

# Occoquan Landing Community Newsletter

PO Box 85, Occoquan, VA 22125

[www.occoquanlanding.org](http://www.occoquanlanding.org)

March 2011

## Board of Directors

### President/ Neighborhood Watch:

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### Treasurer/Parking Control:

VACANT

### Architectural Control:

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Norman Howard 703.494.3904

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### At Large:

Maria Kincaid 703.491.1419

### Non-Board Member:

Association Bookkeeper:

Anna Longo 703.490.6802

[alongo67@verizon.net](mailto:alongo67@verizon.net)

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

Thinking of joining the board? We're still looking for some willing and able residents to help make our community the best! Please feel free to call any current board member for more information.

Hello Fellow Neighbors,

Spring is in the air and this means that soon we will be engaging in all of the outdoor activities we love. That also means that we will interact with our neighbors in ways which we have not for the last several months. This is where the community guidelines come into play. Following the guidelines is a very easy way to respect your neighbors and protect your own rights. Please refresh your memory by looking over the revamped community web site, <http://www.occoquanlanding.org/>. All of the community guidelines are posted as well as other important community info.

Some of the areas which come into question at this time of year are:

1. Proper Care of Animals and Animal Waste,
2. Playground Hours of Operation and Etiquette,
3. What Times are for Quiet and What Constitutes an Illegal Noise, and
4. Parking

### Proper Care of Animals and Animal Waste:

Did you know that in Prince William County it is against the law to...

- \* Allow within the County prolonged or intense barking or other harsh or excessive noises to be made by animals and pets under one's ownership, at any time (Section 14-5.1).
- \* Allow your animal to trespass on someone's property after being requested by the owner of the property not to trespass (Section 4-4).
- \* Allow your animal to run at large (Section 4-23).
- \* Allow your animal to knowingly or willfully urinate or defecate on private property of other persons or on publicly owned property (Section 4-11 & 4-26).

These are county laws. Violation of them will place you in front of county officials, not community officials. Please keep you dogs on leashes and do not let them use the parks where our children play as bathrooms

### Playground Hours of Operation and Etiquette:

The hours of operation for our parks are 9 am until dusk. The reason for these hours is that it allows people to have a little bit of quiet time in the morning and that there is no reason to play basket ball or swing in the dark. Additionally, there is no alcohol allowed on any association parks.

We are currently reviewing the budget and playground needs. We want to improve the playground by installing new equipment and possibly improving the grounds. This is contingent upon the community's finances and the costs of new equipment and landscaping.

Last year, we had an issue with vandalism in the Admiral Drive park. The board must be confident that any investment we make in new equipment and landscaping will not be a target for vandals before we undertake any new expenditure.

As discussed above, barking dogs can be considered a nuisance. Additionally, loud music or children at play could be considered a problem. Please be considerate and observe the same hours as the parks have when it comes to noisy activities. Please keep your children from playing until after 9 am and bring them in after the sun goes down. If you want to engage in some home improvements, please do so during normal business hours. We all know how we would feel if we were awoken at 7 am on our day off by loud music, a basketball game or workmen hammering on a roof. Consideration is the name of the game.

### Parking:

I know, it is tough to believe that after all the notices, towings and discussions of parking rules that we need to mention this one again. Please find a copy of the rules attached to this newsletter. Please read them. There are some slight revisions to the language, but the rules themselves have not changed.

Thank you,

*Steve Heath*

President

## Next HOA Board Meeting:

**8:00 PM, Tuesday, March 8<sup>th</sup> at 12772 Captains Cove**

**All residents are invited to attend.**



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.



**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!**

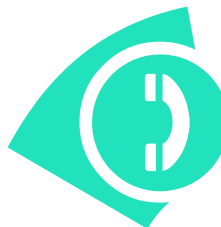
### Trash Collection Reminder

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

### Helpful Phone Numbers

<u>Animal Control</u>	703-792-6465
<u>Automobile License</u>	703-792-6730
<u>Crime Prevention Unit</u>	703-792-7270
<u>Poison Control</u>	1-800-222-1222
<u>Police Non-Emergency</u>	703-792-6500
<u>School Administration</u>	703-791-7200



### Calendar of Events

March 13<sup>th</sup> –  
Daylight Saving Time

March 14<sup>th</sup> –  
Learn About Butterflies Day



March 15<sup>th</sup> –  
March Madness Begins



March 17<sup>th</sup> –  
Saint Patrick's Day



March 20<sup>th</sup> –  
First Day of Spring



April 18<sup>th</sup> –  
Tax Day

April 23<sup>rd</sup> –  
Occoquan Farmers' Market  
Opening Day

