Yard Sale will once again be a yard sale right here in the community (really a “Sidewalk Sale”), just like we did the last few years.

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

COMMUNITY CLEAN-UP

Dumpster next to Clubhouse
May 1-3 (rain or shine)

In keeping with the spring cleaning theme, a dumpster will be provided near the Clubhouse for use by all residents the first full weekend of May.

You can place items you no longer need in the dumpster for disposal, but there are some things you cannot throw away here. Hazardous materials such as paint, batteries, and tires may *not* be disposed of here.

Longtime Resident Passes Away

Miriam Hewitt, who lived on Saguaro Court since 1985, passed away on March 27. She was 82 years old. Miriam was born in Baltimore and moved to Washington, DC after high school. She married Norman T. Hewitt and moved to the Edsall Park area of Fairfax County, and then moved to Centreville. She is survived by her son, Norman A. Hewitt.

Miriam is a former member of The Meadows Board of Directors, having served for several years ending in 2003. She was also active with our Landscaping and Grounds Committee. She was a long-time volunteer at the Centreville Regional Library, and also sang in the choir at St. John’s United Methodist Church in Springfield.

She was a very friendly and caring person who enjoyed visiting with her friends and walking around our community.



Board of Directors Meeting: Thursday, May 21, 2015, 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 are available upon request at The Meadows office and online at mymeadows.net.

Residents and Co-Owners are welcomed and encouraged to attend any committee meeting. Meetings are held in the Clubhouse.

Pick Up Your Trash! (and Your Dog’s)

It is being noticed by many of our residents that there is a lot of trash scattered around the community. Please be a good citizen and do not leave trash on the common elements, and go one step farther as well. If you see some trash, pick it up and dispose of it properly.

Dog walkers are also cautioned to always pick up after your pooch. Our rules require you to pick up any dog feces immediately and dispose of them properly.

If everyone picked up after themselves, their dogs and also picked up loose trash the community would look so much nicer. Thanks to all those who are willing to pitch in and help with keeping our community clean.



Renew Your Passes

Pools Open May 23

Our swimming pools open on Saturday, May 23. Please be sure that you get your pool passes renewed so you can use the pools.

There will be two pool pass sessions held in the Clubhouse for those who have not had a photo pass in the past. Renewals do not need to come in.

Saturday, May 16
10–11 AM

Wednesday, May 20
5–7 PM

(Details on page 3)



Meadows Website
www.mymeadows.net

President's Corner

Thankfully, spring has officially arrived! The winter chill has passed and the spring sun has come to warm us all up. Now that the warmer weather is here, I think it is important for us all to remember a few items:

- Please be vigilant while traveling around our neighborhood due to the increase in foot traffic. Children will be playing, pets will be walked, and residents will be out and about enjoying the weather. Please remember to drive safely around The Meadows.
- Car washing has already begun. Keep in mind that **ONLY** vehicles with Meadows permits are allowed to be washed on Meadows property. When you are finished, please remember to turn off the exterior water faucet to conserve water.
- For the dog owners in our community, please be mindful to pick up after your pet and place it in one of our many dog stations throughout our community. Dog waste poses a serious health risk to our residents and should be disposed of properly.

Take advantage of the cool sunny weather! Update your gardens, socialize with your neighbors, or simply take a walk around the neighborhood! In the end, be safe, be smart, and enjoy the beautiful weather before the Washington DC summer heat and humidity shows up!

Take care!

~ Eric Sokolowski

Kindergarten Registration

If you have a child who will begin Kindergarten this fall, they need to be registered with Centre Ridge Elementary School. If you have not already completed this process, a registration event is scheduled on **Wednesday, May 13 from 5:30 to 7:30 PM at the Centreville Regional Library.**

You will need to pick up a Registration Packet from the Centre Ridge Elementary School front office. Once the forms are completed, please bring them to the registration event on May 13 at the library.

If you have any questions regarding this process, please contact the Centre Ridge Elementary office staff at (703) 227-2600.

Board of Directors Motions

At the April 16 Meeting:

- Passed a motion to reaffirm email votes concerning approvals for an air conditioner on the common elements and purchase of a new truck.
- Passed a motion to accept a proposal from Sparkle to monitor and perform monthly cleaning of a sewer line on Saguaro Court.
- Passed a motion to charge the expenses for sewer work on Saguaro (\$25,540) to the reserve fund.
- Passed a motion to purchase a \$50 Visa card for awarding to the Outstanding Student.
- Passed a motion to rescind Policy Resolution No. 06-39.
- Passed a motion to waive all but \$50 of a violation charge.
- Passed a motion to accept the recommendation of our attorney concerning a violations case to cancel a covenants hearing and issue a letter outlining requirements that must be met by a Co-Owner.

COMPLETE MINUTES OF BOARD MEETINGS
AVAILABLE AT THE OFFICE



Security Totals

March 15–April 14, 2015

Vehicles Ticketed: 30
Vehicles Towed: 7

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: 3
Saguaro Place: 2
Saint Germain Drive: 4
Strasburg Drive: 3
Turin Lane: 2

Calls referred to FCPD/FCFD: 6

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.
- Charcoal grills 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.

Don't Feed the Critters!

It has recently been noted in some areas around the community that people are putting out various types of food items to feed the birds, squirrels, etc. It should be noted that it is against Meadows rules to do this, in fact even dogs and cats must be fed inside your unit and no food for them left on the Common Elements.

In the past we have had a rodent problem in some areas of the community, which was either caused or made worse by having a food source available for the mice, and even worse, rats. The rat problem has been controlled, we have bait stations in several places within our development; however if food items are left out, the rats are more likely to feed on this rather than the bait which will control their population.

Our feathered and furry friends for the most part have food provided for them by nature, so we do not need to feed them. And we certainly don't want to attract rats into our community. If you do see any rodents, please let the office know so action can be taken to eradicate them.

Parking in The Meadows

As a reminder, any vehicle parked on Meadows property must display a valid parking permit. The acceptable forms of a permit can either be a Meadows parking sticker, a green Visitor hang tag, or a red Extended Visitor hang tag. For details on our parking rules and regulations, please feel free to contact The Meadows office, or refer to the 2015 Meadows Rules and Regulations, Section X: Rules Governing Motor Vehicles.

Turn the Water On!

Now that spring has finally arrived, it is time for all downstairs residents to please turn the outside water spigots on. Other residents will be trying to do tasks such as washing their car, watering their flowers, etc. and will need the outside water on to perform these types of chores. The Meadows Rules and Regulations actually require that these spigots be opened by April 15 so all residents can have access to the outside water supply. Use of the outside faucets is a privilege, but with use of these faucets goes the responsibility of making sure that the water is used properly and is not wasted. In order to conserve water a nozzle is required to be in place on the hose that is being used to water the garden, wash the car, or for any other uses. Only vehicles displaying a valid Meadows parking permit can be washed on the property.

Keep the Lights On!

Although we are blessed to have street lights, they cannot provide full light everywhere. 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.

Important Pool Pass Information

Renewal Passes

If in the past you received a pool pass with your photo on it, you will not need to come to the Management Office or a pool pass session to get your 2015 pool pass. Simply complete the Pool Registration Form (available at www.mymeadows.net) and return it to the Management Office by mail, email, fax or hand delivery. For afterhours convenience you can also leave the form in the Council mailbox located in front of the Clubhouse. Provided your account is in good standing, once we have received your completed registration form your pool passes will be updated and either mailed to you or left at your front door. Keep in mind that it will take several days for your passes to reach you once the registration is received, so plan ahead to ensure you are able to enjoy the pools as soon as possible. Only the 2015 pool passes will be accepted by pool staff.

New Passes

For new residents or those who have not had a photo pool pass before, you will need to attend one of the pool pass sessions in The Meadows office in order to have your photo taken and pool pass issued. The pool pass sessions for 2015 are:

Saturday, May 16 • 10 AM until 11 AM

Wednesday, May 20 • 5 PM to 7 PM

If you are a new resident you will need to be sure that a copy of your settlement sheet or lease agreement is on file with the office. If not, please bring the document with you to the pool pass session. If you are not sure, feel free to contact the Management Office in advance to find out if we have your documents already on file. You will also need photo identification and completed Pool Registration Form (available at www.mymeadows.net). Be sure to attend one of these sessions as you must have a 2015 pool pass to enter the pools.

All Residents

It is important for new and existing residents to remember that your account must be in good standing in order to receive a new or renewal pool pass. Tenants should check with their Landlord to confirm account status as The Meadows is unable to discuss accounting information with Tenants under any circumstances.

Greetings and Good News Solicited

Everyone likes to hear good news. One thing that will allow *The Meadow Lark* to publicize good news is for our residents to submit items to us. We used to list important events or milestones in this newsletter, but it seems that people just aren't sending such news in to be recognized any more. Accordingly, a call is being sent out to *everyone* to send in your good news! We are willing to publish all birthdays, anniversaries, graduations, weddings, births, awards and anything else that may be noteworthy in the life of your friends and loved ones. Drop a quick note in the black mailbox outside the clubhouse, or call or email the office.

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 meadowsoffice@verizon.net 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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Meadows Office
 Monday–Friday, 8:30 AM – 4:30 PM
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24-Hour EMERGENCY ONLY
Service First: 1-888-980-8958

Security
 703-628-9481

Towing
 Battlefield Towing: 703-378-0059

AAA/Republic Services
 703-818-8222
 Call for special pick up, Thursdays only

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



Requirements for Installing Exterior HVAC Units

Recent EPA changes in air conditioning and heating standards have made future maintenance and availability of interior HVAC units much more difficult. While there should be no problem maintaining an existing interior unit for the rest of its useful life, units installed in the near future will have difficulty finding a machine that will fit into the utility closet and obtaining the refrigerant for these units will become pricey. Eventually, the refrigerant currently used will no longer be available and these units will not be able to be recharged.

As a result of these changes, The Meadows Board of Directors has reconsidered allowing HVAC units to be installed on the Common Elements. Going forward, Co-Owner's who would like to install an HVAC unit on the grounds will need to follow the steps below:

- Any Co-Owner wishing to install an HVAC unit on the Common Elements must submit their request in writing to the Management Office.
- Once a 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 Board of Directors will then review the documents and make a determination on whether or not to approve the installation.

REMEMBER:

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