

Occoquan Landing Community Newsletter

PO Box 85, Occoquan, VA 22125

www.occoquanlanding.org

December 2009

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Board of Directors

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Treasurer: Jean Burns
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howardn@ttnus.com

Neighborhood Watch:

Michelé McQuigg 703.491.2294
1415 Admiral Drive
mcquigg01@comcast.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,

As you may know, the curb painting was halted due to the low quality of the work. We will readdress this issue in the Spring.

On November 17, 2009 the Occoquan Landing Home Owners Association (HOA) conducted its annual meeting. This meeting is required by law. It is also a great time for the members of the board to interact with the community on the important issue that confront the community.

The major issue discussed this year was an increase in dues. Per our restrictive covenants, we are limited to dues increases once every three years. The last dues increase was in 2006. The community voted to increase dues from \$520 per year per home to \$550 per year per home. This amounts to an increase of \$7.50 per quarter per home. This represents an average annual increase of 2 percent over the previous level. The average annual rate of inflation over the last 10 years has been 2.2 percent according to the United States Bureau of Labor Statistics (BLS).

The community also decided to increase the dues cap to \$580 per year per home. This is an insurance policy against high inflation during the next three years. Part of the reason we need an increase now is that in 2008 fuel prices increased. This caused the price we pay for garbage removal, snow removal and lawn care to all increase. If there was to be an increase in prices during the next 3 years, and there was no room to increase dues under the cap, we might be put in a position of cutting back on services or calling for a special assessment. A special assessment is a one-time fee that is mandatory for all homes in the community to pay.

There was a great deal of discussion about the dues increase and the cap limit. At the end of that discussion the vote was overwhelmingly in favor of the board's proposal.

Thank you,
Steve Heath
President

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.



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

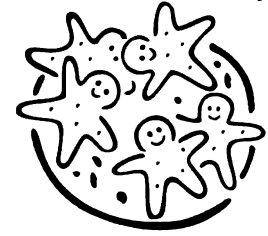
Collection days are on **Monday and Thursday ONLY**. Trash must be placed at the front of the townhouses or at previously designated collection points. Trash is to be in closed plastic trash bags. All trash should be contained—do not put out any loose trash. Household waste only. No construction or remodeling 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

December 17th –
Cookie Cutter Day



December 21st –
First Day of Winter



December 25th –
Christmas Day



January 1st –



January 18th –
Martin Luther King, Jr. Day

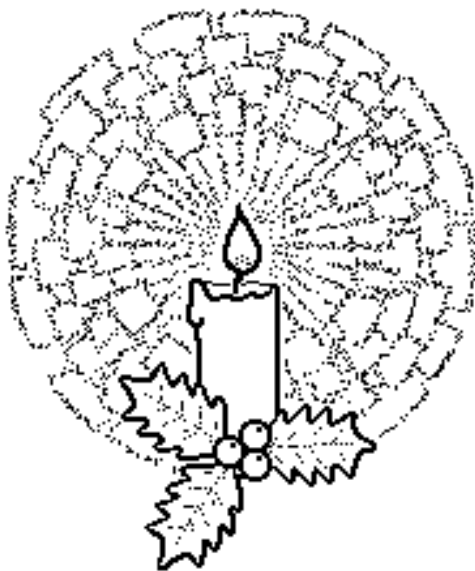


Parking in Fire Lane, Abandoned Vehicle, Out-of-Date Tag – Please Call 703-792-6500
Crime Prevention Unit – Please Call 703-792-7270
Animal Control – Please Call 703-792-6465

Winter Word Search



e m q j q i m j i s
b h k c v v i w d e
h a t s k a t e s g
m y w j r e t n i w
e e o s s l e d k o
f r o s t h n k s n
l j f r a c s x t s
d b p l o w b f o t
x e c i c e d l o c
m k v n v k s b b q



boots	plow
coat	scarf
cold	skates
frost	skis
hat	sled
ice	snow
mittens	winter