

Occoquan Landing Community Newsletter

PO Box 85, Occoquan, VA 22125

www.occoquanlanding.org

July, 2008

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Board of Directors

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Bechtoldt.Michelle@dol.gov

Treasurer: Vacant

Maintenance/Grounds:

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Neighborhood Watch: Vacant

At-Large:

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12728 Lighthouse Lane
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Non-Board Members:

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.

Si usted quiere información en español por favor llame 571-259-7601.

President's Message

Hello Neighbors. It's summertime in Occoquan Landing and as I look around the community it is without a doubt a great place to live. With those thoughts in mind there are a few matters that all of us need to be aware of. As a result of the emergency community meeting on June 30, the Board has approved changes to the parking guidelines as they relate to commercial vehicles. The parking guidelines can be accessed from the community homepage at <http://www.occoquanlanding.org>. Anyone who has concerns with parking commercial vehicles in the community should review the parking guidelines and contact a Board member if assistance is needed. Also on the homepage are the newly revised Architectural Control guidelines. It is important for residents who are planning to renovate the outside of their townhouse to review these guidelines and to contact the Board before starting the work. The Board is also pleased to announce that the budget permits, and the Board approved, the purchase of three new benches for Admiral Drive and Captains Cove playgrounds. These benches should be delivered and installed soon. As always, all residents are welcome to attend the Board meetings. The next meeting will be held on August 25 (Monday), at 8:00p.m., at 12788 Captains Cove. The following are important issues that also require your attention:

Crime – As many of you know, the community has experienced a mini-crime wave, primarily larcenies from vehicles. The best way to stop theft is to keep your vehicles locked and free of valuable items (e.g., GPS, IPODS, cell phones, etc.) when unattended. If time permits, take a walk in the evening with your spouse or friend, talk to your neighbors, and keep your outdoor lights (front and back) on. Additionally, Neighborhood Watch is looking for volunteers. Please call me at 703.492.1170, if you are interested in helping out.

Graffiti/Litter – Graffiti is an indicator of a crime ridden neighborhood. If you notice any graffiti in the community, please contact the Prince William County Police at 703.792.6500, as well as the Board right away. If the graffiti is on a power box or along a state road, you can call the VA Dept. of Transportation (VDOT) at 703.383.8368. Another indicator is a community strewn with trash. Please lend a hand and keep the community clean – **DON'T LITTER!**

Trash – As a reminder, please place trash out after 8 p.m. on Sunday and Wednesday nights. Large items require a call in advance to the trash company in order to arrange for pick-up. The trash company is American Disposal Services of Centreville and can be contacted at 703.368.0500. Failure to follow these guidelines may result in a \$50 fine per violation.

Parking – As a reminder, visitor's spots are for visitors. All cars parked in visitor's spots must display a visitor's hang tag and vacate the space after 48 continuous hours (two days). Rivershore Drive is open to all residents, or their visitors, as long as the vehicle displays a visitor's hang tag and vacates the space after 48 hours (two days). Resident vehicles parked in the visitor's spots may be towed. For more information, check the parking guidelines on the homepage at <http://www.occoquanlanding.org>.

Board Vacancies – The Board has two vacancies, Treasurer and Neighborhood Watch Coordinator, and is looking for volunteers. If you would like to be on the Board please call me at 703.492.1170.

Thank you

Steven Heath



If you witness a parking violation in your space or a visitor's parking space, please contact our Towing Company – **Nowell's Towing at 703.670.0400**. A Board Member must be present in order to tow, so contact any of us for assistance.

Parking in Fire Lane, Abandoned Vehicle, Out-of-Date Tag – Please Call 703.792.6500
Animal Control – Please Call 703.792.6465

HOA Board Meeting Schedule for 2008

Are held on a Monday every month, starting at 8:00 PM.

<u>Date</u>	<u>Location</u>
08-25-2008	12788 Captains Cove

The Annual Meeting will be scheduled for mid-November. Please plan on attending this meeting.

All residents are welcome to attend any and all meetings!

Trash Collection Reminder

- 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
- Household waste only; no hazardous waste
- **Violators will be fined \$50 per violation to be assessed on the quarterly dues statement**

Don't Mess With Occoquan Landing! DON'T LITTER!!



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Calendar of Events

Now through 10/31/08

The National Treasure Tour at Mount Vernon

Visitors can take an hour-long walking tour that includes behind-the-scenes information about areas where "National Treasure 2: Book of Secrets" filming took place and how these locations were used during George Washington's time. The Mansion's basement with its cornerstone is included in this tour at 9:30 a.m., 11:30 a.m., 1:00 p.m. & 3:00 p.m. daily.

July 27, 2008

Occoquan River Festival

Several activities including Historical Reenactments throughout the day and a Ghost Tour at 7:00 p.m., at Occoquan, VA.

August 25, 2008

Occoquan Landing Homeowners Meeting

If you want to know what is going on in the community or have questions or concerns about the community, come to the Board meeting on Monday (8/25), at 8p.m., at 12788 Captains Cove. All are invited.

Never Leave a Child Alone in a Vehicle

It is never safe to leave a child alone in a vehicle no matter how quickly you plan to return. There are reported incidences where children, strapped into car seats, became kidnapping victims when the car they were riding in was carjacked in a parking lot or gas station.

As the summer heats up, there are additional concerns. A study by the **Stanford University School of Medicine** confirmed that even on a "cool" day, the temperature inside a closed vehicle rises quickly and profoundly, especially if the sun is shining.

Here's Why:

- With ambient temperatures as mild as 72°, the interior temperature of a vehicle may rise 40° within an hour if the sun is shining directly on the vehicle.
- With the interior temperature of a vehicle cooled to 70° on a sunny day, the temperature will rise to over 90° in 10 minutes if the ambient temperature is 80° and the sun is shining.
- Within 30 minutes the temperature will rise past 120°, and within one hour it is likely to surpass 150°.

Often parents or caregivers mistakenly believe they can leave a child alone inside the car for a "few minutes" while they run a quick errand. Though you may plan to return quickly, you can never be sure just how long you will be away. If there is a delay, the consequences may be tragic. Leaving a window open slightly does little to keep the interior of a car cool.

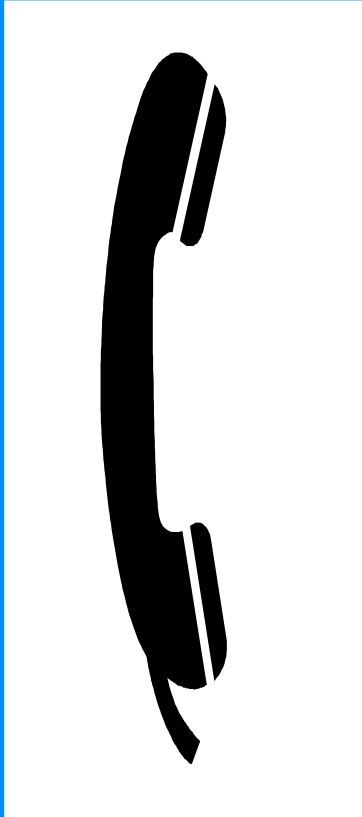
The **Canada Safety Council** reports that in an extremely hot, enclosed environment, a small child is unable to regulate his or her core temperature, which rises 3-5 times faster than an adult's. Heat stroke occurs when the body's core temperature reaches 40.5° C or 105° F, sending a small child into shock quickly. As this happens vital organs shut down rapidly.

Tips for Keeping Your Children Safe

- Make trips during the coolest hours of the day.
- Never leave a baby or young child alone inside a parked car, regardless of the weather.
- Use the air conditioning, or keep the windows open while driving.
- Keep vehicles locked while inside the garage or on the driveway to prevent children from playing in them.

For more information about keeping children safe in and around motor vehicles visit www.harrisonshope.org.

2007 Riverview Overlook HOA Board Phone Roster



President: Steven Heath
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