

Occoquan Landing Community Newsletter

PO Box 85, Occoquan, VA 22125

www.occoquanlanding.org

June 2005

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Board of Directors

President:

Michèle McQuigg 703-491-2294
mcquigg01@comcast.net

VP/Architectoral Control:

Steve Heath 703-492-1170
Heathroe2@yahoo.com

Contact before making any changes to exterior of your home.

Secretary:

Nayyar Zaidi 703-380-3982
nzaidiusa@yahoo.com

Treasurer:

VACANT

Maintenance/Grounds:

Norman Howard 703-494-3904
howardn@ttnus.com

Neighborhood Watch:

Earl Linton 703-494-3559
wel12@aol.com

Newsletter:

Betsy Cregar 703-909-9858
Betsy@APNA.org

Non-Board Members:

Association Bookkeeper:

Anna Longo 703-490-6802
alongo@covad.net

Contact to obtain HOA Disclosure Packet when selling your home.

***Reminder* Because of a resignation, there is an open Board seat. Please, if you are interested in participating as a member of the Board, contact one of the current Board members. They will be more than willing to answer any questions you may have regarding service as a Board member.**

President's Message

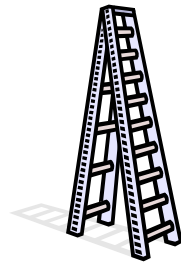
Special Community Meeting. Thank you to all of the owners that attended the 8:30 AM Saturday June 4th meeting. It was determined that parking on Rivershore would be first come first served open parking on a temporary basis with a parking decal. Temporary means no more than 48 hours. Both residents and visitors can park on Rivershore. Ticketing and towing on Rivershore will commence as soon as the new signs are displayed.

Parking. Everyone should have their visitor parking decals. If you do not, please contact Earl Linton. Remember vehicles parked in a visitor space or on Rivershore must hang a visitor parking decal from the rear view mirror. Any vehicle that does not display a decal will be towed. Visitor parking regulations are being enforced now.

If a decal is lost there will be a replacement fee to be determined at the July Board of Directors meeting.

Community Announcements

- Check out our website! www.occoquanlanding.org You can always find information on meetings you might have missed, and links to other information about the community!



Has anyone seen the community ladder? We believe was not in good repair. Because of potential liability issues, the Board decided not to have a community ladder.

It now belongs to whoever currently possesses it. Please do with it what you will but know that it is no longer the community's responsibility.

Do you have an idea for an article for the newsletter? Having a yard sale that you'd like to announce? Holding a Tupperware™ or Pampered Chef™ party that you'd like to invite your neighbors to attend? Do you give lessons or tutor and you'd like to advertise with us? Looking for a room to rent or renting out a room? Please contact Betsy Cregar (betsy@apna.org) or Libby Hogen-Heath (xwhitehouseintern@yahoo.com) and they'll be happy to post it in the next newsletter.

Tired of wasting hours of your life sitting in traffic everyday? Why not try a unique mode of commuting?

SLUGGING!

What is Slugging? Slugging is a term used to describe a unique form of commuting found in the Washington, DC area sometimes referred to as "Instant Carpooling" or "Casual Carpooling". It's unique because people commuting into the city stop to pickup other passengers even though they are total strangers! However, slugging is a very organized system with its own set of rules, proper etiquette, and specific pickup and drop-off locations. It has thousands of vehicles at its disposal, moves thousands of commuters daily, and the best part, it's **FREE!** Not only is it free, but it gets people to and from work faster than the typical bus, metro, or train. I think you'll find that it is the most efficient, cost-effective form of commuting in the nation.

For information and rules, about Slugging in our area, check-out this website: <http://www.slug-lines.com/Index.htm>

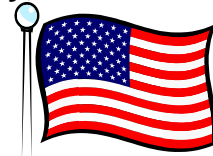
Common Areas

When it comes to our shared spaces, the home owner's association is responsible for the maintenance and upkeep of the areas. Our grounds maintenance company will trim trees for a fee. If a tree needs trimming, please let Norman Howard know which one and he will contact the grounds maintenance company. They will trim the trees and haul off the debris. No home owner should ever take it upon themselves to cut tree branches, trim shrubbery, or dig up or plant anything in the common areas. Please contact a board member if you have any concerns about the common grounds.



Calendar of Events

Tuesday, June 14 – Flag Day



**Sunday, June 19–
Father's Day**



**Tuesday, June 21–
First Day of Summer**



**Tuesday, July 5th @ 8PM –
Board Meeting**

**12772 Captains Cove
All Homeowners Welcome**

**Monday, November 14 –
(Tennative)**

**Occoquan Landing
Homeowner's Association
Annual Meeting
(Occoquan Town Hall)**

Architectural Control

Summer is here! With the warm weather comes the urge to do those little things around the house that you have been putting off. Maybe the fence has been looking a little saggy as of late or the wood work around the front door needs to be replaced. We do encourage you to fix up your property as this has the dual benefit of making our community a more attractive place to live and it helps out with increasing home values!! As part of the Architectural Control Committee's duties, we will soon be making a walk though of the community. During this walk through we will be looking for items that need to be improved. Also remember that you must have plantings around the foundation of your home. The Architectural Guidelines were distributed recently, and are also available at www.occoquanlanding.org.

The Architectural Control Committee is made up of three members of the community. One is a member of the Home Owners Association Board; the other two committee seats are to be held by non-board members of the community. Welcome and Congratulations to our first member of the Architectural Control Committee, Doug Walczal! We look forward to seeing you out and about in the neighborhood. We are still searching for another helpful member for the second position on the committee. Please contact Steve Heath if you are interested in filling the position; heathroe2@yahoo.com or 703-492-1170.

Whatever improvements you are planning to make, please remember to contact the Architectural Control Committee to notify them of any exterior work you are planning to do, **PRIOR** to doing it. This ensures that all exterior modifications to the community are uniform and in accordance with community established guidelines.

Parking

Parking has become the biggest problem in our community as we live in a **TWO CAR COMMUNITY**, yet we still desire to own three to six cars. When you strip away all the complaints, the misuse of visitor spaces, the illegal parking and the old unsightly vehicles; it comes down to one thing: **CONSIDERATION OF OTHERS.**

If you own three or more vehicles you have a parking dilemma; you can no longer park behind your cars as this impedes traffic flow and the county police will ticket the vehicle and it can be towed at your expense. The answer to this dilemma is NOT to park in visitor spaces because as a resident you are not permitted to park in visitor spaces on a nightly basis. That vacant visitor space in front of your house may look inviting but you are not a visitor and are not entitled to park your extra car in that visitor space. Remember you are a resident and are only entitled to two parking spaces within the community.

Think about this, every time you park one of your extra cars in a visitor space, in a fire lane or behind your other cars, (even for a little while) you take up a space that may be needed by a real visitor plus you impede traffic flow and inconvenience your neighbors.

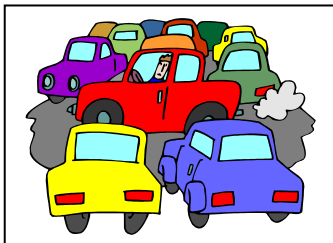
CONSIDER THE OTHER RESIDENTS if your car is not in good condition, do you want an unsightly vehicle parked in front of your house or throughout the neighborhood?

CONSIDER THE OTHER RESIDENTS when you park your extra vehicles in a visitor space every night. You do not get an extra parking space when you purchase an extra vehicle or rent out your basement.

What are the solutions to this parking dilemma? There are no easy answers but we encourage you, the residents, to attend all board meetings, the annual meeting and especially the special meeting this Saturday (June 4 at 8:30 am at the Captains Cove basketball court) to be a part of the solution. Continuing to ignore the parking rules is not a solution and just adds to the problem.

We all knew what we were getting when we decided to live in this community: TWO PARKING SPACES. Parking in any more is an infringement upon the other residents.

PLEASE BE CONSIDERATE OF YOUR NEIGHBORS...



There are still households who are putting their trash out too early. Please let this serve as another reminder. Thank you.

Trash Collection

Trash Days

The following is the standard procedures to be observed when placing trash out for collection. Collection days are on **Tuesday and Friday 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. 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 pickup.

Recycling

Recycling is picked up on Fridays. Metal cans, #2 plastic and newspapers are required to be recycled. The items must be securely placed in either a container supplied by the trash company or in a homeowner's personal container.

Recyclables are to be placed out no earlier than 8:00 PM Thursday and no later than 5:30 AM on Friday.

Do you have an idea for an article for the newsletter? Having a yard sale that you'd like to announce? Holding a Tupperware™ or Pampered Chef™ party that you'd like to invite your neighbors to attend? Do you give lessons or tutor and you'd like to advertise with us? Looking for a room to rent or renting out a room? Please contact Betsy Cregar (betsy@apna.org) or Libby Hogen-Heath (xwhitehouseintern@yahoo.com) and they'll be happy to post it in the next newsletter.