

Occoquan Landing Community Newsletter

PO Box 85, Occoquan, VA 22125

www.occoquanlanding.org

May 2011

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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.

Dear Residents,

Spring is here! We are once again planning our Spring Clean Up. The dates are Wednesday, May 18th through Monday, May 23rd. A roll away dumpster will be placed by the Admiral Drive Park. Please bring any items you wish to discard over. We also encourage members of our community to take this time to clean up the general community, take a walk and pick up any trash you may see. There might also be some debris left over from the winter.

We all want to improve the "curb appeal" of our community in these economically trying times. To this end, we, members of the board, are taking a very active role in improving the appearance of our community through enforcement of the guidelines and by-laws, especially those concerning architectural control and trash. If you are not familiar with the guidelines and by-laws, please visit the association web-site to read them, <http://www.occoquanlanding.org>.

Also, as we move through the Spring and Summer, you may notice some community improvement and repair projects. At the annual meeting two years ago, the community advised the board that curb parking space numbers and the timber wall along Rivershore Drive were two areas of primary concern. These two issues have been addressed and other projects are in the works.

As always, we look forward to input and involvement from the community. We have open positions on the Parking Committee, Architectural Control Committee, and Neighborhood Watch as well as on the board. If you do not feel that you have the time to join a committee or the board, please consider stopping by a meeting.

Thank you,

Steve Heath

President

Next HOA Board Meeting:
8:00 PM, Tuesday, May 17th at
1415 Admiral Drive.
All residents are invited to attend.



Yard Sale!

Saturday, June 4th – 8 AM to 12 PM
12770 and 12772 Captains Cove

Items to sell include baby clothes for toddler boys and girls, linens, Hello Kitty shower stuff, strollers, car seats and other miscellaneous household goods.



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.

Architectural Control Guidelines - Requests

- a. All requests for modifications will be submitted in writing to the Chairman of the Architectural Control Committee (ACC) and must include sufficient information to accurately describe the requested modification. Any complex plan must include drawings. The ACC must respond within 15 days to all requests for modifications. All approved requests for exterior additions or modifications to the exterior of property, must be completed within six months of the approval date. Additional time to complete an approved project will be considered by the ACC upon receipt of a written request.
- b. Repair and/or maintenance to either the original building component or a previously approved modification that was built, does not require approval as long as the repair does not alter the appearance or construction of the component. This includes replacement of the wood or brick fence; sidewalk to house; stoop; roof; exterior doors; and windows.
- c. It should be noted that modifications without ACC approval or failure to follow the exact modification plans, are subject to legal action to ensure compliance and adherence with these Guidelines and may result in the removal of the modification at the owner's expense.
- d. All alterations/modifications/additions must meet pertinent County codes and all permits, variance, etc., must be secured prior to commencement of work. It should be recognized that County officials are responsible for ascertaining the modifications are in accordance with building codes, but are not responsible for ascertaining that modifications are in accordance with these Guidelines.
- e. Requests denied by the ACC can be appealed to the Board of Directors.

The full version of the guidelines can be found on the association web-site: <http://www.occoquanlanding.org>.

Trash Collection Reminder

- 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**

The full version of the guidelines can be found on the association web-site: <http://www.occoquanlanding.org>.

Calendar of Events

May 8th –
Mother's Day



May 14th –
Letter Carriers' Food Drive



May 30th –
Memorial Day



June 4-5th –
Occoquan Craft Show



June 14th –
Flag Day



June 19th –
Father's Day

