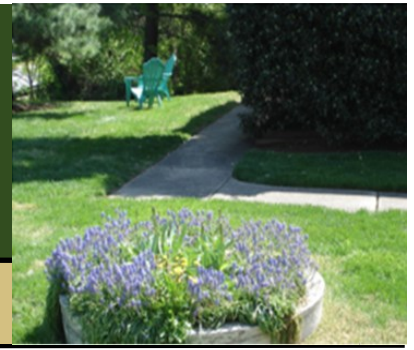




# Occoquan Landing Community Newsletter

PO Box 85 / Occoquan, VA 22125  
www.occoquanlanding.org



## February 2021

### Board of Directors

#### President

Steve Heath  
heathroe2@yahoo.com

#### Vice President / Co-Treasurer

Cody Massey  
codydmassey@gmail.com

#### Co-Treasurer

Danielle Radoye  
drpermitting@aol.com

#### Secretary / ACC Co-Chair / Parking Passes

Laura De Leon  
lafred14@gmail.com

#### ACC Co-Chair

Jack Reba  
jack.reba@gmail.com

#### HOA Documents

Sylvia Setash  
sylvia.setash@gmail.com

#### Board Member at Large

Oumar Keita  
okeita2@gmail.com

### UPCOMING BOARD MEETINGS

*The HOA Board meets on the 1st Wednesday of the month. Contact Laura De Leon for location information.*

March 3 \* April 7 \* May 5 \*  
June 1 \* July 7 \* August 4  
\* September 1 \* October 6  
\* November 3

*Residents Welcome*

Fellow Residents of Occoquan Landing,

We held our annual meeting. Even in a time of pandemic, it is important that we, as a community, came together to discuss our plans for the coming year.

The highlight of the meeting, from my point of view, was the election of a **new board member**, Dani Radoye as she will bring new energy to our group. There will be openings on the board in coming years, so please be prepared to throw your hat into the ring and join in the work of improving our community. Lending a hand on any of our committees is also a great way to pitch in.

There are several ongoing issues we talked about. Central among these are the burned-out house on Captains Cove and trash.

As you may know, we had a serious, accidental **house fire** more than a year ago. The owner has disappeared and has not undertaken any steps to rebuild or sell the property. Our first approach to the problem was to use the power granted the community in the Restrictive Covenants and By-Laws (documents) to force either a rebuilding or sale. We were informed by our legal team that our documents did not allow for this.

To remedy this situation, we have drafted several **amendments** to the documents. This is a very involved change and requires the agreement of two thirds of the community. Look for more information in a mailing you will receive in the next couple of days. The board and several volunteers will also be reaching out to you soon to set up times to get your signature on the new amendments if you haven't done so already. Please cooperate with the board on this effort. The value of our homes moving forward is contingent upon not having abandoned and burned-out homes in our midst.

Another path we are taking on this issue is working with Prince William County Code Enforcement. A burned-out house is a violation of county code. The people in Code Enforcement are trying to locate the owner and use county laws and regulations to compel him to rebuild or sell. We are also pursuing a legal case against him.

We have an on-going problem with **trash**. People put it out on non-trash days. The longer trash sits out the more opportunity there is for birds or other scavengers to get into it. This is a health issue and hurts the value of our homes. People also put items out that the trash disposal company will not take. We must all work together to see that our community does not resemble a trash dump.

Lastly, **dues** will be increasing \$5.00 per month. This is due to general inflation and an increase in legal fees due to more aggressive action against past due accounts and the costs associated with the legal action on the burned-out house.

As always, we are eager for help. Anyone who wants to **volunteer** to help on the Trash Committee, the Grounds Committee, the Parking Committee, or Neighborhood Watch is encouraged to reach out to any member of the board.

Thank you,  
Steven Heath  
President



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## IMPORTANT NOTICE DUES INCREASE

As indicated in the President’s message, a dues increase of \$15 per quarter, or \$5 per month, will be assessed to all community members. This will bring dues payments up to \$195 per quarter. The dues increase will go into effect beginning with the April 1 HOA statement.

This dues increase will help cover the costs of legal fees as well as general inflation.

## HIGHLIGHTS FROM THE 2020 ANNUAL MEETING

After the first call, the Annual Meeting was held on January 23, 2020 on the basketball court on Captains Cove. The board is pursuing all options concerning the burned house at 12759 CC. We are approaching the time when the roads will need to be replaced. Once the roads are replaced there won’t be much money left in the reserve fund. We may have to do a special assessment. Other discussion centered around the possibility of hiring a property management company. Many think the community is too small to have a property management company. Plus homeowners would see an increase in dues. If we have enough volunteers, we wouldn’t need a property management company. The HOA Board can’t do it all.

## WELCOME TO NEW BOARD MEMBER—DANI RADOYE

Danielle Radoye was elected to the HOA Board of Directors at our Annual Meeting for a two year period ending in 2022. Dani lives at 12754 Captains Cove. She ran for the seat vacated by Nathan Bloom, who served on the Board for a couple of terms. Thank you to Nathan for his years of service to the community. Welcome Dani!!!

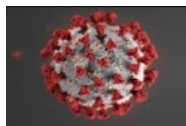
## GROUNDS, TRASH & NEIGHBORHOOD WATCH



THANK YOU to all of you who volunteered at the annual meeting to work on various committees through the community. The HOA Board will be contacting you soon to setup time to begin meeting. If anyone else is interested in volunteering for any of these committees, please contact Laura De Leon

## COVID-19

You can find information on COVID-19 at the following websites:



Federal: <https://www.coronavirus.gov/>  
Virginia Department of Public Health: <http://www.vdh.virginia.gov/coronavirus/>  
Prince William County: <http://www.vdh.virginia.gov/prince-william/>



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### TRASH TIPS

To help deal with the vulture issue try this:



- use black garbage bags
- Spray the bag with bleach water or put a teaspoon of ammonia in the bag
- Make lots of noise when the vulture come around.

### PRINCE WILLIAM COUNTY LAND-FILL—TRASH AND RECYCLING



If American Disposal does not pick up your bulk items, please take them to the Prince William County Landfill. The Landfill accepts bulk items during their normal business hours. Their website also has an A-Z Disposable Guide. Please contact

them with your questions:

**Website:** <https://www.pwcgov.org/government/dept/publicworks/trash/Pages/default.aspx>

**Phone:** 703-792-4670

**Email:** [PWCRecycles@pwcgov.org](mailto:PWCRecycles@pwcgov.org)

### PETS

As a reminder to Occoquan Landing residents who own dogs and walk them in the neighborhood:

It is illegal for a pet owner to allow their pet to urinate or defecate in another person’s yard, or any area not specified as a dog run. There are several trash cans around the playground and basketball court which pet owners may use to dispose of properly bagged pet waste. The Prince William County ordinance states:

“It shall be unlawful for the owner of a dog to allow such dog to urinate or defecate on the private property of other persons or on publicly owned property, except parts of parks posted as dog run areas. For the purposes of this section, private property shall include townhouse, condominium or RPC property held in common.” (Code 1965, § 3-17.3; Ord. No. 77-43-32, 11-29-77)

**PLEASE DO NOT ALLOW YOUR DOGS) TO PEE OR POOP IN YOUR NEIGHBORS’ YARDS WHEN WALKING THEM IN OCCOQUAN LANDING.**

Relatedly, it is also illegal in the state of Virginia for pet owners to leave their pet(s) outside 24/7 without proper shelter from the snow and freezing temperatures, rain and heat. There have been reports of dogs in the neighborhood being left out in back yards during freezing and inclement weather without any apparent adequate shelter. Please do not force your dogs to suffer like that. It is considered animal cruelty. The details of Virginia’s animal cruelty laws and the punishment for breaking those laws can be found here:

Law - <https://law.lis.virginia.gov/vacode/title3.2/chapter65/section3.2-6570/>

Punishment - <https://law.lis.virginia.gov/vacode/18.2-11/>



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## ARCHITECTURE CONTROL

The ACC is responsible for ensuring that each home in Occoquan Landing meets the appearance requirements as stated in the Restrictive Covenants and Architectural Control Guidelines. Before you make any changes to the outside appearance of your home, **you must contact a member of the Architectural Control Committee to discuss your plans to modify your home and obtain authorization to proceed.** Remember: Occoquan Landing is a neighborhood with a Homeowner's Association ("HOA") which means, for example, you cannot simply decide to paint your shutters and front door a new color without prior approval.



**Prior approval** from the Board is required when residents need to rent a dumpster for large cleaning jobs, or a POD (or similar) for moving. It **is not** permitted for any resident to use their second parking space to park those types of large items. Similarly, large playground-type items such as bounce houses also require prior approval from the Board.

## MEMBERSHIP DUES ELECTRONIC PAYMENT

We are fortunate to live in an area that is not likely to suffer as much unemployment as other areas. In order to diminish the number of checks that need to be mailed, now is a good time to set up electronic deposits where you can. The HOA is one such place. If you need help please reach out to Steve Heath and we will try to help you. If you find yourself falling behind, please contact a member of the board, we will work with you to try and get through this difficult time.



Participate in our Facebook closed group and find updates and discussions on issues pertaining to OCLA. Search "Occoquan Landing Community Association" and request to join.

## FIND US ON THE WEB

For more information – **homeowners and renters alike** – please visit our website at:

<http://occquanlanding.org/>