

Occoquan Landing Community Newsletter

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

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

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,

If you haven't answered the [2025 Front Lawn Survey](#) online please do so immediately at your earliest convenience!

Our next board meeting is this Thursday March 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.

After reviewing three different lawn companies and all three submitted quotes, C & W Landscaping Inc is our new lawn contractor for 2025 and 2026. C & W began work on 2-27-25 cleaning up fallen branches and leaves in preparation for grass cutting beginning in March. I have instructed the C & W team to not touch homeowner's mulch beds and garden bed areas. Their responsibility is only to maintain your front yard grass area which includes cutting, edging, and turf clipping/leaf blowing away from your mulch/garden bed area. Ultimately, You, the homeowner, are still responsible for maintaining your front yards and that includes maintaining your own mulch/garden bed areas. If you experience any issues with C & W Landscaping Inc please forward them my way via email at your earliest convenience. You will also see them weekly coming out to clean up loose trash leftover from trash pickup day on Mondays and Thursdays. They will also maintain our three neighborhood trash cans.

OLCA HOA documents and resale package fees have been updated to align with 2025 Virginia recommended fee rates. Electronic copies increased from \$100 to \$150, ACC inspection from \$50 to \$75, to expedite/rush any request from \$35 to \$50 and Transfer of account from \$25 to \$50. Last time rates were updated was in 2018, so this was a long time coming and needed to happen.

Pay your OLCA HOA dues online! The EFT online payment system project is complete! I just paid my first quarter dues through the new link on our OLCA website's homepage. It's really a seamless, smooth as can be experience. You can find the new online payment link under the Pay Dues and Fees section our our website's homepage and click where it says "Click here to pay your dues or any fees". You'll be taken to the new secure online payment webpage. **There is a 3% processing fee for credit/debit card payments and a \$0.25 processing fee for Bank Account Transfer (ACH) payments.** This online payment initiative was provided for your convenience and with the intention to move away from mailed check payments. **Please utilize this new online payment tool rather than sending in a check for your next dues or fees payment.** I have created a guide on how to use this new online payment system. Please find it here:

[March 2025 Online Payment System Guide](#)

Respectfully,

Chris Guerra
President, Occoquan Landing Community Association



Occoquan Landing Community Newsletter

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



Page 2

Lawn Maintenance and Resident Responsibilities

Update: Here is the contact information of our new Lawn Contractor, C & W Landscaping Inc:

Phone: 703-671-9574

Email: cwlandscapinginc@gmail.com

Website: <https://www.cwlandscape.com>

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 previous lawn contractor to not touch their property. In an effort to help our new lawn contractor and protect our residents I'd like to have a list to provide to our new 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

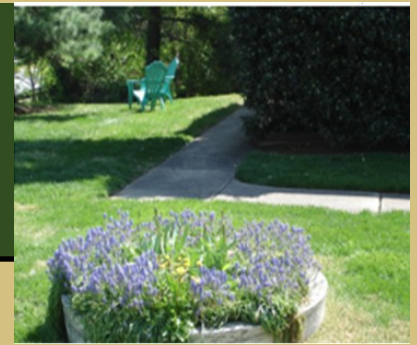
This year, the OLCA has been hard at work planning several projects aimed at improving and enhancing our neighborhood. From upgrades to common areas to maintenance initiatives, our goal has been to create a more beautiful, safe, and enjoyable community for all residents. Below are some of the key projects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

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



Occoquan Landing Community Newsletter

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



Page 3

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>

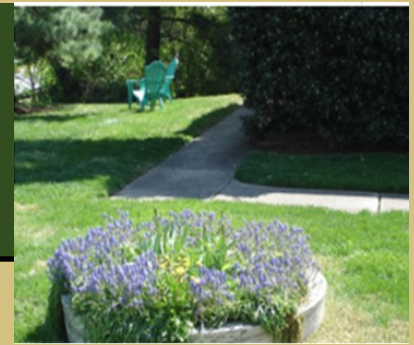
Law - <https://law.lis.virginia.gov/vacode/title3.2/chapter65/section3.2-6570/>

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



Occoquan Landing Community Newsletter

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



Page 4



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

To replace mailed checks and transition fully to electronic payments, the HOA currently offers online payment through our website homepage. Look for the "Pay Dues & Fees" section on our homepage! The payment experience is smooth and seamless for your convenience. Click the button link below to take you straight to the new payment form!



Participate in our Facebook closed group and find updates and discussions on issues pertaining to OCLA. Request to join here: [OLCA FB Group](#)

FIND US ON THE WEB

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