

Occoquan Landing Community Newsletter

PO Box 85, Occoquan, VA 22125

www.occoquanlanding.org

October /November 2011

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Board of Directors

President

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12772 Captains Cove
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Vice President/Neighborhood Watch/Website

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mmcquigg@verizon.net

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12717 Harborview Court
mmb48@verizon.net

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At Large:

Marcia Kincaid 703.615.7706
1419 Admiral Drive
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Non-Board Member:

Association Bookkeeper:
P.O. Box 85
Occoquan, VA 22125

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

President's Message

Dear Residents

Greetings! The following is the board's meeting schedule for October and November. Meetings start at 8:00pm and all residents are welcomed.

Date	Location	Contact
October 18	1415 Admiral Drive	Michele McQuigg
November 15	1415 Admiral Drive	Michele McQuigg
November 17	1415 Admiral Drive	Michele McQuigg

It is nearing that time again. The annual meeting of the community has been scheduled for Wednesday, November 30, 2011. It will once again be held in the Occoquan Town Hall (314 Mill Street). The primary topics this year will include the improvements made to community in the past year as well as the improvements still outstanding. The fiscal choices that we, as a community, must make will be an integral part of this discussion. Please plan on attending.

Two other old time favorites have reemerged as problems in the community: parking and dogs.

On parking, we all know the rules. We all know that all vehicles parked in visitor's spaces must have a visitor's pass. We all know that you can be towed for parking a resident vehicle in a visitor space. If you have more than two resident vehicles, please use Rivershore drive for overflow parking. A brief summary of the parking rules is attached. A complete set of the parking rules can be found on the community's web site at <http://www.occoquanlanding.org/information>.

Complaints about people allowing their dog to use common area for urination and defecation have increased dramatically in the last month. This is a common complaint for both the Admiral Drive playground and the Captains Cove basket ball court. Please note that it is violation of county law to allow your dogs in these areas. The actual citation from the Prince William County web site states "... it is against the law to...allow your animal to knowingly or willfully urinate or defecate on private property of other persons or on publicly owned property except parts of parks posted as [dog run](#) areas (Section 4-11 & 4-26)."

In consultation with our attorney and the Prince William County Animal Control people, we want to notify the residents of the community that any individual having a complaint about dogs in the parks should call the county magistrate and not the board. The association has no power to enforce this issue.

The board does understand that there is not an easy area for dog walking near the community. However, we are not in a position to violate county law. If you walk your dog in a park in the county that is not designated as a dog run, you may find yourself before the judge, not the association board, but a county judge

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.



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

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

Calendar of Events

HOA Board Meeting



10-18-11, 8:00 PM
1415 Admiral Drive

Farmers Market



Occoquan, VA
Saturdays in Oct.
8am to 12 noon

Performances for Children



Saturday Morning at the National Theatre
1321 Pennsylvania Ave, NW
Washington, D.C.

<http://www.nationaltheatre.org>

Time: 9:30 to 11:00 AM
Dates: Oct. 15, 22, & 29
Nov. 05, 12, & 19
Dec. 03, 10, & 17

Visitor Parking Guidelines Overview

1. Visitor spaces are for visitors only. Residents may not use visitor spaces for overflow parking of “resident” vehicles.
2. A vehicle is considered a “resident” vehicle when it is present in the community for 30 days in a six month period.
3. If a resident has more than two vehicles, the vehicles must be parked on Rivershore Drive or somewhere outside the community.
4. All vehicles parked on Rivershore Drive or in a visitor space must display a parking pass hanging from the rear view mirror. The pass must show the numbered decal provided by the HOA.
5. Two passes should convey with ownership of the home. If a resident does not have the passes, the resident should first try to get them from the previous owner. If that fails, the association has replacement passes for \$25 each.
6. Neighborhood watch, members of the board, and other members of the community monitor the visitor and Rivershore Drive parking spaces nightly.
7. If a vehicle does not have a parking pass on either Rivershore Drive or in a visitor space, it may be subject to towing.
8. The date, tag number, make and model of the vehicle as well as the parking pass number will be collected to track violators of the parking guidelines.
9. Once a vehicle is determined to be parked in violation, notification will be made by ticketing the vehicle. After such notification, the vehicle may be subject to towing at any time with no further notice.
10. Disabled vehicles are not permitted to park in the community at any time.