

Occoquan Landing Community Newsletter

PO Box 85, Occoquan, VA 22125

www.occoquanlanding.org

April-May 2010

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Board of Directors

President/Neighborhood Watch

Steve Heath 703.492.1170
12772 Captains Cove
heathroe2@yahoo.com

Vice President: Vacant

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
Norman.Howard@tetrattech.com

Website:

Michele McQuigg 703.491.2294
1415 Admiral Drive
mmcquigg@verizon.net

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 spring! I'm pleased to announce that the Board has taken steps to have debris left over from the winter storms removed this week. Please consider taking some time this week or next to clean-up or make repairs as needed to your front and back yards. Also, please see the top of page two for a special notice regarding the playground slide in the Admiral Drive Park, which is damaged and should not be used until repairs can be made.

The following is the Board's meeting schedule for May and June. The meetings are held on Tuesday evenings, starting at 8:00 p.m.

Date	Location	Name
05/18/2010	12717 Harborview Ct.	Michelle Bechtoldt
06/08/2010	12788 Captains Cove	Norman Howard

Please feel free to come. The May 18th meeting will discuss community parking issues and towing policies as discussed further below. The Board is always interested in hearing the concerns of the community and welcomes your participation.

The Board regrets to announce the recent resignation of Tom Jessup. Tom was a valued member of the Board for several years and will be sorely missed. We wish him well and hope to see him at future Board meetings.

Unfortunately, the Board now has two vacancies, *i.e.*, Vice President and Treasurer, and needs volunteers. If you can spare approximately three to five hours a month to volunteer your time to the community by being a member of the Board, please contact me at 703.492.1170.

The community continues to have problems with visitor parking spaces. Visitor parking spaces are not intended for resident vehicles at any time. **Resident vehicles parked in visitor parking spaces may be towed without warning.** A copy of the basic parking guidelines is attached for your information. You may also check out the parking regulations on the community's homepage at <http://www.occoquanlanding.org>.

We wish to announce that there is a change to the community's towing policy that will be discussed at the Board's meeting on May 18th. Previously, when a resident discovered a vehicle illegally parked in the resident's (*i.e.*, townhouse) assigned parking space, and wanted the vehicle to be towed, a Board member had to be present in order for Nowell's Towing to remove the car. In recent discussions with Nowell's Towing, an agreement has been reached that a Board member need not be present when a resident calls to have a car towed from an assigned parking space **so long** as the individual making the complaint can show proof that he/she is a resident and lives at the townhouse of the assigned space. The telephone number for Nowell's Towing is (703) 670-0400.

As a reminder, please **do not store trash and/or recycle items in the front yard** as it is unsightly. Please review the notice on page two for trash and recycle pick-up schedule for this community. Note recycle items are picked-up only on Thursday, while trash is picked-up on Monday and Thursday. Failure to follow these guidelines may result in a \$50 fine per violation.

Thank you,
Steve Heath
President

SPECIAL NOTICE

The playground slide located within the Admiral Drive Park is damaged and should not be used until repairs can be made, which should be within one or two weeks. The Board has attempted unsuccessfully to repair this slide several times and suspects that the repairs have been vandalized. The Board will make one last and final attempt to repair the slide. If that repair does not hold, the Board will have no choice, but to remove the slide. The Board requests your cooperation in not using the slide until it is repaired and to report any vandalism. Until we have money for a new slide, we must make do with what we have. The Board will keep you informed and will welcome suggestions. In the meantime, your cooperation is appreciated. Thank you!



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



Calendar of Events

Farmers Market



***Occoquan, VA
Saturdays
Starting 4-24
8am to 12 noon***

2nd Saturday Art Walks

May 8th, 6-9pm at

Workhouse Arts Center

(9601 Ox Rd. Lorton, VA 22079)

May 18, 8:00 PM HOA Board Meeting



12717 Harborview

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. Please do not put out any loose trash. Normal 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.

- Collection days are **Monday and Thursday ONLY**
- **Trash is to be placed out no earlier than 7:00 PM the day before pick-up and no later than 6:00 AM the day of pick-up**
- **Recycle items are picked-up on Thursdays only**
- 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

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

Visitor's Parking Guidelines Overview

1. Visitor parking spaces are for visitors only. Residents may not use visitor spaces for overflow parking of their vehicles.
2. A vehicle is considered a "resident" vehicle when it is parked in the community for 30 days during a six month period.
3. If a resident has more than two vehicles, they may park on Rivershore Drive with a community hang tag, or somewhere outside the community.
4. All vehicles parked in a visitor space (or on Rivershore Drive) must display a community hang tag.
5. Two community hang tags should convey with ownership of the townhouse. If a resident does not have two hang tags, first try to get them from the previous owners. If that fails, the association has replacement hang tags for \$25 each.
6. The Board of Directors and Neighborhood Watch participants monitor the visitor parking spaces and Rivershore Drive nightly.
7. If a vehicle does not have a community hang tag on either Rivershore Drive or visitor parking space, it may be towed.
8. If a vehicle with a hang tag is in violation, notification will be made by ticketing the vehicle and sending a note to the address listed on the hang tag. Such violations will be tracked by the Board of Directors.
9. Disabled vehicles are not permitted in the community at any time.