

OCCOQUAN LANDING COMMUNITY ASSOCIATION

IMPORTANT INFORMATION FOR RESIDENTS



The Board of Directors for the Occoquan Landing Community Association is providing this newsletter that contains helpful and mandatory information about living in Occoquan Landing. If you have questions, please contact a member of the Board. Contact information can be found on the website - link/address is at the bottom of page 2.

ARCHITECTURAL CONTROL COMMITTEE ("ACC")

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 appearance of your home, **please contact a member of the Architectural Control Committee to discuss your plans to modify your home and obtain authorization to proceed.** Occoquan Landing is a neighborhood with a Homeowner's Association ("HOA"). As an example, that means you cannot spontaneously paint your shutters and front door a new color without prior approval. Not obtaining that prior approval can lead to fines and costly changes to bring the appearance of your home back to a state of compliance with the rules.

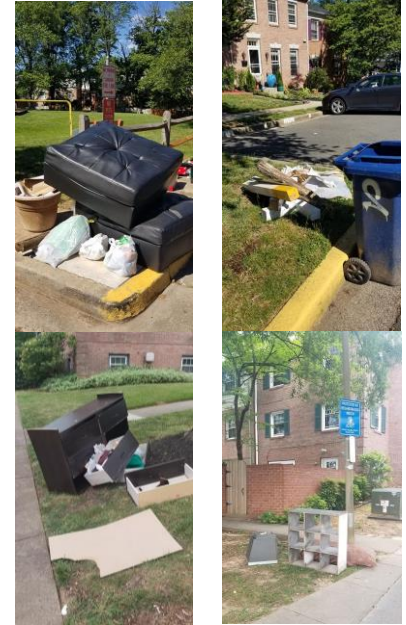


The co-chairpersons of the ACC are Jack Reba and Laura DeLeon. Their contact information can be found on Occoquan Landing's website under the Contact Us tab at the top right area of the home page.

TRASH AND GROUNDS

TRASH

In recent months, trash has become a big problem in Occoquan Landing. Residents have been leaving large items such as furniture, grills and rolls of carpet in various areas of the neighborhood - many times next to the cars of other residents and even close to the front doors of homes. **This has to stop.** Occoquan Landing is a residential neighborhood - **not** a dump. If you have large items to dispose of you can take them to the landfill or you can contact our trash pickup company, American Disposal, to arrange for a bulk pickup. American Disposal allows one free bulk pickup per year for each home. If you have items other than normal, everyday trash, such as furniture, tires, electronics, construction materials, etc., as well as items not in garbage bags, they **will not** be picked up on our regular trash days (Mondays and Thursdays). In order to have those type of items picked up, please call American Disposal at 703-368-0500. Also please note that **trash can only be put out Sunday and Wednesday evenings after 8:00 pm or dusk; whichever comes first; this is aslo a finable offense.**



GROUNDS

1. Earlier this year, Occoquan Landing contracted with Virginia Lawn Service for the mowing and upkeep of the common areas of the neighborhood, as well as the mowing of residents' front yards. If you have any questions or comments about their work, we welcome your feedback.
2. In addition to the trash and dumping problems in the neighborhood, pet waste is also an issue. In a nutshell, it is illegal for a pet owner to allow their pet to urinate or defecate in another person's yard. There are several trash cans in the neighborhood 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 curb your dogs when walking them in Occoquan Landing.

FIND US ON THE WEB

For more information about the subject matter of this document, as well as additional information that pertains to all residents of Occoquan Landing - **homeowners AND renters alike** - please visit our website at:

<http://occoquanlanding.org/>

Thank you.