

Occoquan Landing Community Association Meeting

March 3, 2021, 7:30 pm

Zoom Conferencing

PRESENT: Laura De Leon, Steve Heath, Cody Massey, Jack Reba, Sylvia Setash

ABSENT: Oumar Keita, Dani, Radoye

RESIDENTS IN ATTENDANCE: Sonya Finney 12757 CC, Leika Tesfa 1431 A

CALL TO ORDER

Heath called the meeting to order at 7:34 pm.

APPROVAL OF AGENDA

Motion – Reba made a motion to accept the agenda as presented. Massey 2nd the motion. Motion carried.

APPROVAL OF MINUTES

Motion – De Leon made a motion to accept the minutes of the February 3, 2021 meeting as presented. Reba 2nd the motion. Motion carried.

RESIDENT TIME

12757CC – She inquired about the car next to her parking spots. We are leaving it there at this point.

She was seeing bugs, etc. after the house at 12759 CC burned and has had to call pest control several times. She has also seen snakes and other small rodents. She has called his insurance company and they indicated that the only way to open a claim is if there is damage to her house.

There was also a question as to what the dues is used for. Heath explained that it is used to pay for lawn care, garbage pickup, snow removal, streetlights, insurance, the sinking fund, etc. Heath will send a copy of the budget that was presented at the annual meeting.

1431 A – A fine for \$50 was levied for the inappropriate disposal of trash by his tenants. The board explained that the disposal was seen by a reliable HOA committee member. De Leon gave him the dates of past violations. The owner indicated that he would take care of the problem and give his tenants a warning.

BURNED OUT HOUSE ON CAPTAINS COVE

The owner did not appear for the County hearing nor the other hearing on February 11. Heath had a conversation with the PWC attorney. The PWC people are now in the process of trying to track the owner down.

AMENDMENT TO THE RESTRICTIVE COVENANTS

The amendments are slowly trickling in. Our next process will be to work with individuals street by street.

TREASURER'S REPORT

We will roll over approximately \$9,000 from last year as we did not have any snow removals. A CD will be coming due soon. Heath will investigate what to do with it. We may have to do the roads this summer. If we do the roads, then we need to have the curbs and numbers painted. We will need to put out an RFP. Reba will contact the individual he knows. The A/R report is high because of approximately 6 individuals who are delinquent.

PARKING

De Leon updated the board on the court case that was heard on February 11. 1411 A was at the hearing; however, she did not have legal representation. The judge walked her through the process. She presented her case and rested. Because she did not submit her towing bills into evidence, the HOA lawyer asked for a dismissal. The case was dismissed; however, the judge indicated that she could re-open the case but would have to file everything again.

Heath will find out how much we incurred in legal fees so that we can look at our options for reimbursement.

TRASH

Radoye is working on a trash and grounds committee. She is hoping to get a meeting together soon. Question – do we have our lawn care company treat for pests - don't think we do. We see chipmunks and other small rodents. The HOA could pay an extra \$25 biweekly and get extra pickup for trash at the playgrounds. Committee needs to look at what the cans in the parks could look like – can we get a cover with a small opening for bottles, etc.

ARCHITECTURE CONTROL

No report

GROUNDS & MAINTENANCE

Roads - we need to look at getting bids for the summer as the price of materials could go up.

Admiral Sign – the bid to replace the sign is \$900. We must give a \$5000 deposit to VDOT to replace the sign on VDOT property. Years ago, the sign used to be on the brick wall. We started maintaining the 123 area about 10 years ago. Can we get VDOT to maintain it? Heath will talk to Kenny Boddye.

NEIGHBORHOOD WATCH

We will get a notice out soon about a neighborhood watch team. We can try to get a cop come and talk to us. De Leon gave bag to Radoye and sent the volunteer list to her.

OLD BUSINESS

De Leon got the newsletter out. Massey will start going to the Post Office full time.

NEW BUSINESS

N/A

ADJOURN

The meeting was adjourned at 8:40 pm.

NEXT MEETING

April 7

Upcoming Meetings – May 5, June 2, July 7, August 4, September 1, October 6, November 3

Respectfully submitted by

Laura De Leon, Secretary