

Occoquan Landing Community Newsletter

PO Box 85, Occoquan, VA 22125

www.occoquanlanding.org

February/March 2009

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Board of Directors

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1415 Admiral Drive
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Non-Board Member:

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.

Thinking of joining the board? We're still looking for some willing and able residents to help make our community the best! Please feel free to call any current board member for more information.

President's Message

Dear Residents,

We held the community's annual meeting in December. At the first date we had scheduled, we did not have a quorum and had to reschedule. This was an inconvenience for those members of the community and the board who were in attendance. The rescheduled meeting took place on December 8, 2008.

At this meeting steps were taken to address two problems which are increasing in prevalence. These two issues are parking and trash. A recent meeting announcement, placed on every door in the community, contained the trash regulations. This was done in an effort to notify the whole community that there are times to place trash at the curb and to make clear those items which will not be picked up by the regular trash collection.

If a person places restricted items out and the community has to remove them, there will be fees associated with this effort and these fees will be passed on to the home owner. Fines can and will be assessed for people who place trash out at the wrong times. Two hundred and fifty dollars in fines and fees have been assessed in recent weeks.

We have towed several cars recently and more cars will be towed if people insist on parking where they know they are not supposed to or if they don't use a parking pass in visitor's spaces or on Rivershore Drive. Please also remember that Rivershore Drive is first come first park basis; however, there is a 48 hour limit on parking there.

Two additional topics which were not discussed at the annual meeting, but which are also important, have been discussed by the board recently. One is the increase in people who are behind in their association dues. Please remember that the community association removes your trash, clears your snow and mows your grass. We also provide you with personal parking. Discussions are underway to remove personal parking spaces, as is permitted under Virginia Home Owners Association law and Occoquan Landing Covenants, of people who are chronically negligent in paying their dues.

The other topic is people allowing their dogs to urinate or defecate on private property and association common areas. As is made clear in the following excerpts from Prince William County law, this is forbidden by the County as well as our community.

Sec. 4-23. Running at large--Generally.

(a) It shall be unlawful for the owner of any dog to permit or allow such dog to run or be at large within the county. For the purposes of this section, a dog shall be deemed to be "at large" when off the property or premises of its owner or custodian and not under the control of the owner or custodian or his agent, either by leash, cord or chain. "Property or premises of its owner," for purposes of this section, shall not refer to townhouse, condominium or RPC property held in common.

Sec. 4-26. Urinating or defecating on property of others or public property.

It shall be unlawful for the owner of a dog to allow such dog to urinate or defecate on the private property of other persons or on publicly owned property, except parts of parks posted as dog run areas. For the purposes of this section, private property shall include townhouse, condominium or RPC property held in common. (Code 1965, § 3-17.3; Ord. No. 77-43-32, 11-29-77)

Sincerely,

Steve Heath

President

HOA Board Meeting Schedule for 2009

Generally, these meetings will be held on the first Tuesday every month, starting at 8 PM, this may change so check you newsletters. The following is the schedule and location:

<u>Date</u>	<u>Location</u>
03-03-09	12788 Captains Cove
04-07-09	12717 Harborview Court
05-05-09	12772 Captains Cove
06-02-09	12788 Captains Cove

The Annual Meeting will be scheduled for mid-November. Please plan on attending this meeting. If we do not have more than half of the community in attendance at this meeting, we need to reschedule.

All residents are welcome to attend any and all meetings!

Trash Collection Reminder

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.) To dispose of these hazardous materials, contact the Prince William County Landfill. For location and directions, as well as other information about the landfill, visit:

<http://www.pwcgov.org/default.aspx?topic=010008000790000806>

- 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
- Recycle bins should not be used as trash receptacles
- Household waste only; no hazardous waste
- Residents are responsible for the disposal of appliances, TV's, computers and vehicle tires. **DO NOT PLACE THESE ITEMS ON THE CURB!**
- **Violators will be** fined \$50 per violation to be assessed on the quarterly dues statement



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.



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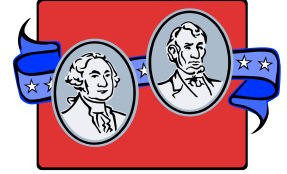
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Calendar of Events

February 16th –
President's Day



February 25th –
Go Bowling Day



March 17th –
St. Patrick's Day



March 21st –
First Day of Spring



Parking in Fire Lane, Abandoned Vehicle, Out-of-Date Tag – Please Call 703-792-6500
Crime Prevention Unit – Please Call 703-792-7270
Animal Control – Please Call 703-792-6465

Money Saving Tips to Survive a Down Economy

Here are a few ideas to help save a few bucks:

1. **Switch to cloth napkins.** I'm not sure why it took a down economy for this one to dawn on me, but cloth napkins are a great alternative to paper napkins, which increase waste and add to our non-food budget.
2. **Hang up the land line telephone.** If most of your calls are to other cell users in the same network, consider canceling the land line and using a cell phone exclusively.
3. **Carpool a few times a week.** Take turns carpooling with a coworker, especially if they live close to you. Pick them up and take them home this week, and next week allow them to return the favor. You'll both cut your driving time in half.
4. **Unload the trunk, and remove unused cargo racks.** Added weight in the trunk reduces gas mileage, as does the added wind drag from an unused cargo rack.
5. **Don't be afraid to buy generic.** Forget brand loyalty when trying to save money. When we buy ketchup, we look for the lowest unit price, regardless of brand. Same with other foods and household supplies. There are a few exceptions, but for the most part generic items are just as good as name brands.
6. **Properly insulate your home.** Especially important in the summer and winter months, when the extreme temperatures outside can affect your temperature inside and cause utility bills to skyrocket.
7. **Rediscover a local library.** To replace the time previously spent watching television develop a reading habit, and support your local library while you are at it. Can't find the book you are looking for? Don't rush out and buy it. Many times libraries are networked and can request a copy of a book from another library.
8. **Put away the credit cards.** Save cash for large purchases by creating a dedicated savings account specifically for the next item on your list. Make regular contributions to the savings account with each paycheck, and when the balance is high enough to pay for the item, pay for it with cash.
9. **Raise insurance deductibles.** Assuming you have a proper emergency fund in place, raise deductibles on insurance policies. The difference in a \$500 deductible and a \$1,000 deductible on your car insurance policy can help reduce your monthly or semi-annual premiums.
10. **Brown bag it.** Can you believe how much a combo meal is at a fast food restaurant? And don't get me started on dine-in restaurant tabs for lunch. You're lucky to get out of there for less than \$10-\$12 including the tip. Multiply that times four or five times a week and we're talking \$200 added to your food budget each month.

For more money saving tips go to <http://frugaldad.com/2008/06/16/75-tips-to-survive-a-down-economy/>

KIDS CORNER!!



THE RAINBOW IS IN TANGLES!
WHICH NUMBER LEADS TO THE POT OF GOLD?
COLOR THE RAINBOW TO FIND OUT!

