

Occoquan Landing Community Newsletter

PO Box 85, Occoquan, VA 22125

www.occoquanlanding.org

July 2006

Articles

President's Message	1
Neighborhood Watch	2
Calendar of Events	3
Recipe of the Month NEW!	3
Trash Collection	4
Firework Safety	4
Kids Corner NEW!	5
Resident Survey	6

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Contact to obtain HOA Disclosure Packet when selling your home.

President's Message

I wanted to take this opportunity to update the community on the status of the sale of the land behind Admiral. As some of you may or may not know, the land behind Admiral has been for sale for many years; just recently however there has been some interest in purchasing and developing the land. There have been two serious proposals: one was to develop the land for a town home community and the other was to develop it for 2 or 3 single family homes. Both proposals were brought to the Riverview Overlook board of directors for review as the only viable entry for any development behind Admiral would be through our community via Lighthouse Lane. The proposals were considered by the board and rejected. In addition, the board retained the services of a land use lawyer to monitor the activity on this plat. As the president of your homeowner's association, I and the other members of the board feel that we are doing what is best for our community by fighting against the development of this land. If you would like a more in-depth explanation of the land development events over the past few months, please feel free to contact me.

Have a great Independence Day!

Sincerely,

Steve Heath

President

Community Announcements

- ✓ The newsletter will now come out on a semi-monthly basis (every other month) rather than a monthly basis. Please, if you have ideas for items to include in the newsletter, let Betsy Bartlett know.
- ✓ 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!
- ✓ **WELCOME** to our newest board member: Carol Crowe! Carol will be in charge of architectural control so if you plan on changing the appearance of the front or back of the outside of your home in any way, please drop Carol a line so it can be approved before work begins.

***Do you want to be an active voice in the community? We still have a board position open. Please contact any current board member for more information.**

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

Neighborhood Watch is looking for 'A Few Good Men' (and Women)!!

Neighborhood Watch could use a little help. There are approximately 20 individuals/couples who are conducting Neighborhood Watch Patrols for our community of 104 housing units. Two blocks (Admiral and Flagship) are very active. The other blocks only have the Block Captains. Do not abrogate your responsibility. It is proven that Active Neighborhood Watch programs keep criminal activity away. Help keep our community and our families safe. Your time commitment is 1-2 hours every 5 weeks.

Block Captain's are: Admiral Dr. - Paul Agosta at 1423 Admiral Dr.; Captain's Cove - Nayyar Zaidi at 12776 Captains Cove; Harborview - Michelle Roebuck at 12710 Harborview Court; Lighthouse Lane - Susan Free at 12743 Lighthouse Lane; and Flagship Dr. - Anita Helm at 1427 Flagship Drive.

For questions, go to the Neighborhood Watch Section of the website (<http://www.occoquanlanding.org/>) or contact me, Paul Agosta, at 703-491-4796 or either e-mail: pagosta@csc.com; agostajr@comcsat.net

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/>



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www.TechnoMetrics.net



Did you know?

- A soccer ball is made up of 32 leather panels, held together by 642 stitches.

- Football (soccer) is the biggest spectator sport in the world, with angling as the world's biggest participant sport. The World Cup is, after the Olympics, the most watched sport on television.



Is your front door molding weathered and worn out? **Home Solutions** can fix that problem! Contact **Jason** at **703-909-9857** for more information.

Everyone deserves a grand entrance... even your home!



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

Recipe of the Month

Grilled Corn on the Cob with Jalapeno-Lime Butter

Ingredients

2 jalapeño chiles
1/2 cup (1 stick) butter, room temperature
1 garlic clove, minced
1 teaspoon grated lime peel
6 ears fresh corn, unhusked



Directions

If you'd like to make the jalapeño-lime butter one day ahead, use a broiler or gas burner to char the chiles and save the grill prep for the corn.

Prepare barbecue (high heat). Grill chiles until charred on all sides. Cool 5 minutes. Using small paring knife, peel chiles. Scrape out seeds and pale membranes; discard. Coarsely chop chiles; transfer to processor. Add butter, garlic, and lime peel; process until smooth. Season jalapeño-lime butter to taste with salt. Transfer to small bowl. (Can be made 1 day ahead. Cover and chill. Bring to room temperature before serving.)

Grill corn until husks are blackened on all sides, turning occasionally, about 15 minutes. Wearing oven mitts to protect hands, remove husks and silk from corn. Serve immediately with jalapeño-lime butter and salt.

Makes 6 servings.

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

On May 6 2006, the community held its **Spring Clean-up Day**. The flower bed at Admiral Drive was revitalized. The children's park off Admiral Drive was cleaned up, trash (rocks/logs/etc) were picked up and disposed of, and a couple of safety problems were taken care of. The edging on the sidewalks was also cleaned up. Issues with some of the playground equipment were identified and later repaired.



Special thanks to all who helped: Yugo Castillo (with truck), Steve and Libby Heath, Susan Free, Paul Agosta and Morgon Grimes. After clean-up activities were fun!! (Above: the gang enjoys a well deserved brew after a hard day of work!)

Calendar of Events

July 4th -

Independence Day



July 8th

Ice Cream Sundae Day



July 11th -

Swimming Pool Day



July 14th -

French Fries Day



July 24th -

Coffee Day



July 28th -

Cheese Lovers Day



August 21 -

HOA Board Meeting

All residents welcome!

8 PM at the Zaidi Household
12776 Captains Cove

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.

Fireworks



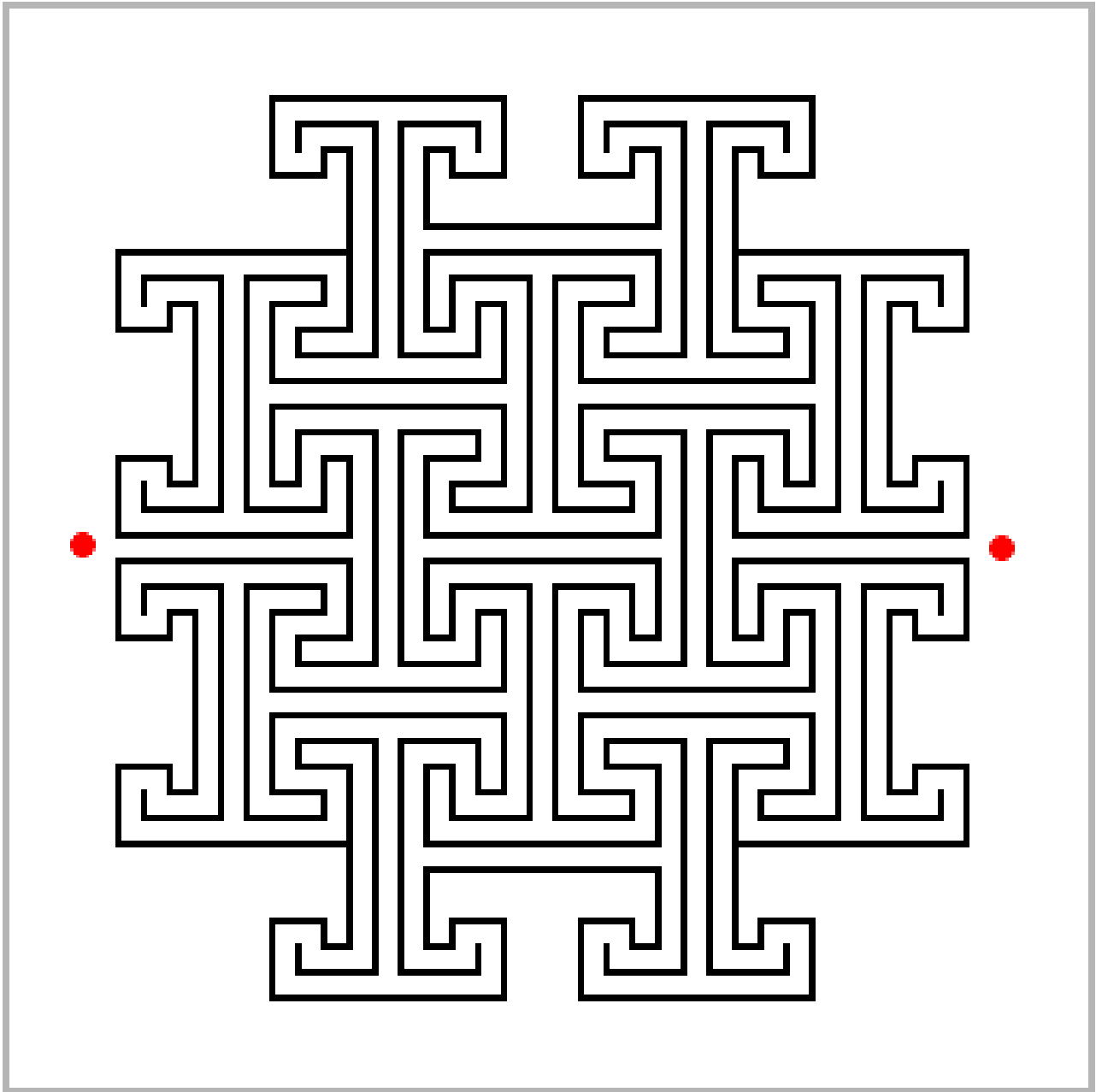
Many fireworks are not available in Northern Virginia because they are illegal. Firecrackers, cherry bombs, and skyrockets are just a few examples of fireworks which may be purchased in other areas but are illegal in Virginia. Since even the possession of unapproved fireworks is prohibited, such fireworks will be confiscated and persons possessing them may be charged with a Class 1 misdemeanor. This carries a maximum penalty of a \$2,500 fine and/or one year in jail. All fireworks, that explode, emit a flame, sparks, or performs as a projectile higher than 12 feet, are prohibited in the Commonwealth of Virginia.

The safest way to prevent fireworks-related injuries and property damage is to leave fireworks displays to trained professionals. However, if you plan to discharge approved (legal) fireworks, please adhere to the following safety guidelines:

- Always read all warnings and instructions.
- Only approved fireworks may be discharged.
- Do not permit young children to handle or light fireworks. (Sparklers can reach a temperature of 1800 degrees Fahrenheit.)
- When igniting fireworks, place them on a flat surface, clear of any combustible material and clear of all buildings.
- Never ignite fireworks while holding them.
- Keep a bucket of water or a hose handy in case of a malfunction or fire.
- Never try to relight fireworks that have not functioned properly.
- For a safe Fourth of July fireworks display your whole family can enjoy, visit www.pwccgov.org/fire and click on fireworks.
- Spectators, especially children, should be kept back from the display at a safe distance, usually 15-20 feet at a minimum.

KIDS CORNER!!

CONNECT THE TWO DOTS THROUGH THE MAZE!



Occoquan Landing Homeowners Association Resident Survey

Dear Residents,

As requested, by our members, at the Association meeting on January 17, 2006, we would like to put together a reference booklet for each resident of Occoquan Landing. This booklet would include everyone's name, address and any other information that you would like the community to know about you, like your occupation so that other members of the community could use your services. This will also include an updated copy of the Association Bylaws, and will be distributed yearly, or when there is a change in the current bylaws. We believe this could be a wonderful tool to increase involvement and continuity for current residents and new members of the community.

Thank you for your response,
Board of Directors

Please fill out any information below that you would like to be published in our booklet, and drop it off, or send it to 12772 Captain Cove, or e-mail it to me at Betsy.Bartlett@ncpanet.org.

Homeowners/Residents Names:

Address: _____

Woodbridge, VA 22192

Occupation/Business: _____

Contact Information: (Phone number, e-mail or company website.)

I do not want any of my information in the community booklet.