

# Riverview Overlook Community Newsletter

PO Box 85, Occoquan, VA 22125

[www.occoquanlanding.org](http://www.occoquanlanding.org)

June/July 2007

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## Board of Directors

### President:

Steve Heath 703-492-1170  
[Heathroe2@yahoo.com](mailto:Heathroe2@yahoo.com)

### VP/Architectural Control:

Carol Crowe 703-491-2581  
[cbc12747@comcast.net](mailto:cbc12747@comcast.net)

### Secretary:

Betsy Bartlett 703-909-9858  
[Betsy.Bartlett@ncpanet.org](mailto:Betsy.Bartlett@ncpanet.org)

### Treasurer:

Michelle Bechtoldt 703-491-2826  
[Bechtoldt.Michelle@dol.gov](mailto:Bechtoldt.Michelle@dol.gov)

### Maintenance/Grounds:

Norman Howard 703-494-3904  
[howardn@tnus.com](mailto:howardn@tnus.com)

### Neighborhood Watch:

Paul Agosta 703-491-4796  
[pagosta@csc.com](mailto:pagosta@csc.com)  
[agostajr@comcast.net](mailto:agostajr@comcast.net)

### At-Large:

Tom Jessup 703-491-0788

### Non-Board Members:

#### Association Bookkeeper:

Anna Longo 703-490-6802  
[alongo67@verizon.net](mailto:alongo67@verizon.net)

Contact to obtain HOA Disclosure Packet when selling your home.

#### Newsletter:

Libby Hogen-Heath  
[xwhitehouseintern@yahoo.com](mailto:xwhitehouseintern@yahoo.com)

## President's Message

In order to help keep our community attractive and protect the value of our homes, we have recently decided to contract with an outside consultant on architectural control issues. The first order of business for our consultant will be to walk the community and do an assessment. This assessment will focus on basic architectural issues that will fall into several main categories:

**Structural** – obvious problems such as rotting wood work or fences and roofs in need of repair;

**Appearance** – things such as overdue painting, hedge trimming and other obvious home owner maintenance issues; and

**Infestation** – We have several homes in the community which have become havens for wild life. This can not continue.

The reason for contracting with an outside consultant is that we do not want anyone to feel singled out. The consultant does not know who lives where and can, therefore, be objective. They will simply walk around the community and observe things that are obviously in need of repair and these issues will then be brought to the home owners' attention.

Additionally, we are reviewing all of the architectural guidelines. We want to make the rules more clear. We will present the revised rules to the community in September and will vote on them at the annual meeting in November.

Sincerely,

*Steve Heath*

President

## Community Announcements

- ✓ Improvements to the playground area off of Admiral Drive have been made. Equipment has been repaired, new mulch and edging have been added and, for safety reasons, the tree stumps have been removed. More is planned for the park but, if you haven't yet, check out the improvements so far!

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

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- Remove cob webs.
- Empty trash.
- Clean Vents & Ceiling Fans.
- Clean surfaces, appliances & inside microwaves.

We are reliable, trustworthy & efficient; we have our own equipment, tailored to fit your needs.

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References will be made available upon request and they'll make you feel secure.

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Call or leave us a message at:  
703-569-1003  
703-231-3238 – cell  
Zaida Aranibar – Owner  
[zaidascleaning@hotmail.com](mailto:zaidascleaning@hotmail.com)

**"A CLEAN HOUSE IS A HEALTHY HOME"**

## 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!

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## INTERESTED IN GETTING THE NEWSLETTER VIA EMAIL?

If you are, please call or email Libby Hogen-Heath with your email and home address. She will create a distribution list and the newsletter will be emailed to those who want to receive it electronically. Help us save a tree!

Libby can be contacted at 703-492-1170 or  
[xwhitehouseintern@yahoo.com](mailto:xwhitehouseintern@yahoo.com).

\*As a reminder, the newsletter can ALWAYS be viewed on the community website –  
[www.occoquanlanding.org](http://www.occoquanlanding.org)

## ELMER'S LAWN, FENCE, GARDEN, INC.

Will install new fencing and haul away the debris.

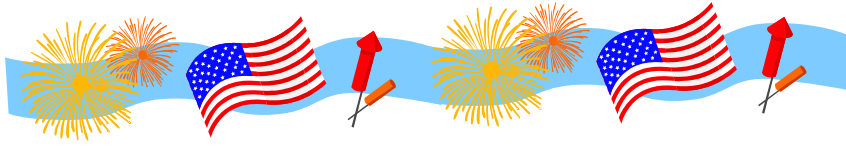
Call Elmer Portillo\*  
703-597-6119 for an estimate.

\*Virginia Class A Contractor





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.



### Independence Day – from Wikipedia

In the United States, Independence Day (commonly known as "the Fourth of July" or "July Fourth") is a federal holiday celebrating the adoption of the Declaration of Independence on July 4, 1776, declaring independence from Great Britain. While 4th of July is celebrated as the day of independence, the United States became independent officially only after the war of independence, on September 3, 1783 when British King George III and US leaders signed the Treaty of Paris.

Independence Day is commonly associated with fireworks, parades, barbecues, beer, picnics, baseball games, and various other public and private events celebrating the history, government, and traditions of the United States. Fireworks have been associated with the Fourth of July since 1777.

### Area Independence Day Celebrations

Herndon Community Center - [www.herndon-va.gov](http://www.herndon-va.gov)

An American Celebration at Mount Vernon – [www.mountvernon.org](http://www.mountvernon.org)

City of Fairfax – [www.fairfaxva.gov](http://www.fairfaxva.gov) (click on "Special Events")

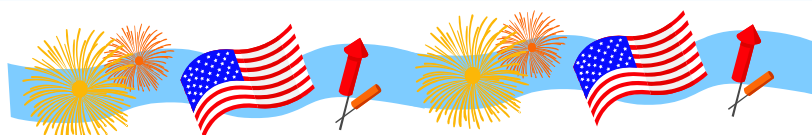
America's Independence Day Parade – [www.july4thparade.com](http://www.july4thparade.com)

**Star Spangled Picnic** - Rippon Lodge Historic Site, 15500 Blackburn Road in Woodbridge, 11 a.m. to 3 p.m., \$5 per person, under 2 free. Celebrate Independence Day with us. Participants will enjoy site tours, games, crafts and entertainment! Bring a picnic lunch to eat on the lawn or purchase food once you arrive.

**4th Annual Celebrate America** - Celebrate America this Independence Day with a fireworks extravaganza in Old Town Manassas! Join the City of Manassas and Historic Manassas, Inc. for live music, great food, and fun for the whole family, as well as the largest fireworks display in Northern Virginia!

The festival will be located around the Train Depot and The Manassas Museum in Old Town Manassas. Beginning at 6:00 pm, enjoy the rock n' roll sounds of "Fancy Pants" in the Train Depot parking lot. Let the kids enjoy the Moonbounce or take your entire family on an old-fashioned Hayride. Adults and Children can paint on the Monster Mural. Challenge yourself at Aggressive Ascent's Rock Climbing Wall. Be sure to bring your lawn chairs and blankets and come early to get the best seats for the fireworks display, the largest in Northern Virginia!

The best fireworks viewing areas are the lawn of The Manassas Museum as well as Metz Middle and Baldwin Elementary Schools. **For more information about the July 4th festivities, please call Historic Manassas, Inc. at (703) 361-6599.**



## Calendar of Events

June 17<sup>th</sup> –  
Father's Day



June 18<sup>th</sup> –  
Go Fishing Day



July 4<sup>th</sup> –  
Independence Day



July 9<sup>th</sup> – 8 PM  
HOA Board Meeting  
12717 Harborview Court  
**All residents welcome!**

July 15<sup>th</sup> –  
Cow Appreciation Day



July 22<sup>nd</sup> –  
Parent's Day



The following notification was sent out by the County of Prince William, Department of Public Works, Gypsy Moth and Mosquito Control Branch.

Dear Resident:

Your property is located in an area scheduled to be sprayed periodically throughout the summer in order to control the population of adult mosquitoes. This area was selected as a result of mosquito surveillance and/or citizen requests.

Spraying is conducted in the evening after 6:00 PM or in the early morning between 4:00 and 8:00 AM, weather permitting. Repeat treatments may occur as frequently as every two weeks following initial spray, as resources permit. You may view a map of current spray blocks within the county and an updated schedule of blocks to be sprayed at [www.pwcgov.org/mosquito](http://www.pwcgov.org/mosquito).

Anvil® is of low toxicity to people and pets, but it is a pesticide, and direct contact should be avoided. **Citizens should go inside or stay back from the truck during spray operations. Parents are encouraged to keep their children inside when the spray truck is present. If you have questions, please do not approach the drivers;** instead, call Gypsy Moth and Mosquito Control Branch Chief, Dr. Karen Walker, at (703) 792-6279. You may enter the area where the truck has sprayed after the spray has settled; fifteen minutes is generally a sufficient amount of time.

**HELP CONTROL MOSQUITOES – ELIMINATE STANDING WATER IN CONTAINERS ON YOUR PROPERTY.**

## 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.co.prince-william.va.us/default.aspx?topic=01008000018000806>

- **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.**

### \$\$\$\$\$\$\$\$\$\$\$ Trash Fines \$\$\$\$\$\$\$\$\$\$\$

**REMEMBER** - Those who disobey the trash guidelines will be fined \$50 per violation, to be assessed on the quarterly dues statement.



## Riverview Overlook Neighborhood Watch is looking for Volunteers!!

Hello Neighbors:

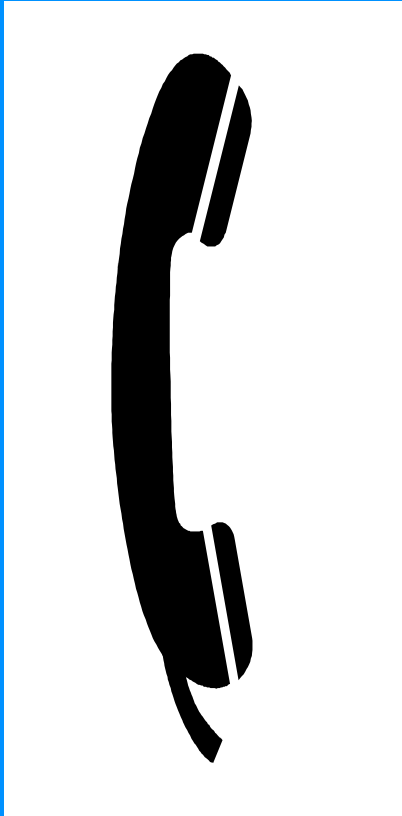
During the early hours of Sunday, 3 June 07, a car in our neighborhood had all four of its tires stolen. That is the worst property crime in the neighborhood in a very long time! Historically in our neighborhood (when the Neighborhood Watch Program is viable, strong and working) crime in our housing area is very low and for long periods of time, nonexistent! When there wasn't a program or one that did not functional well, crime rose. There is no guarantee about crime, but a strong neighborhood watch program is a proven deterrent! Check out the Neighborhood Watch section on the community website to find out more.

There are less than 20 families total throughout the neighborhood that are doing neighborhood watch for the hundred plus families in our community! We could really use your help! Time commitment is 1-2 hours one night every 5 weeks!

I will train and help you and if you are unsure, I would be happy to talk to you about it and answer any questions! Please volunteer for your family, your community and yourself. **You can join through the website.** Let's keep our area safe!

Thank you, Paul Agosta

## 2007 Riverview Overlook HOA Board Phone Roster



**President:** Steven Heath  
12772 Captains Cove  
Home - 703-492-1170  
Work – 202-728-4809  
[heathroe2@yahoo.com](mailto:heathroe2@yahoo.com)

**VP/Architectural Control:** Carol Crowe  
12747 Lighthouse Lane  
703-491-2581  
[cbc12747@comcast.net](mailto:cbc12747@comcast.net)

**Treasurer:** Michelle M. Bechtoldt  
12717 Harborview Court  
703.491.2826  
[Bechtoldt.Michelle@dol.gov](mailto:Bechtoldt.Michelle@dol.gov)

**Maintenance/Grounds:** Norman Howard  
12788 Captains Cove  
703-494-3904  
[howardn@ttnus.com](mailto:howardn@ttnus.com)

**Neighborhood Watch/Parking Control:** Paul Agosta  
1423 Admiral Drive  
703-491-4796  
[agostajr@comcast.net](mailto:agostajr@comcast.net)  
[pagosta@csc.com](mailto:pagosta@csc.com)

**Secretary / Newsletter:** Betsy Bartlett  
12770 Captains Cove  
703-909-9858  
[Betsy.Bartlett@ncpanet.org](mailto:Betsy.Bartlett@ncpanet.org)

**At-Large:** Tom Jessup  
12728 Lighthouse Lane  
703-491-0788

**Association Bookkeeper:** Anna Longo  
1417 Admiral Drive  
703-627-7767  
[alongo67@verizon.net](mailto:alongo67@verizon.net)

# KIDS CORNER!!

## Summer Fun



X T Q O R J O N I S G C  
C H N T S E E S A W L E  
A C B O A T I N G I R G  
M L C J Z J F O U M F P  
P I C N I C R R H S L U  
F M V H G B I K E K U S  
I B U L B A S E B A L L  
S W I N G B B L X T P I  
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Draw a picture of your favorite summertime activity!