



Occoquan Landing Community Newsletter

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



May/June 2025

Board of Directors

President

Chris Guerra
OccoquanLanding@gmail.com

Vice President

Mitchell McKinney
m.a.mckinney25@gmail.com

Treasurer VACANT

Secretary VACANT

ACC Co-Chair

Jack Reba
jreba7@gmail.com

Parking / Parking Passes

Ana Morales
machyyyy@aol.com

Member-at-Large VACANT

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.

June 5 * **July 12 (in-person Summer Meet)** * August 7 *
September 4 * October 2 *
November 6 * Annual Meeting
December 4

Residents Welcome

A Message from the President:

Dear Occoquan Landing Residents,

Our next board meeting is this Thursday June 5, 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.

You're Invited: 2025 In-Person Summer HOA Meeting – July 12, 2025

I'm excited to announce that our summer in-person HOA meeting is scheduled for **Saturday, July 12, 2025, from 11:00 AM to 1:00 PM at the Kid's Playground area.**

Join us for important community updates, a chance to connect with neighbors, and enjoy a Mission BBQ lunch together!

To help us with planning, **please RSVP** by filling out the short survey here:

<https://forms.gle/w1N42ErudrWrSwev6> We look forward to seeing you there!

New Vice President Announcement

I'm pleased to announce that on May 1, 2025 the Board officially elected and appointed a new Vice President for the Occoquan Landing Community Association. Our former Secretary, Mitchell McKinney, has stepped up to take on this important leadership role, and we extend our sincere gratitude for his continued dedication and service to the community.

Please join us in welcoming and thanking Mitchell for volunteering to serve as our new Vice President. His willingness to step into this role ensures strong continuity and leadership as we continue working together to keep Occoquan Landing a wonderful place to live.

HOA Vacant Positions – Volunteers Needed

With this announcement, we are seeking dedicated homeowners from the community to step into our Treasurer, Secretary and Member-at-Large roles. These positions require a strong commitment to the HOA and the ability to:

- Attend board meetings both online and in person
- Support and assist with HOA administrative work, community projects and initiatives

If you are interested in serving and helping to make a difference in our community, please reach out to the board at OccoquanLanding@gmail.com.

We appreciate your support in keeping Occoquan Landing a great place to live!

Respectfully,

Chris Guerra

President, Occoquan Landing Community Association



Occoquan Landing Community Newsletter

PO Box 85 / Occoquan, VA 22125
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Page 2

Fallen Tree at Kid's Playground Incident

Around May 14, 2025 an act of God caused a tree to fall over at the kid's playground. We thank God that the families and their homes closest to the big tree remained unharmed and that it fell towards the playground while there were no kids playing near the swings at the kid's playground. Upon notification by a resident the HOA contacted C & W Landscaping immediately to come out and remove the fallen tree to clean up the mess for a tree removal fee of \$950. The C & W landscaping team came out the next day and it took them about four hours to chainsaw and haul the tree away. Please see before and after pictures below:



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!

- OLCA website revamp
- Extra Visitor Resident 48 hour Parking Spaces (Still Tentative)
- More projects will be added as we progress through the year as needed.
- Send ideas to OccoquanLanding@gmail.com



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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. 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: <https://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/departments/solid-waste-management>

Phone: 703-792-4670

Email: 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. 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.



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 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!



FIND US ON THE WEB

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