



Occoquan Landing Community Newsletter

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



Fall/Winter 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.

Annual Meeting December 4, 2025 at Occoquan ES Cafeteria 7:30PM

Residents Welcome

From the President's Desk

As 2025 comes to a close, my time serving as President of the Occoquan Landing Community Association will also be coming to an end on December 31, 2025. It has been a privilege to serve our community over the past two years — working alongside an incredible group of volunteer board members and engaged residents who truly care about maintaining and improving our neighborhood.

Throughout my term, we've accomplished a great deal together — from strengthening community engagement and improving communication, to addressing maintenance priorities and enhancing the overall appearance of our neighborhood. None of this would have been possible without the collective support of our residents and the dedication of our HOA Board Members.

As I complete my term, I'm pleased to share that I am nominating our current Vice President, Mitchell McKinney, to serve as the next President of Occoquan Landing Community Association. Mitch has been a valued and active part of our leadership team and has demonstrated great commitment to the community. I'm confident he will continue building on the progress we've made and lead with care, transparency, and integrity. Let's vote Mitch in during our in person annual HOA meeting on December 4, 2025!

Thank you to everyone who has supported me and contributed your time, ideas, and effort to make Occoquan Landing such a wonderful place to live. It has been an honor to serve as your HOA President.

HOA Vacant Positions - Volunteers Needed

With this announcement, we are still seeking dedicated homeowners from the community to step into our Vice-President, 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



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Annual Meeting & Proxy Form Information

YOU'RE INVITED TO THE 2025 HOA ANNUAL MEETING, IN PERSON AT OCCOQUAN ELEMENTARY SCHOOL CAFETERIA AT 7:30PM on December 4, 2025. MEETING STARTS PROMPTLY AT 8PM.

Our Annual Homeowners Association Meeting is scheduled for Thursday, December 4, 2025. We strongly encourage all residents—especially homeowners—to attend in person, as this meeting is an important opportunity to discuss ongoing projects, future planning, and key community decisions. Your participation is vital to maintaining a healthy and active neighborhood community.

If you are unable to attend, please make sure to complete a proxy form so that your household is still represented. An email from OccoquanLanding@gmail.com will be going out to the community with the printable 2025 proxy form. You may return the completed form to any HOA Board Member. In addition, we will also provide an online proxy option, accessible via a QR code and web link, which will be included below in this newsletter. Completing either version only takes a few minutes and ensures your voice counts.

In order to hold the meeting as scheduled, we must meet quorum. Without reaching quorum, we are required to reschedule the meeting to a later date, which can delay decision-making and community progress. To help prevent this, HOA board members will be making rounds in the coming days to collect proxy forms and signatures from residents. If you receive a knock at your door, please take a moment to complete and sign your proxy—it truly makes a difference.

We are also seeking volunteers to fill several important board positions, including Vice President, Treasurer, Secretary, and Member-at-Large. Serving on the board is a meaningful way to support our community, shape policies, and look out for our shared interests. If you have the time and interest, we encourage you to step forward.

Thank you for your cooperation and participation. Let's work together to meet quorum and keep our community moving forward.

QR CODE for 2025 ONLINE PROXY FORM:



WEB LINK FOR 2025 ONLINE PROXY FORM:

LINK TO PROXY FORM [CLICK HERE](#)



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THANKSGIVING, CHRISTMAS, NEW YEAR'S DAY TRASH & RECYCLING SCHEDULE REMINDER

As a reminder, when a holiday falls on our regular Thursday collection day, trash and recycling pickup will be delayed by one day. For Thanksgiving, Christmas, and New Year's Day, collection will take place on Friday of each holiday week. Please plan accordingly and place bins out the **evening prior or early Friday morning**.

We would also like to take this moment to wish everyone a Happy Thanksgiving, a Merry Christmas, and a Happy New Year!

Thank you for being a wonderful community, and we wish you all and the incumbent HOA Board all the best moving into the new year.

PARKING COMPLIANCE REMINDER FOR LANDLORDS, TENANTS, HOMEOWNERS

We would like to remind all homeowners who rent out their property that it is your responsibility to ensure your tenants have valid parking passes. Each home is limited to a maximum of two (2) parking passes, and tenants are not permitted to purchase parking passes directly from the HOA.

Recently, we have encountered situations where tenants have attempted to request or purchase additional passes without the homeowner's knowledge. To avoid issues, please review your current parking pass status and ensure your tenants understand the parking rules before they move in. If you need to verify pass allocation or request replacements, please contact us at OccoquanLanding@gmail.com.

In addition, we have noticed a significant number of vehicles in the community with expired Virginia state inspections and/or expired license plate tags. Please be aware that vehicles with expired state inspection or registration are in violation of community parking guidelines. These vehicles are subject to towing if the issue is not corrected promptly.

We strongly encourage all residents to check their vehicles and renew inspections and registrations as soon as possible to avoid any disruption. Thank you for helping maintain a safe, compliant, and orderly parking environment for everyone.

ARCHITECTURAL CONTROL COMMITTEE INSPECTION UPDATE

The HOA Architectural Control Committee conducted community-wide property inspections in mid-October. This was the first full inspection in over 5 years, and it was completed to ensure our neighborhood continues to maintain shared standards of appearance, safety, and property value.

If any architectural or property maintenance violations were identified at your home, you will receive notification either by email or through a hand-delivered letter to your front door.

Please keep an eye out for these notices. If you receive one, it will include details on the issue observed and instructions for the correction needed, along with the timeline for resolution.

We appreciate everyone's cooperation and commitment to keeping our community well-maintained and welcoming.



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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. 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/department/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>

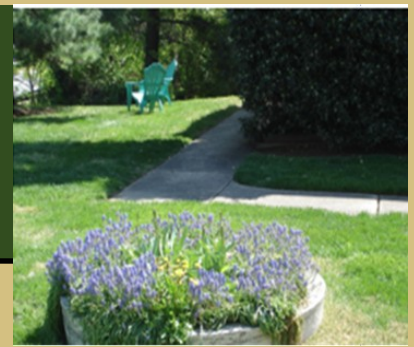
Law - <https://law.lis.virginia.gov/vacode/title3.2/chapter65/section3.2-6570/>

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



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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 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/>