

Occoquan Landing Community Newsletter

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

February 2025

Board of Directors

President / Treasurer / HOA Documents

Chris Guerra
OccoquanLanding@gmail.com

Vice President

Cody Massey
codydmassey@gmail.com

Secretary

Mitchell McKinney
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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 at 7PM. Visit our website and scroll down to the Calendar of events section for meeting information.

February 6 * March 6 * April 3
* May 1 * June 5 * July 3 *
August 7 * September 4 *
October 2 * November 6 *
Annual Meeting December 4

Residents Welcome

A Message from the President:

Dear Occoquan Landing Residents,

Our first board meeting of the year is this Thursday February 6, 2025 via Jitsi Meet between 7PM and 8PM. You are welcome to join us online! You can find the meeting information on our website under the Calendar of Events section of the homepage.

Our in person annual meeting went well on January 16, 2025, we met quorum requirements to proceed with our meeting! I summed up what the board accomplished last year and previewed what we are focusing on for 2025. Also, The board and members of our community nominated and voted for Cody Massey as our vice president and for Jack Reba as our ACC Chairman to serve a new two year term beginning January 1, 2025 and ending December 31, 2027. Thank you Cody and Jack for your service to our community and welcome back to the OLCA board team!

If any more residents are interested in serving our community I still have two member at large seats open in which you would help with trash violations, parking violations, event planning, in person meetings, etc and it would be nice to finally have a full operational board for OLCA. Email me at OccoquanLanding@gmail.com if you want to volunteer and help out!

This year the OLCA board is determined to fix our trash regulations and find a permanent solution for our neighborhood's historical sanitation problem. I have put a temporary pause on the pursuit of new trash and recycle containers for each resident to allow for the trash regulation review and amendment process. In the meantime, be a clean neighbor and utilize heavy duty black construction trash bags or trash containers if you have one to put all your trash in them instead of just leaving your flimsy glad kitchen trash bags out in the open for rodents, vultures or other wildlife to have a feast and spread trash all over the place. Then, set out your trash no earlier than dusk or 8pm whichever is sooner the prior day before pickup and no later than 6:00 AM on the day of pickup. 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 with VA Lawn Service for 2025, after repeated follow ups I still haven't received a contract from them with the changes I requested which include hauling away turf clippings and debris so they aren't blown onto resident's front lawns or common areas. I have met with two new Lawn companies and I'm awaiting estimates by Friday February 7, 2025. December 2024's leaf removal did not happen in January as promised so I have followed up with VA Lawn Service and it will take place this month.

Last year there were multiple complaints about front lawn mowing which is provided as an amenity by OLCA to each resident. I understand some residents opted out of this perk by telling the lawn contractor to not touch their property. In an effort to help our lawn contractors and protect our residents I'd like to have a list to provide to our lawn contractor for residents who do and don't want their lawn mowed. Would you like your front lawn to be mowed in 2025? Please take the time to answer this survey at your earliest convenience:

2025 Front Lawn Mowing Survey

Building a Better Community: 2025 Upcoming Projects

This 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!

- Update: EFT Electronic Payment via OLCA website for HOA Dues moving to testing phase
- 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



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. Request to join here: OLCA FB Group

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

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/>