



July 2016

Issue 1, Volume 7

Written by: Kerry Newsome

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South Meadows
7527 Coxton Ct.
Alexandria, VA 22306



Happy Fourth of July

From the South Meadows Board of Directors

The South Meadows' Board of Directors would like to wish you and your family a happy and safe Fourth of July. If you see one of us walking around in the community, please say hi!

Summer in South Meadows

Written by: Kerry Newsome

Summertime is upon us, and that means that kids are out of school, the sun shines a little brighter, and we want to take advantage of the longer, warmer days. South Meadows' residents take full advantage of our beautiful pool and the little ones enjoy a casual swing in the tot-lot. One of the ways the South Meadows' Board of Directors wants to increase our community togetherness is through the hosting of social events.

Some ideas we are tossing around include our annual pool event to celebrate summer, Meet-the-Board Happy Hour, and a South Meadows' Bazaar. We are always actively

seeking volunteers to help plan our social activities as well as accepting ideas via email at Board@SouthMeadowsVA.org.

How to Beat the Heat

While on Summer Vacation

Written by: Kerry Newsome

Summertime conjures up visions of splashing in the pool, eating ice cream every day and playing outside due to the longer days. However, the hot summer sun does carry some risks.



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Aging Gracefully - Managing Aging Infrastructure

Written by: Kerry Newsome

Managing a thriving condominium community is a group effort. You need an active and engaged Board of Directors, a very responsive and competent management company, talented landscapers, and caring residents.

Kids on Summer Vacation?

South Meadows maintains all common areas through the collection of community dues. Please respect the pool rules to maintain eligibility to continue to use the facilities. Remember the tot lots are for children and require supervision from their parents or an adult. Adults and teenagers are not allowed to use the tot lot equipment--the structure does not support the increased weight.

Upcoming Maintenance Projects

Written by: Benjamin Wallner

This summer and later this fall, South Meadows will begin a transformation which will impact each and every one of us. Not only



are we going to be resurfacing the parking lots, but we will also see the entrances to each of our buildings torn off and replaced. That's right! Everything from the lights on either side of the front door (including the door itself), the glass around the door, even the telephone box used to buzz guests into the building. All of these things will be updated and replaced, giving each building a new look.

Also, the Board is excited that we will begin the first phase of a multi-year project to replace all of the roofs on the property. Our community is 20+ years old and our buildings are in desperate need of this facelift. The Board expects that this will have a positive impact on our property values, especially when combined with the changes coming to our landscaping - because of the comprehensive landscape management agreement signed in 2016 with Brickman. We believe that good things are coming to our community. □

Committee Updates

Written by: Jo Anne Killeen

South Meadows is calling for all volunteers to attend the July 26, 2016, monthly Board of Director's meeting. 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.

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Events Calendar

(Dates are subject to change)

Date: July 27, 2016
Time/Location: 6:30 pm
Buffalo Wild Wings
Event: Meet the Board

Come and meet the current Board and other residents for drinks and chat. For more information email Board@SouthMeadowsVA.org.

Date: July 26, 2016
Time/Location: 6:30 pm
Sherwood Hall Library
Event: Monthly Meeting, Board of Directors

Hear current status of ongoing and upcoming projects. For more information, check the bulletin board in each building or email us at Board@SouthMeadowsVA.org.

Date: August 6, 2016
Time/Location: 12:00 pm
Pool House
Event: South Meadows Summer Pool Party

South Meadows will hold its annual pool party to celebrate summer. Residents must present a valid pool pass for entry. For more information, email us at Board@SouthMeadowsVA.org.

Date: October 2016
Time/Location: 6:30 pm, TBD
Event: Annual Meeting/Parking Pass Registration

South Meadows will hold its annual meeting. More details to come.

Back to School Drive United Community Ministries

We're participating in UCM's annual Back to School Program!

With your help, 800 children will have the backpacks and school supplies they need.

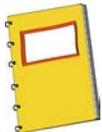
Ways you can help:



Donate backpacks. Purchase a new backpack and help a child start the school year ready to succeed.



Donate Funds. A gift of just \$40 will outfit a child with a new backpack and basic school supplies. Please make checks payable to "UCM".



Donate Supplies. We are collecting 10-pack thick markers, 12-pack colored pencils, 24-pack crayons, college-ruled loose leaf, & composition notebooks.

Questions? Contact Emily Griffin, Volunteer & Community Relations Coordinator
Email: Emily.Griffin@ucmagency.org | Phone: 571.255.8973



UNITED
COMMUNITY
MINISTRIES

UCM

At the Heart of Community

Website: ucmagency.org

Donations are needed by
August 5, 2016
Thank you!

What's New on Route 1?

July 5 - 11, the metro will shut down the line between the National Airport and Braddock Road. Due to the reduced service, Yellow and Blue line metro riders are encouraged to find alternate transportation.

Celebrate Alexandria's 267th Birthday and Independence Day on July 9, 5:00pm-10:00pm at Oronoco Bay Park.

The ongoing project to widen 3.5 miles of U.S. Rt. 1 between Mount Vernon Memorial Highway and Telegraph Road from 4 to 6 lanes is still underway. The projects is expected to be completed in five segments between late summer and early winter 2016.

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Aging Gracefully - Managing Aging Infrastructure

Maintaining and improving aging infrastructure takes even more resources and effort to support. You must get out in front of the problems while they are minor and tackle the major items early before they become even bigger problems.

What we're doing to keep our community functional and beautiful:

Addressing Settling Issues. When to worry and when to relax?

Some settling is okay. Some factors that cause settling are homes built on top of clay soil. This type of soil can expand and contract, causing settling. However, improperly backfilled soil can be cause for worry. When naturally compacted and compressed soil is disturbed, the soil must be tamped down. If not tamped down enough, the home built on top of the soil will settle. Tree roots can also be a cause of concern. Tree roots growing too close to the home can severely damage a home's foundation, accelerating settling.

What to do if you see signs of settling and are worried about the impact on your home? Some cracks are due to seasonal changes and are just the natural part of older homes. However, if you notice old cracks widening, it may indicate a downward shift in your home's foundation. The pressure can cause pipes to leak and burst, doors and windows are harder to open. Submit a work order via the KPA website. A professional will need to evaluate the building's foundation and make an assessment that could affect other units.

Fixing Water Drainage Problems.

The water we need to hydrate our bodies can also cause trouble to a building's foundation. During extended periods of rain, water may have trouble draining properly away from our buildings. If you see any signs of

pooling water, please contact KPA.

Replacing Our Roofing - Costs can go through it! The Board is acting on the results of our roof assessment conducted by Northern Virginia Roofing, Inc. Replacing a roof on a detached home is expensive. Now, imagine replacing a roof on 23 large buildings. To find out the status of this project, please join the Board at the monthly meetings.

Curb appeal - A rose is a rose is a rose. Keeping up a lawn is not only attractive, but it increases property value. It shows potential buyers that we care about our community. It sets the tone to those who drive past our neighborhood that we invest in the upkeep of our homes and invites potential homebuyers to choose South Meadows. Beautifully maintained properties can increase the chances of homes selling quickly and closer to the asking price.

The Board has made significant investments in our landscaping. Be on the lookout for updated planting and tree replacements, allowing us to reap the benefits next spring.

Stay tuned, as more improvements are made to our community over the year. □



Own a dog? Make sure you are cleaning up after him each and every time! Keep our community clean, healthy and happy.

EMBARK

RICHMOND HIGHWAY

CREATING A MULTIMODAL FUTURE



WHAT IS A BRT SYSTEM?

- A bus rapid transit system (BRT) operates primarily on dedicated lanes in the roadway.
- It provides frequent, reliable and attractive service to reduce travel times.
- It works with the traffic signals to extend green time for the buses.
- It features intelligent transit system components such as innovative fare collection, real-time bus tracking for mobile devices, and more.



County of Fairfax,
Virginia

COMMUNITY MEETING #2

Monday, July 25, 2016, 7-9 p.m.

West Potomac High School, 6500 Quander Rd., Alexandria

Public Transportation: Fairfax Connector Routes 152, 161 & 162

The meeting will feature:

- Summary of comments and ideas from the May 9th community meeting
- Overview of community design and street network principles
- Presentation of draft Richmond Highway cross-section
- Open House to view draft community design concepts/cross-sections

Transportation Assistance & Childcare Available Upon Request

Transportation is offered from Sacramento Neighborhood Center, South County Government and Hybla Valley Elementary School. On-site childcare is also available for children over the age of 3. Requests are accepted through Thursday, July 21, 2016, by contacting Maria Franco-Nativi at 703-704-6700, TTY 711, or by email at maria.franco-nativi@fairfaxcounty.gov.

Embark Richmond Highway is a multi-year effort involving land use and transportation planning, design and construction activities that will result in a bus rapid transit (BRT) system. The BRT will operate primarily on dedicated lanes along Richmond Highway initially from the Huntington Metrorail Station to Fort Belvoir. The project will also include a future extension of the Metrorail Yellow Line to Hybla Valley.

Stay Informed!

fairfaxcounty.gov/dpz/embarkrichmondhwy ~ [facebook.com/fairfaxlanduse](https://www.facebook.com/fairfaxlanduse)

DPZ-richmondhighway@fairfaxcounty.gov ~ Hashtag #EmbarkRH



Fairfax County Department of Transportation (FCDOT) ensures nondiscrimination in all programs and activities in accordance with Title VI of the Civil Rights Act of 1964 and the Americans with Disabilities Act (ADA). To request this information in an alternate format or for reasonable ADA accommodations, contact FCDOT at 703-877-5600, TTY 711.

Out and About

Are you looking for something to do around town? Well, look no further. Alexandria, VA has a lot for you and your friends and family to do.

Baseball Boat to Nationals Park | Potomac Riverboat Company

June 30, 2016 - October 1, 2016

Grown-Ups Art Camp at Del Ray Artisans | The Del Ray Artisans

Jun 30, 2016 - Jul 15, 2016

Del Ray Artisans' Grown Ups Art Camp (June 27-July 15) presents over 30 fun, exciting, and artful workshops for all skill levels! Daytime, evenings, and weekend workshops are offered. Just take your pick! We have everything from drawing to sneaker doodling, hand dancing to art web design, film photography to art book making, and much more! Workshops are held at Del Ray Artisans gallery (2704 Mount Vernon Avenue, Alexandria VA).

Details:

www.TheDelRayArtisans.org/GUAC

Joggers and Lagers | Port City Brewing Company

Recurring weekly on Monday until Nov 21, 2016

Come out every Monday at 7 p.m. to take part in the 1, 3 or 5-mile fun run that takes off and returns to our Tasting Room.

Check out [Visit Alexandria, VA](http://www.visitalexandriava.com/things-to-do/events) for more events:

<http://www.visitalexandriava.com/things-to-do/events>

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How to Beat the Heat

- Be vigilant about sunscreen. Use SPF 30 or higher and reapply every 2 hours, or after swimming. Most people experience sun damage before the age of 18.
- Sunrays do burn. Being outside when sun rays are the strongest (between 10 am to 2 pm) is when you can do the most damage and increase your risk of skin cancer. Wear hats, take plenty of breaks if working outside and stay hydrated.
- Safety first when at the pool or the beach. Adults must ALWAYS supervise any child in their care when using the pool at South Meadows. Drowning is the leading cause of death and injury for children under 5. There is no running, jumping or diving per our pool rules to avoid losing swimming privileges for the next year.
- When bike riding, walking or grilling outdoors (using an approved electric grill per Fairfax County regulations for persons living in multi-family units) be careful of mosquitos. Mosquitos can carry viruses and are very annoying. Remove any standing water, use bug spray and wear the appropriate clothing when hiking. □

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Committee Updates

Community Relations: Need volunteers to help plan community events. The Board will begin to publish the South Meadows Pulse to distribute timely information about our community.

Building Captains: The Board will send reminders to all Building Captains to remind them of their duties, solicit feedback, call for new volunteers and request input for consideration into the upcoming fiscal year.

Pet/Parking: The Board agreed to create a flyer to ask all residents to report any incident where you witness a neighbor violating the pet cleanup laws. Picture evidence is the most helpful. The Board has the authority to credit partial or all of a month's dues for any resident that reports a violation and results in a penalty for the offender.

Website: The Board is seeking a volunteer that is currently residing in South Meadows to update and maintain the South Meadows' website. The Board can compensate for these services.

Maintenance: Some residents expressed concern about the height of the grass after mowing. The landscaping company is cutting the grass down to 3 - 4 inches so that more moisture can be kept in the soil and maintain soil integrity. □

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!

July's feature is written by Kerry Newsome, VP, South Meadows' Board of Directors

SPEAK UP, SPEAK OUT

As you may have read the open letter to South Meadows from our Board of Director's President, Benjamin "Ben" Wallner, I thought would take some time to expand further on what we hear from the community and what the Board is trying to do to solve some of our resident's concerns.

First, the Board hears you! We, too, are fed up seeing our community trashed without care. We do our part by walking around the neighborhood with our dogs and survey the property. KPA sends someone to our property on weekdays to clean up things that are left behind some residents.

Unfortunately, we cannot see or be aware of every violation of our community's bylaws.

The Board of Directors takes each and every complaint seriously. After all, we live here too! We are affected by the unsavory things that happen. However, as residents like you, we rely on all of the residents to SPEAK UP and SPEAK OUT. If you see a resident with a dog that exceeds the 35 lb. weight limit or harboring more than two dogs per unit, please let us know. If you are aware of a neighbor installing hardwood floors and not located on the base floor, say something. If you see someone not cleaning up after their pets, report them. If you see someone throwing trash OUTSIDE of the dumpsters, take a picture (if it is safe to do so) and email Board@SouthMeadowsVA.org. We have these rules in place for a reason, and we all must abide by them. Without your support, these violations may continue and invite others to believe they too can ignore the rules.

For the remainder of this fiscal year, the Board is offering anyone reporting a significant infraction to our bylaws a chance at receiving a discount on one month of their dues. We hope to encourage everyone to help improve community morale and love living here!□

Resident's 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.