

# Occoquan Landing Community Newsletter

PO Box 85, Occoquan, VA 22125

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

August 2011

## Contents

President's Message	1
Trash Collection/Litter Notice	2
Calendar of Events	2

## Board of Directors

### President

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### Vice President/Neighborhood Watch/Website

Michele McQuigg 703.491.2294  
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### Secretary/Newsletter:

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12717 Harborview Court  
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### Treasurer: Vacant

### Architectural Control:

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12744 Lighthouse Lane  
[john.reba@faa.gov](mailto:john.reba@faa.gov)

### Maintenance/Grounds:

Norman Howard 703.494.3904  
12788 Captains Cove  
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### At Large:

Marcia Kincaid 703.615.7706  
1419 Admiral Drive  
[mck1419@msn.com](mailto:mck1419@msn.com)

### Non-Board Member:

Association Bookkeeper:  
Anna Longo 703.490.6802  
1417 Admiral Drive  
[alongo67@verizon.net](mailto:alongo67@verizon.net)

Note: Contact Bookkeeper to obtain HOA Disclosure Packet when selling your home.

## President's Message

Dear Residents:

Greetings and Happy summer. For your information, the Board will be meeting on Tuesday, August 9, starting at 8:00pm, at 12772 Captains Cove. All are welcome.

In keeping with last year's annual meeting discussion of the community's infrastructure, the Board conducted a survey of common property to assess its overall condition and costs for maintenance, repair, or replacement. Common property such as roads, Admiral Drive playground, Captain Cove's basketball court, sidewalks, curbs, the Rivershore Drive timber wall, split rail fences, trees, overall landscaping requirements, etc., were identified and evaluated for the amount of funds that would be needed to properly maintain them or to improve them for the benefit of the community.

As a result of this review, the Board identified several projects that could be repaired or replaced this year based upon the availability of funds. I am pleased to report that two community projects are completed. These are the replacement of the timber wall along Rivershore Drive and the painting of the Admiral Drive playground equipment. The Board has also approved the purchase and installation of new signs for the community and the upgrade of the Captains Cove's basketball court. Other projects currently under consideration by the Board are the painting of yellow curbs and the replacement of split rail fences throughout the community. Next spring, the Board plans to make real improvements to the playground equipment so long as adequate funds are available. Playground equipment and landscaping the playground area will be a major topic of discussion at the community's annual meeting, which normally is scheduled to be held in mid-November. Please make plans to attend.

Another topic that will be discussed at the annual meeting is how architectural control ("A/C") violations should be handled when the violations existed at the time the townhouses were sold with or without A/C violation letters. To address this issue and to obtain real input from the community, the Board will draft new guidelines for preexisting A/C violations. This draft will be distributed to the community in a future newsletter and voted on at the annual meeting.

During the community survey, the Board noticed several townhouses with possible A/C violations. The Board contacted the homeowners and in many cases the homeowners contacted the Board right away with their plans to correct the violations. In some cases, homeowners appealed the violations and met with the Board to discuss the situation further. The key to a successful resolution of any A/C violation is to contact the Board following receipt of an A/C violation notice as soon as possible. The Board welcomes input from the community no matter what the circumstances may be.

As a reminder, please remove trash cans and recycle bins from the curb no later than the evening of the day of trash pickup. There are too many of these items sitting at the curb for days after the trash has been picked-up.

Thank You

*Steve Heath*

President



If you are witness to a parking violation in your space, please contact our Towing Company – **Nowell's Towing at 703-670-0400**. Please feel free to contact any Board member for assistance, but a Board member does not need to be present if it is your assigned space.



Occoquan Wireless proudly announces **Unlimited FREE WiFi** access for the historic Occoquan District!

Please keep your front and back porch lights on at night, to increase lighted areas in front and in back of houses. This is an easy way to make it safer for everyone to walk around the community at night.



*Thanks*

## Calendar of Events

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**8-09-2011, 8:00 PM**  
**HOA Board Meeting**  
**12772 Captains Cove**

## Farmers Market



**Occoquan, VA**  
**Saturdays**  
**8am to 12 noon**



**Saturday Art Walks**  
**August 13, 6-9pm at**  
**Workhouse Arts Center**  
**(9601 Ox Rd. Lorton, VA**  
**22079)**

## 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. Please do not put out any loose trash. Normal 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.

- Collection days are **Monday and Thursday ONLY**
- **Trash is to be placed out no earlier than 7:00 PM the day before pick-up and no later than 6:00 AM the day of pick-up**
- **Recycle items are picked-up on Thursdays only**
- 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

|                              |                       |
|------------------------------|-----------------------|
| <u>Animal Control</u>        | – Call 703-792-6465   |
| <u>Automobile License</u>    | – Call 703-792-6730   |
| <u>Poison Control</u>        | – Call 1-800-222-1222 |
| <u>Police Non-Emergency</u>  | – Call 703-792-6500   |
| <u>School Administration</u> | – Call 703-791-7200   |