

Occoquan Landing Community Newsletter

www.occoquanlanding.org

May 1, 2005

President's Message

Happy Spring to everyone! With the nice weather I hope to see more of you out in the neighborhood! To those who have just moved to the neighborhood, WELCOME! We're so glad you decided to call Occoquan Landing your home!

Keep Occoquan Landing Home Prices Going Up

Housing prices in our community have skyrocketed to the tune of the mid \$300s! Now is the time to look at the outside of your own home. We need to keep our community looking great in order to continue to command these prices. Does your:

- Fence need to be replaced?
- Home's exterior need to be painted?
- Railings need to be repaired or replaced?
- Shutters need to be fixed?
- Bushes need to be trimmed?
- Weeds need to be pulled?
- Foundation plantings need to be improved?

Frequent Complaints

In light of all the new residents and the fact that we can all use a helpful reminder every once and awhile, this month's newsletter will cover some of the more frequent resident complaints and everyday issues that we all need to abide by in order to live harmoniously with one another and be good neighbors.

Issue 1: Trash – Please note that trash bags should not be set out on the curb until after 8PM the night before garbage collection days which are Tuesday and Friday. This means that the earliest that trash should be curbside is on Monday and Thursday evenings. Trash collection usually occurs before 6:00 am on Tuesdays and Fridays so if you wait until the morning of, make sure you set it out in time.

Issue 2: Pet Waste – When walking your dog (on a leash), please be sure to carry some sort of bag with which to pick up the waste. No one likes to walk through the common areas (this includes the parks and areas behind the houses) and risk stepping in dog poop. It's common sense and it's courteous. The plastic grocery bags are great to use as pet poop pick-ups. ? Also, remember to keep your cats on your own property.

Issue 3: Garbage Cans and Recycle Bins – The guidelines state that garbage cans and recycle bins cannot be stored in the front of the house, even if something blocks their view from the street. We all have fenced in back yards which is the appropriate place for storing these items.

Excerpts from the community guidelines, concerning the aforementioned issues, are provided in this month's newsletter. Complete copies of the community guidelines and the by-laws can be viewed on the website: www.occoquanlanding.org.

Special Community Meeting

I look forward to seeing you at the Special Meeting on June 4 (see calendar of events) to hold a community vote on the issue of parking on Rivershore Drive. Details are in the newsletter. If you cannot be there, please return the proxy and make your vote count!

Calendar of Events

Sunday, May 1 – May Day

Thursday, May 5 – Cinco de Mayo



Sunday, May 8 –

Mother's Day

(*Note – there has been a change in date)

Thursday, May 17, 8:00 pm –

Board Meeting (1415 Admiral)

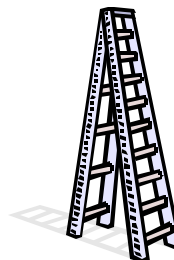
ALL WELCOME!

Monday, May 30 –
Memorial Day



Saturday, June 4, 8:30 am – Special Meeting of the community to vote on parking regulations for Rivershore Dr. (Captains Cove Basketball Court – Rain or Shine)

Monday, November 14 –
Occoquan Landing Homeowner's Association Annual Meeting
(Occoquan Town Hall)



Has anyone seen the community ladder?!?! It seems it's been misplaced and we would love to get it back.

Please let one of the board members know if you have a stray ladder in your backyard and we'll check it out to see if it's the community ladder.

Thank you for your cooperation in this matter!

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...outside...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 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.



Occoquan Landing Community Board Members

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

- VP/Architectural Control - Steve Heath 703-492-1170 heathroe2@yahoo.com

Contact before making any changes to the exterior of your home

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

- Treasurer – VACANT

- Neighborhood Watch/Parking - Earl Linton 703-494-3559 wel12@aol.com

- Maintenance/Grounds - Norman Howard 703-494-3904 howardn@ttnus.com

- Newsletter – VACANT
Acting, Libby Hogen-Heath 703-492-1170 xwhitehouseintern@yahoo.com

Non-Board Member:

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

Contact to obtain HOA Disclosure Packet when selling your home

Reminder There are two open Board seats. Please, if you are interested in participating as a member of the Board, contact one of the current Board members prior to the May 12th meeting. They will be more than willing to answer any questions/concerns you may have regarding service as a Board member.

The Architectural Control Committee (ACC) is looking for 1 member. If you are interested in participating as a member of the committee, please contact Steve Heath before the May 12 board meeting.

Under the Architectural Guidelines, the ACC's authority consists of: "...approving all requests for modification to the external appearance of any home within Riverview Overlook."

Members of the committee will be walking around the neighborhood examining the front and back exterior of all the Occoquan Landing homes. Citations for architectural violations will be sent out shortly thereafter.

Animals

According to the Covenants Article II:

9. Neither livestock nor fowl shall be kept on the Property. The breeding of animals for commercial use is prohibited, but nothing contained herein shall be construed to prohibit the keeping of the usual domestic pets. No more than two domestic pets shall be kept at any one time. Pets shall be restrained and controlled as required by ordinance now or hereafter promulgated by Prince William County, Virginia.

In Prince William County it is against the law to...

- Allow within the County prolonged or intense barking or other harsh or excessive noises to be made by animals and pets under one's ownership, at any time (Section 14-5.1).
- Allow your animal to trespass on someone's property after being requested by the owner of the property not to trespass (Section 4-4).
- Allow your animal to run at large within the County unless engaged in supervised, formal or science training classes, or show, or during formally sanctioned field trials or while engaged in lawful hunting during open hunting season (Section 4-23).
- Allow your animal to knowingly or willfully urinate or defecate on private property of other persons or on publicly owned property except parts of parks as posted as dog run areas (Section 4-11 & 4-26).
- Own a dog four months or older and not obtain a County dog license that your dog is required to wear, and a collar bearing said license (Section 4-46).
- Have knowledge of an animal which has bitten someone and not immediately notify the Animal Warden (Section 4-64).

Remember it is your responsibility to clean up after your pet!



Crafts for Kids - Note Holder for Mom (craft time is 30 minutes plus drying time)

Materials (can be purchased at Michaels®):

Acrylic paint (three colors of your choice); clothespins, spring-loaded, 2-inch, 3; craft sticks, 2½-inch, 11; craft glue; paint pens (three colors of your choice); wood plaque, 5-inch x 7-inch

Instructions:

- 1) Apply a coat of acrylic paint to the top and side edges of the plaque. Paint the craft sticks another color and the clothespins yet another color. Let paint dry completely.
- 2) Break one craft stick in half to make the top and bottom of the O. Glue craft sticks onto plaque to form the word "Mom". To center the word on the plaque, position the O first.
- 3) Glue three clothespins onto bottom of plaque as shown.
- 4) Use paint pen to make flowers on the craft sticks and clothespins. Draw a line around one ridge on the side edge of the plaque.
- 5) Glue ribbon on back of plaque to make a hanger.
- 6) Give to Mom for Mother's Day!



NOTICE OF SPECIAL MEETING

April 26,2005

TO: Occoquan Landing Homeowners
FROM: Occoquan Landing Board of Directors
RE: Parking

At a duly called and well-attended Annual Meeting on November 8, 2004, residents voted to restrict parking on Rivershore Drive to visitors only. The Board in its duties must implement the will of the body at the annual meeting. However, Board members recently received a copy of a petition signed by a majority of the owners regarding parking on Rivershore Drive that requests the decision of the community be rescinded. Given the number of signatures and the fact that a petition cannot override a vote taken at an annual meeting, the Board hereby calls a special meeting for the sole purpose of deciding how parking on Rivershore Drive will be treated.

Background Information

There are 117 homes in our community. Each home has 2 assigned parking spaces. In addition there are 21 marked visitor spaces. Depending on how cars are parked, 12 additional vehicles can be parked on Rivershore Drive. The Board is aware of 2 houses that have 5 cars; 3 houses with 4 cars; and 12 houses with 3 cars. 17 houses take an additional 23 spaces. Undoubtedly, there are more vehicles that the Board is not aware of since some residents are constantly switching their personal vehicles among visitor parking spaces. In addition, some houses have more than 2 vehicles, but have parked them outside of the community. Also, there are others who want to have more vehicles, but realize that each house has only 2 parking spaces. Another problem is that vehicles from the neighboring townhome community sometimes park on Rivershore Drive. Once in a while abandoned or stolen cars are parked on Rivershore.

Regulations

The Parking Committee will be distributing the current approved Parking, Architectural Control and Trash/Animal Regulations and visitor (parking) decals in the next several weeks. The visitor (parking) decals will have identifying information on them. The Parking Regulations as amended will take effect as soon as the decals have been distributed except no action will be taken with regards to Rivershore parking until after the Special Meeting.

**OCCOQUAN LANDING COMMUNITY
SPECIAL MEETING
Saturday, June 4, 2005
8:30 AM**

Rain or Shine

Basketball Court (between Rivershore and Captains Cove)

- I. Call to Order
- II. Discussion & Vote on Rivershore Parking
- III. Discussion of any other community concerns
- IV. Adjourn

Notes: Please bring your own chair. As this is a special, specific meeting, the only vote taken will be on parking on Rivershore.

NOTICE OF SPECIAL MEETING

**OCOQUAN LANDING COMMUNITY ASSOCIATION
(AKA RIVERVIEW OVERLOOK COMMUNITY ASSOCIATION)**

PO Box 85

Occoquan, VA 22125

**Saturday – June 4, 2005 8:30 a.m.
Occoquan Landing Basketball Court**

A quorum is mandatory to convene a meeting of the community association. A quorum is 50% plus one of the members (homeowners) whose voting rights are in force as defined in the by-laws, and present at the meeting or represented by proxy.

If a homeowner is unable to attend the meeting, the proxy form below should be completed and returned to PO Box 85, Occoquan, VA 22125 or to the Association President Michèle McQuigg 1415 Admiral Drive, Woodbridge VA, 22192. Any questions should be directed to Michèle at 703-491-2294 or mcquigg01@comcast.net

To the Board of Directors, Occoquan Landing Community Association/Riverview Overlook Community Association:

I, (We) _____

Owner(s) of address _____

Hereby assign my (our) Proxy for Quorum only

Proxy for Quorum and Instruct _____ to cast my (our) vote at the meeting to be held on June 4, 2005 and to any meeting that continues the business of this meeting as follows (select only 1):

- There should be no parking on Rivershore.
- Rivershore should be visitor only parking as voted in November Annual Meeting by the Community.
- Rivershore should be first come first served open parking with no time restrictions and no parking decal.
- Rivershore should be first come first served open parking on a temporary basis with a parking decal.

Signature(s) _____

Date _____