



# Occoquan Landing Community Newsletter

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



## December 2024/January 2025

### Board of Directors

**President / Treasurer /  
HOA Documents**  
Chris Guerra  
OccoquanLanding@gmail.com

**Vice President**  
Cody Massey  
codydmassey@gmail.com

**Secretary**  
Mitchell McKinney  
m.a.mckinney25@gmail.com

**ACC Co-Chair**  
Jack Reba  
jreba7@gmail.com

**Parking / Parking Passes**  
Ana Morales  
machyyyy@aol.com

### UPCOMING BOARD MEETINGS

*The HOA Board meets on  
the 1st Thursday of the  
month. Visit our website and  
scroll down to the Calendar  
of events section for meeting  
information.*

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**December 5: Annual In  
Person Meeting at  
Occoquan Elementary  
School 7:30PM to 8:30PM**

**\*January 16, 2025 Online  
via Jitsi Meet (Link on  
website)**

*Residents Welcome*

### A Message from the President:

Dear Occoquan Landing Residents,

Our annual in person meeting is this Thursday December 5, 2024 at Occoquan Elementary School between 7:30PM and 8:30PM. I hope to meet you there! **If you can't make it please fill out a proxy form ONLINE (CLICK HERE) BY December 5, 2024 at 7PM. Please add OccoquanLanding@gmail.com to your safe senders list and mark as NOT JUNK should any emails appear in your junk mail folders.**

I want to wish all residents a Merry Christmas and a Happy New Year! I hope you get to enjoy time off with your families and friends these last days of 2024 and have a great time welcoming 2025. If you have guests coming over on Christmas eve/day and on New Year's eve/day please ensure you and your guests abide by our parking regulations. If the need arises for extra parking spaces please direct your guests to utilize the Old Bridge Rd commuter lot which is a short walk back to our neighborhood.

Please do not set out trash or recycling on Christmas Day Wednesday December 25, 2024. On Thursday December 26, 2024, American Disposal trash and recycling collection will be delayed 1 day. American Disposal will be here Friday, December 27, 2024 to collect both our trash and recycling.

Please do not set out trash or recycling on New Years Day Wednesday January 1, 2025. On Thursday January 2, 2025, American Disposal trash and recycling collection will be delayed 1 day. American Disposal will be here Friday, January 3, 2025 to collect both our trash and recycling.

Remember to abide by our trash regulations and set out your trash on Thursday December 26, 2024 and on Thursday January 2, 2025 no earlier than dusk or 8pm, whichever is sooner and no later than 6:00 AM on the day of pickup.

During our November 2024 HOA board meeting the board voted in favor of gifting the community one brand new trash container and one brand new recycle container. I am figuring out logistics on how we will roll those out to members. I also need to review and fix some of our trash regulations before handing those containers to each member. I'm hoping I can get those in your hands by Christmas if not I'll have to wait until early 2025.

In the meantime please secure your trash in your currently owned trash container or at least in a black heavy duty construction trash bag. Stop leaving out those flimsy glad trash bags on the curb. Remember to follow our current community trash regulations. **To live in a CLEAN neighborhood we must be CLEAN neighbors.**

Respectfully,  
Chris Guerra  
President, Occoquan Landing Community Association



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## Lawn Maintenance and Resident Responsibilities

Update: Regarding the lawn and grounds maintenance contract renewal for 2025, I still haven't heard back from the lawn company but I'll be following up this month. We also use them for our Snow Removal services (separate contract), so we are covered for this December, January, February and March. One last leaf removal will also take place this month.

### Cyber Security Notice: Beware of Phishing, Vishing and Smishing Scams

It has come to our attention that there have been recent phishing (email), vishing (phone), and smishing (text message) attempts where individuals impersonate the HOA President other board members, or even people that help our HOA for example our bookkeeper. These scams may ask for money or request the purchase of gift cards. Please be advised that neither I, as your HOA President, nor any board member will ever request money or gift cards from residents. These fraudulent messages are not from us.

We encourage all residents to remain vigilant and verify any suspicious communication by reaching out to the HOA directly at [OccoquanLanding@gmail.com](mailto:OccoquanLanding@gmail.com). For more information on recognizing and protecting yourself from these types of scams, visit these resources from the Cybersecurity and Infrastructure Security Agency (CISA): **Phishing Awareness, Vishing and Smishing Guidance**

Protecting our community starts with staying informed and cautious!

## Building a Better Community: 2025 Upcoming Projects

Preparing for next year, the OLCA has been hard at work planning several projects aimed at improving and enhancing our neighborhood. From upgrades to common areas to maintenance initiatives, our goal has been to create a more beautiful, safe, and enjoyable community for all residents. Below are some of the key projects we've identified for 2025, with more exciting updates to come!

- EFT Electronic Payment via OLCA website for HOA Dues
- OLCA website revamp
- Extra Visitor Resident 48 hour Parking Spaces (Tentative)
- More projects will be added as we progress through the year as needed.



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### LOOSE TRASH CORNERS, RODENTS & VULTURES

Our community has been facing increasing issues with rodents and vultures due to loose trash bags left on corners. To combat this, the HOA is actively enforcing current trash regulations and issuing trash violation fees for non-compliance, as required by Prince William County Chapter 22 code, which mandates the use of trash containers. In addition, the HOA is exploring further measures, such as providing a trash container for all 117 households in Occoquan Landing and installing security cameras to monitor problem areas. We've also increased the servicing of rodent bait stations from quarterly to monthly, but these efforts alone won't solve the problem. We need all residents to cooperate by using trash containers or heavy-duty black construction bags to help deter pests and keep our community clean.

**NO MORE LOOSE GLAD WHITE TRASH BAGS!**

**Trash Regulations:** <http://occoquanlanding.org/wp-content/uploads/2017/04/160308-Trash-Guidelines.pdf>

### PRINCE WILLIAM COUNTY LANDFILL —BULK ITEMS, TRASH AND RECYCLING

If you haven't arranged personal payment and bulk items pickup with American Disposal OR if they do not pick up your bulk items, please take them to the Prince William County Landfill yourself. 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.pwcva.gov/department/solid-waste-management>

**Phone:** 703-792-4670

**Email:** [PWCRcycles@pwcgov.org](mailto:PWCRcycles@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. The details of Virginia's animal cruelty laws and the punishment for breaking those laws can be found here:

Animal Regulations- <http://occoquanlanding.org/wp-content/uploads/2017/04/040803-Animal-Regulations.pdf>

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.



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.

### MEMBERSHIP DUES ELECTRONIC PAYMENT

To minimize mailed checks and transition fully to electronic payments, the HOA currently offers ACH payment options. To set up an ACH payment, please contact your bank to check availability and request the necessary OLCA bank account information by emailing us at [OccoquanLanding@gmail.com](mailto:OccoquanLanding@gmail.com)

In addition, the HOA is developing a seamless electronic payment system that will be accessible through the HOA website, making the process even easier. This new option is coming soon!



### FIND US ON THE WEB

For more information – **homeowners and renters alike** – please visit our website at:  
<http://occoquanlanding.org/>