

# Occoquan Landing Community Newsletter

PO Box 85, Occoquan, VA 22125

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

April 2006

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## Board of Directors

### President:

Steve Heath 703-492-1170  
[Heathroe2@yahoo.com](mailto:Heathroe2@yahoo.com)

### VP/Architectural Control:

VACANT

### Secretary/Newsletter:

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[Betsy.Bartlett@ncpanet.org](mailto:Betsy.Bartlett@ncpanet.org)

### Treasurer:

VACANT

### Maintenance/Grounds:

Norman Howard 703-494-3904  
[howardn@ttnus.com](mailto:howardn@ttnus.com)

### Neighborhood Watch:

Paul Agosta 703-491-4796  
[pagosta@csc.com](mailto:pagosta@csc.com)  
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### At-Large:

Nayyar Zaidi 703-380-3982  
[nzaidiusa@yahoo.com](mailto:nzaidiusa@yahoo.com)

### Non-Board Members:

Association Bookkeeper:

Anna Longo 703-490-6802  
[alongo@covad.net](mailto:alongo@covad.net)

Contact to obtain HOA Disclosure Packet when selling your home.

## President's Message

We are getting ready to do the Spring Cleaning of our community. Please join us on May 6<sup>th</sup> and pick up a few tree limbs, trash or leaves that you may see around your home. Also as part of the Spring Cleaning, the Architectural Control Committee will be walking around the neighborhood. We will be paying close attention to landscaping issues. If you know of any trees on community property that need to be trimmed, please let us know immediately. If you send us a good description of where the tree is, we will do our best to get it trimmed this spring. Additionally, we will be paying attention to the general appearance of the front of our homes. This is the time when people come into our community to look for homes to buy and we need to put our best foot forward.

Parking is better this month, but we still have a problem with commercial vehicles. Please, if you are forced to park a work van in the community; do not have any visible signs or ladders on the roof. Also, a vehicle you use for work should not be parked in a visitor spot.

Sincerely,

*Steve Heath*

President

## Community Announcements

- ✓ Please check out the "neighborhood watch" section of the website. It's recently been updated and there's lots of good information on how to keep our neighborhood safe! Email Paul and let him know what you think!
- ✓ Don't forget, **Saturday, May 6** is Community Clean-Up Day! Just take a moment to clean the area behind your fence, do some yard work, or pick-up trash in the common areas. Several members of the board will be going through the neighborhood, trimming trees, blowing leaves and picking up garbage. An attractive neighborhood means higher home values!
- ✓ A special meeting of the board has been called for **Wednesday, May 10** to approve the 2006 working budget. All residents are welcome to attend! (8 PM at the Heath home, 12772 Captains Cove)

**\*Do you want to be an active voice in the community? Several board positions are open. Please contact any current board member for more information.**

Si usted querría información en español por favor 571-259-7601 de llamada.

The following notification was sent out by the County of Prince William, Department of Public Works, Gypsy Moth and Mosquito Control Branch.

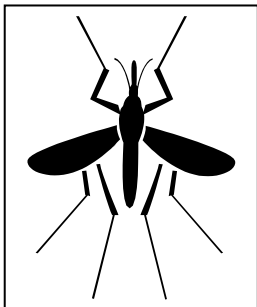
Dear Resident:

Your property is located in an area scheduled to be sprayed periodically throughout the summer in order to control the population of adult mosquitoes. This area was selected as a result of mosquito surveillance and/or citizen requests.

Spraying is conducted in the evening after 6:00 PM or in the early morning between 4:00 and 8:00 AM, weather permitting. Repeat treatments may occur as frequently as every two weeks following initial spray, as resources permit. You may view a map of current spray blocks within the county and an updated schedule of blocks to be sprayed at [www.pwcgov.org/mosquito](http://www.pwcgov.org/mosquito).

Anvil® is of low toxicity to people and pets, but it is a pesticide, and direct contact should be avoided. **Citizens should go inside or stay back from the truck during spray operations. Parents are encouraged to keep their children inside when the spray truck is present. If you have questions, please do not approach the drivers;** instead, call Gypsy Moth and Mosquito Control Branch Chief, Dr. Karen Walker, at (703) 792-6279. You may enter the area where the truck has sprayed after the spray has settled; fifteen minutes in generally a sufficient amount of time.

**HELP CONTROL MOSQUITOES – ELIMINATE STANDING WATER IN CONTAINERS ON YOUR PROPERTY.**



**PLEASE KEEP YOUR FRONT AND BACK PORCH LIGHTS ON AT NIGHT, IN ORDER TO INCREASE LIGHTED AREAS IN BETWEEN HOUSES, AND IN THE BACK OF HOUSES. THIS IS AN EASY WAY TO MAKE IT SAFER FOR EVERYONE TO WALK AROUND THE COMMUNITY AT NIGHT.**



### MOVING?

Interstate Van Lines would love to be Occoquan Landing's moving company of choice! Since 1943 we've been providing "Top Hat Service" to our clients. Let us treat you with the care and respect that both you and your possessions deserve!

Contact us at:  
5801 Rolling Road, Springfield, VA 22152  
(703) 569-2121

Or visit us online at:  
<http://www.invan.com/>



**Please dispose of your garbage correctly!**  
You may have noticed that some car tires were wandering the neighborhood for several weeks.



Why? Because the regular trash pick-up will not take car tires! The tires were eventually picked up by a member of the board and disposed of at the community's expense. The use of community funds to deal with issues such as this takes money away from potential projects that will benefit the ENTIRE neighborhood. Projects like painting the curbs, refurbishing the playground equipment, replacing old and worn out signage; all items that will help in keeping our home values high!

Please remember that you live in a community and your actions, no matter how small they may seem, effect the entire neighborhood!

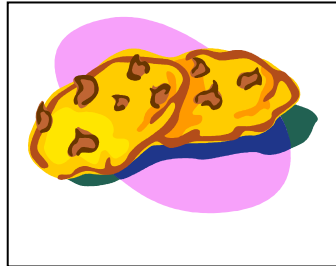
For a more detailed explanation of the trash regulations, see page 4 of this newsletter.

## Recipe of the Month

### Neiman Marcus Chocolate Chip Cookies

#### Ingredients

- 1/2 cup (1 stick) butter, softened
- 1 cup light brown sugar
- 3 tablespoons granulated sugar
- 1 large egg
- 2 teaspoons vanilla extract
- 1-3/4 cups all purpose flour
- 1/2 teaspoon baking powder
- 1/2 teaspoon baking soda
- 1/2 teaspoon salt
- 1-1/2 teaspoons instant espresso coffee powder
- 1-1/2 cups semi-sweet chocolate chips



#### Directions

1. Preheat oven to 300 degrees. Cream the butter with the sugars using an electric mixer on medium speed until fluffy (approximately 30 seconds)
2. Beat in the egg and the vanilla extract for another 30 seconds.
3. In a mixing bowl, sift together the dry ingredients and beat into the butter mixture at low speed for about 15 seconds. Stir in the espresso coffee powder and chocolate chips.
4. Using a 1 ounce scoop or a 2 tablespoon measure, drop cookie dough onto a greased cookie sheet about 3 inches apart. Gently press down on the dough with the back of a spoon to spread out into a 2 inch circle. Bake for about 20 minutes or until nicely browned around the edges. Bake a little longer for a crispier cookie.

Yield: 2 dozen cookies

Do you have a recipe you'd like to share? Please email Betsy Bartlett and she'll include it in the next newsletter.



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.

#### Partners Wanted!

Work from home promoting patented, non-toxic health & beauty products.

Contact:  
Kathy Shartzter to find out more!  
12700 Gordon Blvd  
703-491-8858



#### Did you know?

Today there are almost a billion TV sets in the world and US citizens watch the most TV. By age 65, an American would have watched the equivalent of 9 years uninterrupted screening, viewing more than 20,000 TV commercials per year.

## Calendar of Events

April 28<sup>th</sup> –  
Arbor Day



April 30<sup>th</sup> –  
Oatmeal Cookie Day



May 1<sup>st</sup> –  
Plant a Flower Day



May 5<sup>th</sup> –  
Cinco De Mayo



May 6<sup>th</sup> –  
Community Clean-Up



May 10<sup>th</sup> –  
Special Board Meeting  
**All residents welcome!**  
8 PM at the Heath Household  
12772 Captains Cove

May 10<sup>th</sup> –  
Clean your room Day!



## Trash Issues

Did you know that a portion of your HOA dues goes to pay for trash removal? Did you also know that when one neighbor abuses the service (i.e. letting friends dump construction garbage or other trash in our community) that EVERYONE suffers? We, as a community, have to pay additional charges to have the trash company haul away large pieces of debris (like bathroom sinks, furniture, old appliances, car tires and other construction debris). Please, if you're unsure whether your large debris will be hauled away, call American Disposal Services at 703-368-0500 to find out. And by all means, do not use (or allow the use of) the community as a dumping ground! The Prince William County Landfill is open Monday-Saturday, 6 AM to 7 PM and Sunday, 9 AM to 4:30 PM. For location and directions, as well as other information about the landfill, visit: <http://www.co.prince-william.va.us/default.aspx?topic=010080000180000806>

Pride in one's community goes a long way in establishing lasting, friendly relationships with neighbors as well as helping to keep property values high. Allowing those outside of our community to dump trash in our neighborhood does not foster either value.

The current trash regulations are provided below. If you have questions about the rules, please feel free to contact any member of the board.



## Trash Collection

### Trash Days

The following are the standard procedures to be observed when placing trash out for collection. 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.) Trash is to be placed out no earlier than 8:00 PM before the day of the pick-up and no later than 6:00 AM on the day of pick-up. American Disposal Service does not operate on Thanksgiving, Christmas, or New Year's days. Trash and/or recycling will be picked up on the next scheduled collection day.

### Bulk Items

Please notify American Disposal Services customer service at 703-368-0500 at least 24 hours in advance when putting out bulk items. These items will only be picked up on **Thursdays** when advance notice is given. Bulk items are to be placed out no earlier than 8:00 PM before the day of pick-up and no later than 6:00 AM on the day of pick-up.

### Recycling

Recycling is picked up on Thursdays. Acceptable items include: newspapers (bundled, in paper bags, or in a separate recycling container); glass food and beverage containers; aluminum and steel cans; #1 and #2 plastic bottles and jugs. The items must be securely placed in either a container supplied by the trash company or in a homeowner's personal container. Plastic containers used for insecticides, herbicides, petroleum products, or automotive fluids are not acceptable. No plastic bags please. Recyclables are to be placed out no earlier than 8:00 PM before the day of pick-up and no later than 6:00 AM on the day of pick-up.

## REMEMBER!

- If you leave your trash at the curb in a garbage can, please return the garbage can to your home (either in your home or inside your fenced backyard – not in your front yard) on the same day that the trash is picked up. This rule also applies to recycle containers. Many residents leave the empty trash cans and recycle containers at the curb for days after pick-up. If such containers are left at the curb after pick-up, the Board may dispose of them as debris if they are not retrieved in a timely manner.
- If you leave your trash curbside after the pick-up has already occurred, please return the trash to your own home or dispose of it yourself (i.e. taking it to the dump) rather than leaving it until the next pick-up day. Leaving trash and debris outside for days on end attracts animals and causes a health hazard.



Do you need something hauled away that is too big for your trash can?

Call Mr. Wayne Prince at **(703) 221-3325**

(This includes any appliances, construction debris, car batteries, car tires, etc.)

# KIDS CORNER!!

## Spring Unscramble

Unscramble the words below and then use the letters to fill in the message!

YDSLARPESILP

1	2	3	4	5	5	1	8	9	9	11	12
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FDSLAFIOD

3	2	6	6	10	3	8	1	5
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NPSIRG

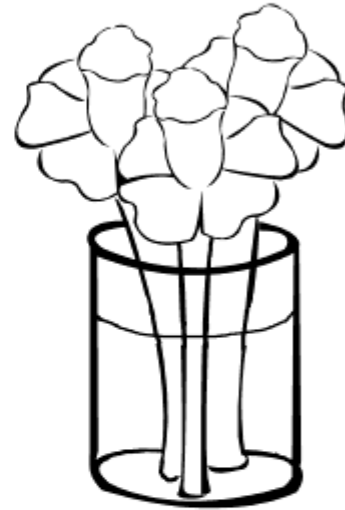
5	9	12	8	15	16
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UCRSCO

17	12	10	17	14	5
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ULLESBBLE

18	1	14	11	18	11	1	1	5
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The secret message:

2	9	12	8	1	5	H	10	W	11	12	5
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18	12	8	15	16	5	M	2	4
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6	1	10	W	11	12	5
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