

Riverview Overlook Community Newsletter

PO Box 85, Occoquan, VA 22125

www.occoquanlanding.org

October 2006

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Board of Directors

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Heathroe2@yahoo.com

VP/Architectural Control:

Carol Crowe 703-491-2581
cbc12747@comcast.net

Secretary/Newsletter:

Betsy Bartlett 703-909-9858
Betsy.Bartlett@ncpanet.org

Treasurer:

VACANT

Maintenance/Grounds:

Norman Howard 703-494-3904
howardn@ttnus.com

Neighborhood Watch:

Paul Agosta 703-491-4796
pagosta@csc.com
agostajr@comcast.net

At-Large:

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

Non-Board Members:

Association Bookkeeper:

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

Contact to obtain HOA Disclosure Packet when selling your home.

President's Message

There are three issues I would like to discuss today. The first is the annual meeting. We are in the planning stages and would like any input from the community. The meeting is tentatively scheduled for November 13th. Please make time to attend or fill out a proxy. Members of the board are going to be talking to residents about the meeting as it gets closer.

Second, several residents have complained recently about the Comcast cables that are uncovered throughout our community. I have spoken to Comcast and they say that a resident with Comcast must call. I would urge every member of the community who has Comcast cable to call and request service. The condition of the exposed cables and opened boxes is a threat to service and a possible safety threat to children and pets.

Third is name of our community. The official name of our community is Riverview Overlook. We have been operating under the name Occoquan Landing for many years but never officially register that as our name. The new community on Old Bridge Road calling itself Occoquan Landing is entirely within its rights. However, it has recently been brought to our attention that we may need to stop operating under the name Occoquan Landing. There are two reasons for this, legal and safety. The legal reason is that we could be forced by legal action to remove our signs and change the name on our web site. The safety reason is that an ambulance, fire or police call that mentions Occoquan Landing could send the first responders to the wrong community. This could literally be a life or death situation. To avoid these outcomes, the board has decided to change the signs around the community and to encourage all members of the community to refer to our neighborhood as Riverview Overlook.

Sincerely,

Steve Heath

President

Community Announcements

- ✓ **MARK YOUR CALENDARS!** The HOA Annual Community Meeting is Monday, November 13th, 8 PM at the Occoquan Town Hall in downtown Occoquan. If you are unable to attend please be sure to fill out your proxy voting form and return it to one of the board members.
- ✓ The newsletter will now come out on a semi-monthly basis (every other month) rather than a monthly basis. Please, if you have ideas for items to include in the newsletter, let Betsy Bartlett know.

***Do you want to be an active voice in the community? We still have a board position open. Please contact any current board member for more information.**

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

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zaidascleaning@hotmail.com

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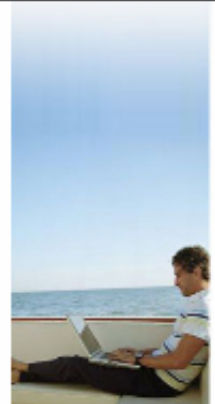


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If you are witness to a parking violation, in your space, or a visitor's parking space, please contact our Towing Company – **Nowell's Towing at 703-670-0400**. They will need a Board Member present in order to tow, so please feel free to contact any of us for assistance.

Recipe of the Month



Eyeball Cupcakes

Ingredients

White paper cupcake liners
White batter for cupcakes (boxed or homemade)
Vanilla butter cream frosting (off-the-shelf or homemade)
Red food coloring
Pastry bag and small round tip
Small black jelly beans or chocolate morsels
Round candies with hole in the middle

Directions

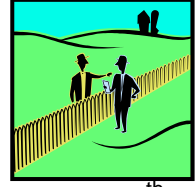
1. Line cupcake tins with the liners. Fill the tins two-thirds full with the batter and bake the cupcakes as directed in the recipe.
2. Frost the cupcakes, reserving some of the frosting. Pile the frosting up a little in the center to make a sort of domed shape, more like an eyeball. To make the surface smooth, dip a butter or frosting/palette knife in hot water and smooth it over the top of the frosting.
3. Tint the remaining frosting bright red with the food coloring. Using the pastry bag, pipe the red frosting on the tops of the cupcake in vein patterns. Make the veins radiate from the center of the cupcake to make the bloodshot quality more realistic. Cut the jelly beans in half. Place a jelly bean half into the circle of the round candy. Now you have an iris and a pupil. Place this in the center of a cupcake. Continue with the rest of the eyeballs.

Makes approximately 14-18 cupcakes.

Do you have a recipe you'd like to share? Please email Betsy Bartlett and she'll include it in the next newsletter.

Calendar of Events

September 24th –
Good Neighbor Day



October 4th –
Golf Lovers Day



October 16th –
Boss's Day



October 25th –
HOA Board Meeting
All residents are
welcome to attend!
8 PM, 12786 Captains Cove

October 29 –
Daylight Saving Time Ends
2 am – Turn Back Those Clocks!

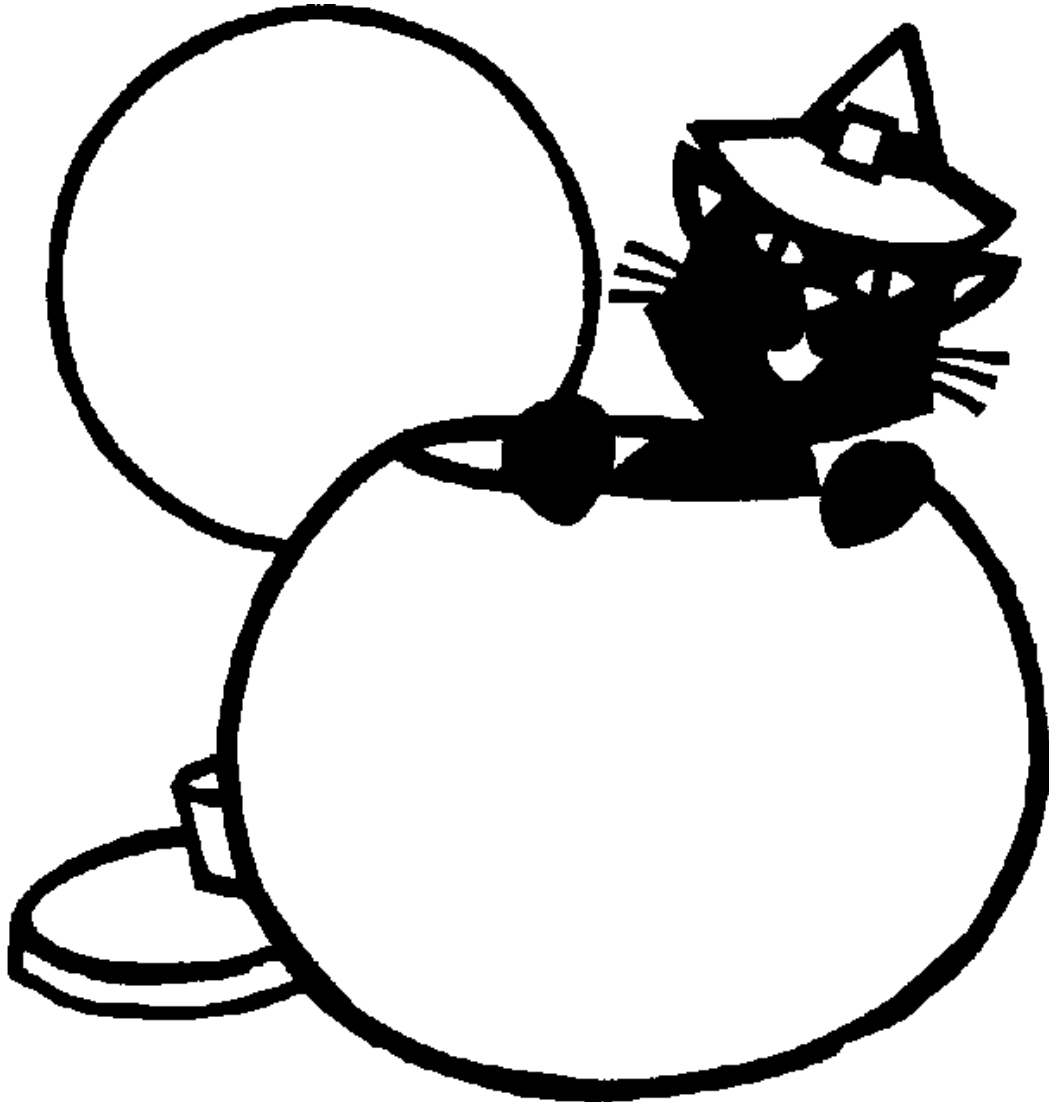


October 31st –
Halloween



November 13 –
HOA Annual Meeting
All residents should
plan on attending!
8 PM at the Occoquan Town Hall

KIDS CORNER!!
DESIGN YOUR OWN JACK-O-LANTERN!



HAPPY HALLOWEEN!

Riverview Overlook Community Annual Association Meeting
November 13, 2006, 8:00 PM
Occoquan Town Hall

Agenda

- I. Call to Order**
- II. Approval of Agenda**
- III. Approval of Minutes**
- IV. Treasurer's Report**
 - a. Report**
 - b. Past Due Accounts**
 - c. Budget**
- V. Nominations/Voting to Fill Vacant Board Seats**
- VI. Raising Community Dues**
- VI. Name of the Community**
- VII. Architectural Control**
- IX. Maintenance/Grounds**
 - a. Sign Issues/Replacements**
 - b. Curb Painting**
 - c. Comcast**
 - d. Community Lighting**
- X. Parking**
- XI. Neighborhood Watch**
- XII. Newsletter and Website**
- XIII. Resident Time (2 minute limit per resident)**
- XIV. Old Business**
- XV. New Business**
- XVI. Adjourn**

NOTICE OF ANNUAL MEETING
RIVERVIEW OVERLOOK COMMUNITY ASSOCIATION
PO Box 85
Occoquan, VA 22125

Monday November 13, 2006 at 8:00 p.m.
Occoquan Town Hall

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 in the enclosed envelope or to the Association President, Steven Heath, at 12772 Captains Cove, Woodbridge VA, 22192.

The Occoquan Landing Community Association is seeking nominations for the Board of Directors for 2007. Voting will take place at the annual meeting. Call Steven Heath at 703-492-1170 if you are interested in serving on the Board or wish to nominate someone. Please send a short paragraph describing your interest in the community and a few notes about yourself (job, amount of time in the community, etc.) to the above address. The board meets every other month and board members assist with various activities of the town home development.

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 Voting Rights (____)

To: _____

Who is appointed to vote in my (our) behalf at the meeting to be held November 14, 2005 and to any meeting that continues the business of this meeting

Signature(s) _____

Date _____
