

Occoquan Landing Community Newsletter

P.O. Box 85, Occoquan, VA 22125

www.occoquanlanding.org

October 2009

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Board of Directors

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Vice President:

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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
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Norman.Howard@tetrattech.com

Neighborhood Watch:

Michèle McQuigg 703.491.2294
1415 Admiral Drive
michele@mcquigg.com

Non-Board Members:

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 Neighbors,

Greetings and Happy Fall! Fall is a wonderful time of year and is also when the community holds its Annual Homeowners meeting. At this meeting, several important issues will be addressed, including election of officers to the Board of Directors, ratification of the 2010 budget, and whether the Homeowners' dues should be increased. Other issues will also be discussed and residents will have time to raise their own concerns. The meeting is scheduled to be held on November 17, 2009, 8:00PM, at the Occoquan Town Hall, 314 Mill Street.

If you should be unable to attend the annual meeting, please fill out a proxy and submit it to a member of the Board before the meeting, or designate any member of the community to submit the proxy at the meeting. You have two choices under the proxy, *i.e.*, to have it count towards quorum and vote, or to have it count only towards meeting the quorum. A quorum requires 50% plus one vote of the community to be present in person or by proxy for the meeting to be valid. A proxy was included with your Quarterly Dues Statement. A proxy is attached to this newsletter. You may also obtain a proxy from any member of the Board. Please keep in mind that renting the Occoquan Town Hall costs the community \$150, whether we have a quorum or not to conduct the meeting. So please make every effort to attend or to assign your proxy. The Board looks forward to your participation in this important community activity.

Two other issues have drawn repeated complaints from fellow residents and need to be addressed. The first issue is please do not put old TVs or computers or other electronic equipment out for trash pick-up as it will not be picked up by American Disposal Services, Inc., the company that picks up trash in the community twice a week. Please make other arrangements to discard such items. For example, you may dispose of electronics equipment at the Prince William County Landfill at 14811 Dumfries Road (Rte. 234), Manassas, VA 22192. The second issue is to remind all dog owners that Prince William County requires by law for dogs to be on a leash when outside of the owner's property, for owners to clean up after their dogs, and for owners to get their dogs licensed after they turn four months old and then annually after that. The fee is only \$5.00 per year. At the time of renewal you must show current vaccinations for each dog.

Thank you

Steven Heath

President

Si usted quiere
información en español
por favor llame 571-259-



If you witness a parking violation in your space or a visitor's parking space, please contact our Towing Company – **Nowell's Towing at 703.670.0400**. A Board Member must be present in order to tow, so contact any of us for assistance.

Key Prince William County Telephone Numbers:

- 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

HOA Board Meeting for 2009

Generally, these meetings will be held on the first Tuesday every month, starting at 8PM, but are subject to change. The following is the schedule and location for September and October:

<u>Date</u>	<u>Location</u>
10/13/09	12772 Captains Cove
11/17/09	Annual Meeting

The Annual Meeting is scheduled for November 17 to be held at the Occoquan, VA, Town Hall located at 314 Mill Street. Please plan on attending this meeting. Meeting starts at 8:00p.m.

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, including yard debris, should be in closed plastic bags and dispose of at designated collection points in the community
- Household waste only; no hazardous waste; no electronic equipment such as TVs, computers
- Please do not use community trash cans for personal garbage
- **Violators will be fined \$50 per violation** to be assessed on the quarterly dues statement



Urban Referrals™

THE HOMEOWNER'S CONTRACTOR CONNECTION

General Contractors, Electricians, Painters, HVAC
Carpenters, Roofers, Landscapers, and more!

DC - Maryland - Virginia 202.332.0848

www.UrbanReferrals.com

Calendar of Events

HOA Board Meeting
10-13-09 8:00PM
12772 Captains Cove



Historic Occoquan

Farmers Market
Saturdays 8AM – 2PM



Oktoberfest – Celebrate fall with ethnic traditions
10-10-09 Noon to 8PM



4th Annual 5K Run/Walk
10-24-09 4:30PM



Harvest Parade & Fun Festival
10-31-09 Noon to 5PM



The Workhouse Arts Center
Lorton, VA

2nd Saturday Art Walks
11-14-09 6-7PM



Community Annual Meeting
11-17-09 8PM
Occoquan Town Hall



Thanksgiving Day



11-26-09