

Occoquan Landing Community Newsletter

PO Box 85, Occoquan, VA 22125

www.occoquanlanding.org

February 2010

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Board of Directors

President:

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Vice President:

Tom Jessup 703.491.0788
12728 Lighthouse Lane
jessup01@comcast.net

Secretary/Newsletter:

Michelle Bechtoldt 703.491.2826
12717 Harborview Court
mmb48@verizon.net

Treasurer: Vacant

Architectural Control:

Jack Reba 703.494.6015
12744 Lighthouse Lane
John.reba@faa.gov

Maintenance/Grounds:

Norman Howard 703.494.3904
12788 Captains Cove
howardn@ttnus.com

Neighborhood Watch:

Michele McQuigg 703.491.2294
1415 Admiral Drive
michele@mcquigg.com

Non-Board Member:

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

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

President's Message

Dear Residents,

Greetings and Happy New Year! The following is the Board's meeting schedule for February, March, and April. The meetings are held on Tuesday evenings, starting at 8:00pm.

Date	Location	Name
02/09/2010	12717 Harborview Ct.	Michelle Bechtoldt
03/09/2010	12788 Captains Cove	Norman Howard
04/13/2010	1415 Admiral Drive	Michele McQuigg

Please feel free to come. The Board is always interested in hearing the concerns of the community and welcomes community participation.

The Board wishes to thank everyone for their efforts and cooperation during the big snow storm in December. Although we had a contractor to clear the roads in the community, we could not have survived without the tireless efforts of the many residents who cleared sidewalks in front of their homes and assigned parking spaces, and who also helped their neighbors. We are very grateful.

In light of some of the difficulties the community experienced during the recent snow storm, the following are a few pointers on snow removal. In general, residents are responsible for clearing or making arrangements to clear the walkway and sidewalk in front of their townhome and assigned parking spaces. The snow removal contractor is only to provide the work called for in the contract, which is to remove snow from the community's roads. When the contractor is working in the community, residents should not "double park" their vehicles that can block the contractor from doing his or her job, or to ask the contractor to plow their parking spaces. These actions occurred and the contractor needed additional time to finish the job, which cost the community more money as the contractor is paid by the hour. The Board has instructed the contractor to perform only the work called for in the contract. If a resident needs assistance with snow removal, please contact a Board member for help.

An issue that is affecting the entire community is the amount of delinquent dues, which is at a five-year high. Some of this is a reflection of the troubled economic times, but it does not change the fact that the community is obligated to pay for essential services, such as trash removal, grounds maintenance, snow removal, or to make capital improvements. The Board is working with the community's lawyer to step-up collection efforts, and is also considering implementing parking restrictions to just **ONE** assigned parking space on those homeowners with substantial overdue accounts.

The Board regrets that these firm measures may have to be taken. The easiest way for the homeowners behind in their dues is to contact the Board or the community's lawyer, and to establish a payment plan to clear the account.

Thank you,
Steve Heath
President



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.



Occoquan Wireless proudly announces **Unlimited FREE WiFi** access for the historic Occoquan District!

PLEASE KEEP YOUR FRONT AND BACK PORCH LIGHTS ON AT NIGHT, IN ORDER TO INCREASE LIGHTED AREAS BETWEEN AND IN THE BACK OF HOUSES. THIS IS AN EASY WAY TO MAKE IT SAFER FOR EVERYONE TO WALK AROUND THE COMMUNITY AT NIGHT.

-THANKS



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.pwcgov.org/default.aspx?topic=010008000790000806>

- Collection days are Monday and Thursday ONLY
- **Trash is to be placed out no earlier than 8:00 PM the day before pick-up and no later than 6:00 AM the day of pick-up.**
- Trash should be in closed plastic bags and dispose of at designated collection points in the community
- Recycle bins should not be used as trash receptacles
- Household waste only; no hazardous waste
- Residents are responsible for the disposal of appliances, TV's, computers and vehicle tires. **DO NOT PLACE THESE ITEMS ON THE CURB!**
- **Violators will be** fined \$50 per violation to be assessed on the quarterly dues statement

Calendar of Events

Black History Month



February

Workhouse Arts Center
(9601 Ox Rd. Lorton, VA 22079)

Celebrates Black History Month Featuring an Exhibition

February 3-27

&

Presents the
U.S. Army Chorus

February 6, 7:00PM

Valentine's Day



February 14, 2010

Parking in Fire Lane, Abandoned Vehicle, Out-of-Date Tag – Please Call 703-792-6500
Crime Prevention Unit – Please Call 703-792-7270
Animal Control – Please Call 703-792-6465