

Occoquan Landing Community Newsletter

PO Box 85, Occoquan, VA 22125

www.occoquanlanding.org

December 21, 2004

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Contact to obtain HOA Disclosure Packet when selling your home.

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Next Board Meeting

January 4, 8PM
12772 Captains Cove
Residents Welcome

President's Message

The Board held an organizational meeting on December 7th. The Board meeting schedule for 2005 was set. The Board will meet at 8PM on January 4 (at 12772 Captains Cove), March 1 (12788 Captains Cove), May 3 (1415 Admiral Dr), July 5 (12772 Captains Cove), September 6 (12788 Captains Cove), October 4 (1415 Admiral Dr), December 6 (1415 Admiral Dr). The annual meeting is tentatively set for November 14.

If you have any ideas, announcements, etc. that you would like to see in the next newsletter, please contact the assistant editor Libby Hogen-Heath.

The Board approved the Architectural Control Guidelines and the Parking Regulations based on input at the annual meeting.

Beginning February 1 a decal will be required for all vehicles parked in visitor spaces.

The current Occoquan Landing Covenants, By-Laws and Regulations are available on our community home page www.occoquanlanding.org.

If you have suggestions and want to volunteer to help improve our community, please contact a Board member. May you have a happy, healthy and prosperous 2005.

Dues Late Fee – New Policy

Dues are \$110 per quarter. A bargain compared to other communities, and most don't have their front yards mowed by the HOA. The dues are due January 1 for January-March; April 1 for April-June; July 1 for July-September; and October 1 for October-December.

The Board of Directors has determined that the assessments will be due on the first day of each year. If full payment is not received by the 15th of January, then payments may be made in quarterly installments on the first day of each quarter of the year (January, April, July and October).

A **twenty dollar (\$20) late fee** will be assessed if the quarterly payment is postmarked after the fifteenth of the first month of the quarter. If an account becomes delinquent two quarters, then the account will be referred to counsel for action. The cost for the latter could be more than the cost of one quarter of dues.

Dues should be sent to Occoquan Landing Community Association, PO Box 85, Occoquan, VA 22125.

The Board doesn't like taking our neighbors to court for non-payment. If you have a problem, e.g. out of work or severe illness in family, please let the President know.

Christmas Tree Collection

Christmas trees will be removed on Wednesday, January 5th and 12th from the curb. This service is free of charge and requires no prior scheduling by the homeowner. Place your trees at the curb on one of those two days. All tinsel and ornaments must be removed from the trees. Any trees that are not collected on the dates listed may be placed at the curb on a trash collection day after January 12th.

Trash

Containers

Trash cans and recycling bins are not to be kept in the front of homes nor in bushes in front.

According to the Covenants, Article II:

12. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. Such containers shall be kept in a clean and sanitary condition. All materials or refuse shall be kept in containers inside the rear fence line and shall not be placed or stored in front of any house. All trash and garbage shall be placed in covered trashcans outside the fence line only on specified trash collection days. The Association shall have the right to impound any trashcan or garbage receptacle, which is placed in violation of this paragraph, and to enter onto any Lot for this purpose.

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.

Public Trash Containers

The public trash containers at various locations throughout our community are NOT for dumping bulk residential trash but rather for litter control.

Large Items

Large household items will be picked up only on Fridays by calling AAA Trash Removal at 703-818-8222. The trash removal company must be notified one (1) day in advance for large items and will charge the resident a fee. The resident is required to give AAA Trash Removal a credit card number prior to pick-up. The trash company will not pick up pieces of concrete nor construction materials. Therefore, the resident must make your own arrangements to remove these.

The resident should retrieve any large items not picked up. If not retrieved by the resident, the Association will arrange for removal at the resident's expense. If the resident fails to pay for removal of the item, the Board may place a lien against the resident's property which will cost the resident the cost of removal plus approximately \$100 to file and remove the lien.

Household Hazardous Waste

The trash company does not pick up household hazardous waste such as insecticides, fertilizers, gasoline, pesticides, paint thinners, all paints, chemistry kits, lacquers, caulks/adhesives, mineral spirits, spray paint cans, propane tanks, varnishes, fluorescent bulbs, mercury products, battery acids, motor oil, antifreeze, batteries, automotive parts and flammable waxes and abrasives. Contact the County 703-792-5750 to find out the landfill hours and times to dispose of hazardous waste.

Dogs and Cats

When you own a pet, you have responsibilities. Remember, it is against the County law to allow your animal to knowingly or willfully urinate or defecate on private property of other persons or on publicly owned property. Clean up after your pet.

Also, dogs must be on leashes when not on their property and cats are not to run free in the community.