


Riverview Overlook Community Newsletter

PO Box 85, Occoquan, VA 22125

www.occoquanlanding.org

December 2007

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Board of Directors

President:

Steve Heath 703.492.1170
12772 Captains Cove
Heathroe2@yahoo.com

VP/Architectural Control:

Michelé McQuigg 703.491.2294
1415 Admiral Drive
mcquigg01@comcast.net

Secretary/Newsletter:

Michelle Bechtoldt 703.491.2826
12717 Harborview Court
Bechtoldt.Michelle@dol.gov

Treasurer:

Vacant

Maintenance/Grounds:

Norman Howard 703.494.3904
12788 Captains Cove
howardn@ttnus.com

Neighborhood Watch:

Vacant

At-Large:

Tom Jessup 703.491.0788

Non-Board Members:

Association Bookkeeper:
Anna Longo 703.490.6802
1417 Admiral Drive
alongo67@verizon.net

Note: Contact the Bookkeeper to obtain HOA Disclosure Packet when selling your home.

President's Message

Dear Residents,

As we are about to begin another year, we need to focus on the changing economic times we live in. The sub-prime mortgage crunch has cause the number of vacant properties in our neighborhood to increase. We also have an increase in the number of people who are falling behind in their association dues. These two events create an opportunity for sections of our community to fall into disrepair. If this is allowed to continue it will hurt the investment that all of us have made in our homes. Please take this time to review the Covenants, By-Laws and Guidelines of the community in order to better understand what it is the association does and how each of us fits into the larger scheme.

There are several priority issues on which the association must focus during the coming year. There are erosion issues behind Captains Cove and a portion of the street in sinking on Captains Cove. Once these two issues are addressed, we will re-evaluate our financial situation and consider putting new benches and playground equipment on Admiral Drive. We are also considering increasing the community lighting.

The simple things that every resident can do to help this community thrive are:

1. Keep your dues up to date;
2. Only put your trash out at the right times; and
3. Work to keep-up the exterior appearance of your home.

A list of the board member's and their contact information is attached. Please feel free to contact any of us if you have any questions. Also, please feel free to attend any meeting. We always welcome and want to hear from the community.

Sincerely,
SteveHeath
President

Si usted querría información en español por favor 571-259-7601 de llamada.

Parking in Fire Lane, Abandoned Vehicle, Out-of-Date Tag – Please Call 703-792-6500

Animal Control – Please Call 703-792-6465



If you are witness to a parking violation, in your space, or a visitor's parking space, please contact our Towing Company – **Nowell's Towing at 703-670-0400**. They will need a Board Member present in order to tow, so please feel free to contact any of us for assistance.

HOA Board Meeting Schedule for 2008

Generally, these meetings will be held on the second Monday every other month, starting at 8 PM, except in the fall when the meetings will be held every month. The following is the schedule and location:

<u>Date</u>	<u>Location</u>
01-21-08 (single topic – Architectural Guidelines)	1423 Admiral Drive
01-28-08	12772 Captains Cove
02-25-08	1415 Admiral Drive
03-30-08	12717 Harborview Court

The Annual Meeting will be scheduled for mid-November. Please plan on attending this meeting.

All residents are welcome to attend any and all meetings!

Trash Collection Reminder

Collection days are on **Monday and Thursday ONLY**. Trash must be placed at the front of the townhouses or at previously designated collection points. Trash is to be in closed plastic trash bags. All trash should be contained—do not put out any loose trash. Household waste only. No construction or remodeling waste and no household hazardous waste (paint, pesticides, oil, gas, antifreeze, corrosive chemicals, etc.) To dispose of these hazardous materials, contact the Prince William County Landfill. For location and directions, as well as other information about the landfill, visit: <http://www.co.prince-william.va.us/default.aspx?topic=010080000180000806>

- **Trash is to be placed out no earlier than 8:00 PM before the day of the pick-up and no later than 6:00 AM on the day of pick-up.**

\$\$\$\$\$\$\$\$\$\$ Trash Fines \$\$\$\$\$\$\$\$\$\$

REMEMBER - Those who disobey the trash guidelines will be fined \$50 per violation, to be assessed on the quarterly dues statement.

The wheels on the bus go round and round...

Parents, did you know that it is your responsibility to make sure your kindergarteners are met at the bus stop by a responsible adult? That's right, if you or a designated older sibling or adult are not at the bus stop to pick up your little ones, the bus driver will not let them get off the bus. If you have any questions about this rule, please contact

Occoquan Elementary School at 703-494-2195.

Let's get the kids home safe!



Calendar of Events

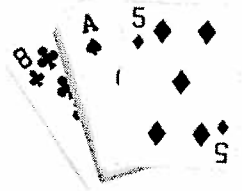
December 21st –
Forefather's Day



December 25th –
Christmas Day



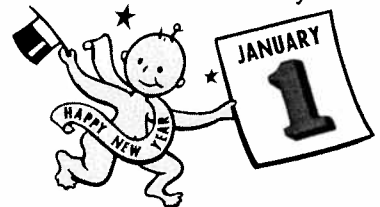
December 28th –
Card Playing Day



December 31st –
New Year's Eve



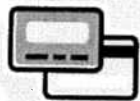
January 1st –
New Year's Day



DECEMBER IS IDENTITY THEFT PREVENTION AND AWARENESS MONTH

Though you cannot totally prevent someone from stealing your personal information, you can manage this information in a wise and cautious manner to help guard yourself against becoming a victim.

- 1 - Do not give out your Social Security number to people or companies you do not know.
- 2- Before disclosing any personal information, make sure you know why it is required and how it will be used.
- 3- Shred information you no longer need that contains personally identifiable information and account numbers.
- 4- Guard your mail from theft. Promptly remove your incoming mail from your mailbox and place outgoing mail in a post office collection box.
- 5- Do not carry extra credit cards, birth certificate or passport, or social security card in your wallet/purse, except when necessary.
- 6- Do not put your credit card number on the Internet unless it is encrypted on a secure site.



PLEASE KEEP YOUR FRONT AND BACK PORCH LIGHTS ON AT NIGHT.
IN ORDER TO INCREASE LIGHTED AREAS BETWEEN AND IN THE



CRIME PREVENTION TIP FOR DECEMBER...

During the cold winter months do not start your car and leave it running while you go back into the house. When you report your car being stolen to you insurance company they probably won't be too happy to hear you left it running and unattended.



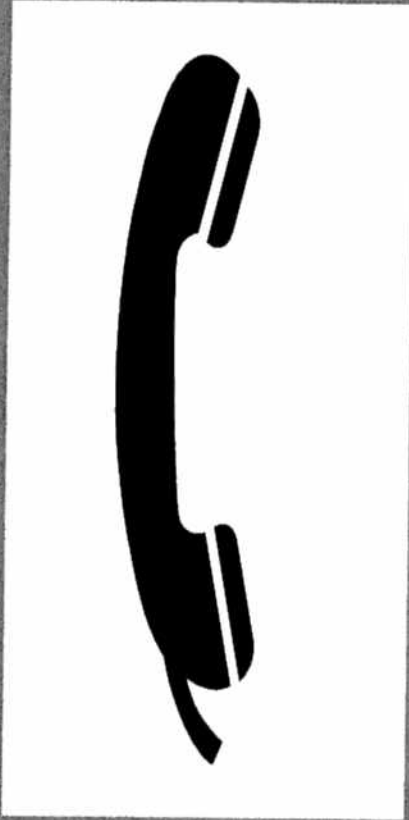
If immediate police action is warranted, call 911.

If police action is warranted, but is not raised to an emergency level, i.e. a car parked in the fire lane, abandoned vehicles, etc, call the police non emergency line **703-792-6500**, or, if you want to talk to the Crime preventior Unit, call **703-792-7270**.

PARENTS: Please be aware that we have received multiple complaints of children using foul language, being physically violent and participating in illegal behaviors at the playground on Admiral Drive. These children are disrupting other children and the neighbors. Please speak to your children about this inappropriate behavior in the park.
If this unacceptable behavior persists, the police will be contacted.



2007 Riverview Overlook HOA Board Phone Roster



President: Steven Heath
12772 Captains Cove
Home - 703-492-1170
Mobile - 703-509-0893
heathroe2@yahoo.com

VP/Architectural Control: Michelé McQuigg
1419 Admiral Drive

Treasurer: Charles Dawson
Captains Cove

Maintenance/Grounds: Norman Howard
12788 Captains Cove
703-494-3904
howardn@ttnus.com

Neighborhood Watch/Parking Control: Paul Agosta
1423 Admiral Drive
703-491-4796
agostajr@comcast.net
pagosta@csc.com

Secretary: Michelle M. Bechtoldt
12717 Harborview Court
703-491-2826
Bechtoldt.Michelle@dol.gov

At-Large: Tom Jessup
12728 Lighthouse Lane
703-491-0788

***Association Bookkeeper:** Anna Longo
1417 Admiral Drive
703-627-7767
alongo67@verizon.net

***Newsletter:** Libby Hogen-Heath
12772 Captains Cove
703-492-1170
xwhitehouseintern@yahoo.com

*non-board members

Kids Corner!!

Help the skier find their way through the maze.

