

Occoquan Landing Community Newsletter

PO Box 85, Occoquan, VA 22125

www.occoquanlanding.org

December 2010

Contents

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

Board of Directors

President

Steve Heath 703.492.1170
12772 Captains Cove
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Vice President/Neighborhood Watch/Website

Michele McQuigg 703.491.2294
1415 Admiral Drive
mmcquigg@verizon.net

Secretary/Newsletter:

Michelle Bechtoldt 703.491.2826
12717 Harborview Court
mmb48@verizon.net

Treasurer: Vacant

Architectural Control:

Jack Reba 703.494.6015
12744 Lighthouse Lane
john.reba@faa.gov

Maintenance/Grounds:

Norman Howard 703.494.3904
12788 Captains Cove
Norman.Howard@tetrattech.com

At Large:

Marcia Kincaid 703.615.7706
1419 Admiral Drive
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Non-Board Member:

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.

President's Message

Dear Residents:

Holiday Greetings and Best Wishes for the New Years. To ensure that your holidays are safe and secure, we are providing a few safety tips. Please keep your house outdoor lights (front and back) on after dark as for pennies a day the lights serve as a major deterrent to criminal activity. Check your holiday lights before hanging them on your tree or house. Make sure all the bulbs work and that there are no frayed wires, broken sockets, or loose connections. If you have visitors over for the holidays, be sure to give them a hangtag to be placed on the rearview mirror of their vehicle to prevent the possibility of ticketing and towing. For more information, please review the parking regulations on the community's website at www.occoquanlanding.org.

For your information, the Board's meeting schedule for January and February is listed below. The meetings are held on Tuesday evenings, starting at 8:00pm. All are welcomed.

Date	Location	Name
1-11-2011	1415 Admiral Drive	Michele McQuigg
2-08-2011	12772 Captains Cove	Steve Heath

As you know, the community held its annual meeting in November. At the meeting, several members of the Board were reelected and one new member was elected. Please join me in welcoming Maria Kincaid to the Board. She is a long time resident of the community and has participated in many community meetings. Her new ideas and energy will be a great asset. The Board now has only one vacancy and is looking for a volunteer.

The community also voted to increase the Home Owners' Association ('HOA') dues by \$5 per quarter, or \$20.00 per year to be effective January 1, 2011. This dues increase will be placed entirely into the community's "sinking fund," which is the reserve account for major capital improvements such as the replacement of community roads. The current \$5,000 annual contribution to the sinking fund will not be sufficient to pay for future major capital improvement projects due to increase cost of asphalt products and current low interest rates in which the community can invest its funds. The dues increase should add approximately \$2,000 to the annual contribution for the sinking fund.

A lengthy discussion also took place on the community's infrastructure. It was noted that approximately 85% of the community's budget was for fixed cost items, such as trash pick-up, lawn care, and snow removal. Items such as playground equipment, sidewalks, roads, timber retaining wall and other common ground items were identified as needing repairs or replacement. To take care of these items will require a major community investment. Given this reality, the Board indicated that it was looking for additional monies, and reported that the snow removal and trash pick-up contracts would not see an increase in cost for 2011, while the lawn care contract was currently out for bids in order to obtain a more competitive price over last year's contract. More will be reported on the grounds maintenance contract when the contract is finalized.

As a reminder, please remove trash cans and recycle bins from the curb no later than the evening of the day of trash pick-up. There are too many of these items sitting at the curb for days after the trash has been picked-up. It is a trash violation and may be subject to a \$50 fine.

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, in order to increase lighted areas between and in the 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

Christmas at Mt Vernon Special Daytime Program



Through January 6, 2011



Christmas Day
December 25, 2010



1-11-2011, 8:00 PM
HOA Board Meeting
1415 Admiral Drive

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