

Occoquan Landing Community Newsletter

P.O. Box 85, Occoquan, VA 22125

www.occoquanlanding.org

August 2009

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Board of Directors

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Neighborhood Watch:

Michèle McQuigg 703.491.2294
1415 Admiral Drive
michele@mcquigg.com

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

Dear Residents,

Greetings! I am pleased to report that the Board has completed its review of the Architectural Control (AC) Guidelines. The Board has worked very hard over the past year to bring the Guidelines up-to-date in a more user friendly language. Each section of the Guidelines also references the community's "Protective Covenants," which give the Board authority to enforce the Guidelines. The AC Guidelines are attached to the newsletter as a stand alone document. You may also access the AC Guidelines, as well as other community documents such as the Protective Covenants, from the community's website at <http://www.occoquanlanding.org/>. These revised Guidelines are now in effect.

As homeowners (and renters), please take a few minutes to evaluate the exterior appearance of your town home and to compare it with the AC Guidelines in order to determine whether it is maintained, or needs to be repaired to bring it, in compliance with these Guidelines. Make a check list of possible items that need repair, replacement, or improvement such as the fence, railings, shutters, exterior paint, bushes to be trimmed, weeds to be pulled, grass to be planted, or junk to be picked up and discarded or removed from the front yard, etc. Renters, please pass on any concerns you may have about the exterior appearance of the town home to the owners. They will appreciate this information.

I also wish to report that the community's "Annual Meeting" is scheduled for November 17th, to be held at the Occoquan Town Hall. The meeting is to begin at 8:00 PM. Please save the date, and plan to attend as the community must pay a rental fee for using the town hall. At this meeting, several important issues will be addressed, including election of officers to the Board of Directors, ratification of the 2010 budget, and possible increase to the homeowner dues.

Following numerous complaints from residents, the Board regretfully calls your attention to the amount of litter and dog droppings in the community. When a resident – whether an adult or child – throws trash on the ground, or doesn't pick up after the dog, that resident is disrespecting the community and contributing to the decline in its overall appearance. Please be a good neighbor and pick up your trash and dog droppings. Don't forget that picking up after your dog is the law. If you are reported, you may be contacted by the county authorities and fined.

Every person has a stake in this community. A decline in the overall appearance of this community is a serious matter and it requires your immediate attention as a member of the community. A clean, well-maintained community discourages littering and improves appearances and property values.

Thank you
Steven Heath
President



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.

Key Prince William County Telephone Numbers:

Parking in Fire Lane/Abandoned Vehicle/Out-of-Date Tag – Call 703.792.6500
Crime Prevention Unit – Call 703.792.7270
Animal Control – Call 703.792.6465

HOA Board Meeting for 2009

Generally, these meetings will be held on the first Tuesday every month, starting at 8PM, but are subject to change. The following is the schedule and location for September and October:

<u>Date</u>	<u>Location</u>
09/15/09	1415 Admiral Drive
10/13/09	12772 Captains Cove

The Annual Meeting is scheduled for November 17. Please mark your calendars and plan to attend this meeting. If we do not have more than half of the community in attendance at this meeting, we will need to reschedule.

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, including yard debris, should be in closed plastic bags and dispose of at designated collection points in the community
- Household waste only; no hazardous waste
- Please do not use community trash cans for personal garbage
- **Violators will be fined \$50 per violation to be assessed on the quarterly dues statement**



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Calendar of Events

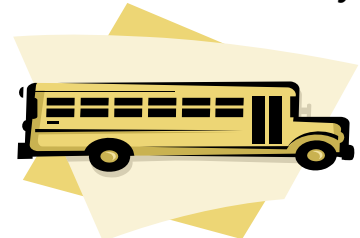
Labor Day



September 7, 2009

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**First Day of School in Prince William County**



September 8, 2009

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Occoquan Days



Fall Arts & Crafts Show

September 26-27

10:00 AM to 5:00 PM

Rain or Shine

Occoquan, VA

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**Farmers Market**



**Occoquan, VA**

**Saturdays**

**8AM – 2PM**