



October 2016

Issue 1, Volume 10

Written by: Kerry Newsome

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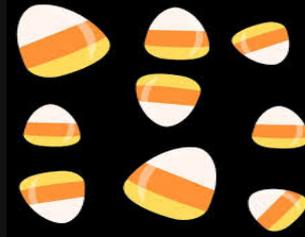
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South Meadows
7527 Coxton Ct.
Alexandria, VA 22306

SOUTH MEADOWS PULSE



Happy Halloween

The South Meadows' Board of Directors wants to wish you and your family a safe and fun Halloween and a reminder to be aware of your surroundings and to inspect any candy before giving it to your little ones!



Is It Summer or Autumn?

Written by: Kerry Newsome

As we settle into Autumn, we begin noticing the shorter days and the cooler mornings. We observe the beautiful trees with the changing leaves. And the next day it is 80 degrees! What is it with our weather in Alexandria, Va? We experience four seasons each year, but it seems like October condenses them all into one week!

Ask any Virginian how they dress for the Fall, and they will tell you to wear a coat during the morning, a tank top and shorts midday and appropriate Fall or Spring attire during the evening. Rinse and repeat.

Seriously, dress in layers and hope for the best.

South Meadows Annual Meeting: 2016

Written by: Kerry Newsome

The Annual Meeting for South Meadows will be held at the Gum Springs Community Center Multi-Purpose Room located at 8100 Fordson Road.

Registration begins at 6:45 pm. We must have 25% of all unit owners presented in person or by proxy, to conduct official business, and must have a majority (more than 50% of unit owners voting for the action presented.

If you cannot attend the meeting, please sign and email your proxy to KPA, bring a signed proxy to the Pool House between the hours of 7:00 pm - 8:00 p m October 24 - 25, or provide a signed proxy to your Building Captain or a neighbor or attending the meeting.

Transitioning Your Home to Autumn

Written by: Kerry Newsome

As the weather turns, we often forget to dust off our checklist that reminds us how important it is to prep our home for the changing seasons.

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Reminder: All residents must complete their dryer vent inspections and cleaning and must submit proof of service to KPA.

Lots of Maintenance Projects Ahead!

We hope you don't mind the dust this fall and winter as we beautify and modernize our community!

Check the corkboards, mailings and emails for maintenance schedule and announcements that may temporarily affect parking.

Pardon Our Dust!

Written by: Benjamin Wallner

South Meadows is witnessing the transformation of our community. The Board of Directors



reported that we have engaged with several contractors who are now getting started on work in our development. We anticipate

completing the parking lot milling, paving, and striping project this week, which is the first phase of the transformation. We have secured additional maintenance contracts and scheduled the work this fall. The work includes: removal of the Bradford Pear Trees in front of each building with Crepe Myrtles, Dogwoods, and Cherry trees, replacement of the front entrances of each building (including the front door, entrance lights, glass surrounding the doors, and electronic entry system), and; the first phase of replacing roofing for three buildings a year. The Board is confident that these improvements to our property will bring positive results both to the look and feel of our community, as well as to our individual home values. Please pardon our dust while the work is conducted. □

Committee Updates

Written by: Minnie Gray

South Meadows is calling for all volunteers to attend the Annual Meeting to sign up for all South Meadows' Board committees. There are open spots on all committees that will benefit from your support.

- *Community Relations*
- *Building Captains*
- *Neighborhood Watch*
- *Parking Committee*
- *Maintenance Committee*

For more information please contact Board@SouthMeadowsVA.org for assistance.

Events Calendar

(Dates are subject to change)

Date: October 24 - 25, 2016
Time/Location: 7:00 pm - 8:00 pm/Pool House
Event: Proxy Collection

Members of the Board will be available to collect proxies for residents who are unable to attend the annual meeting.

Date: October 26, 2016
Time/Location: 6:45 pm, Gum Springs Community Center Multi-Purpose Room located at 8100 Fordson Road
Event: Annual Meeting/Parking Pass Registration

South Meadows will hold its annual meeting to conduct new business, vote on Resolution 16-01 and distribute parking permits for 2017. Check your mail and the corkboards for information and proxy forms.

Date: October 29 & 30, 2016
Time/Location: 10:00 am - 2:00 pm
Event: 2017 Parking Pass Pickup

If you were unable to pick up your parking passes on 10/26, please make arrangements to do so during this time.

Date: November 2016
Time/Location: TBD
Event: Meet the New Board

Meet and Greet the new Board of Directors

What's New on Route 1?

- A bus rapid transit (BRT) system to operate primarily on dedicated lanes along Richmond Highway.
 - Initially, the stations will run from the Huntington Metrorail Station to Fort Belvoir.
 - A possible future extension of the Metrorail Yellow Line to Hybla Valley.
- The Penn Daw Strip Mall Transformation was approved on September 22, 2016. The approval includes 375 residential units and 7,500 square feet of retail on 5 acres.
- The widening of Route 1 Richmond Highway has an anticipated completion date of Early Winter 2016.

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Transitioning Your Home to Autumn

Fall is the perfect time to follow these easy steps to winterize your home in preparation for the cooler temperatures.

- Check all of your windows and doors for drafts. A properly sealed home can keep your home warm with less air escaping and help reduce your heating bill. What you'll need is a notepad, pencil, candle and a caulking gun.
 - Tie up any draperies to avoid any accidental fires. Hold a lighted candle in front of each window and door to check for flickering. Note each in your notepad if there are any cracks around the frames.
 - Once you have checked each window and door, repair each broken seal with caulk, may consult a professional if you find extensive damage. Consider switching to heavier or insulated draperies.
- Replace all batteries in your smoke detectors. It's the perfect time. With it getting dark earlier—who wants to trip over themselves in the dark trying to find a ladder and batteries? What if you don't have any spare batteries on hand? Oy!
- Clean all humidifiers with a soft cloth and vinegar. Remove any dust or grime that has accumulated from reduce usage over the Spring and Summer seasons.
- Change your air filters! Remember, we spend more time indoors and can be affected by the dust accumulations more than any other seasons that have higher humidity. A new air filter keeps your unit running smoothly.
- Speaking of units running smoothly, call your home warranty or a HVAC professional to inspect your furnace. There is nothing more frustrating than an unexpected temperature dip and your heat stops working.
- Check your fireplaces if you have one. Remove any dust and wipe off the glass panels. Remember, do not use any flammable liquids for cleaning. Call a professional if you notice anything unusual.
- Install a carbon monoxide detector.
- Install a programmable thermostat to help reduce heating bills and control temperatures when you are away.
- Finally, replace any outdoor lights. As the days get shorter, you should keep your patio or balcony lights on to help deter any unwanted activity.□

Have you seen anything suspicious? Did you witness someone in violation of our bylaws that reduces our property value or presents a hazard to the community? Report all crimes to the police and any bylaws violations to the Board of Directors.

Contact Us

Have an idea, feedback or comments for the newsletter? We want to hear from you!

Address:

*South Meadows
7527 Coxton Ct.
Alexandria, VA 22306*

Phone:

(703) 912-4032

E-Mail:

Board@SouthmeadowsVA.org

We're on the Web!

Visit us at:

www.southmeadowsva.org/

Get on Board

Every edition, a South Meadows' Board of Director's will feature something we feel is important!

October feature discusses the Board of Directors change to the Annual Meeting.

The Board of Directors are hoping to encourage more residents to attend the Annual Meeting in hopes of resolving some outstanding issues, including voting on Resolution 16-01: Removal of Board of Director, Clifford Davis. South Meadows has been unable to carry out its Unit Associations Annual Meeting since 2012.

This year, the Board will distribute parking permits at the annual meeting in an effort to get enough unit owners in attendance to reach quorum and to distribute as many parking permits as possible.

The combination of efforts eliminates some of the additional days needed to distribute parking permits, normally held over several days in December.

Your say in what goes on in the community is important. The association needs your voice to build and maintain a successful partnership. We hope to see you there! □

Resident Corner



Have a story you would like featured in our monthly newsletter? Please submit to Board@SouthmeadowsVA.org. We may feature your story future editions.

To have your submission considered for print, you will need to email it to the Board by 12:00 pm on the first of each month.

Keep submissions under 1500 characters using Trebuchet MS Font 9.

The South Meadows Board of Directors can edit your submission for space and content and feature your story in any upcoming edition. All writings become the property of South Meadows.