



# Occoquan Landing Community Newsletter

PO Box 85 / Occoquan, VA 22125  
[www.occoquanlanding.org](http://www.occoquanlanding.org)



## October 2024

### 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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October 3 \* November 7 \*  
**December 5: Annual In Person Meeting at Occoquan Elementary School 7:30PM to 8:30PM**

*Residents Welcome*

### A Message from the President:

Dear Occoquan Landing Residents,

My family and I have had the pleasure of being residents of this wonderful community for two years. Over this time, I've developed a deep appreciation for our neighborhood's commitment to maintaining a safe and welcoming environment for all.

As your president, I want to emphasize that both myself and the rest of the OLCA board members serve on a strictly volunteer basis. None of us are compensated for our time. We are committed to serving and taking care of our neighborhood simply because we care about the well-being and future of Occoquan Landing. We will continue to do our best to address the needs of our community and ensure it remains a great place to live.

We are also looking to fill two remaining board positions with homeowner residents who are passionate about making a positive impact. If you're interested in volunteering and helping us keep our HOA fully staffed, please reach out, we'd love to have you join the team!

On Thursday December 5, 2024 we will hold our annual in person meeting at Occoquan Elementary School between 7:30PM and 8:30PM. I hope to meet you there! A quorum is mandatory to convene a meeting of the community association. A quorum is 50% plus one of the members (homeowners) whose voting rights are in force as defined in the by-laws, and present at the meeting or represented by proxy. **If you can't make it please fill out a proxy form that you will receive this month in both your USPS mailbox and E-mails!** Please add OccoquanLanding@gmail.com to your trusted senders list and mark as NOT JUNK should any emails appear in your junk mail folders.

Respectfully,

Chris Guerra

President, Occoquan Landing Community Association



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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:** 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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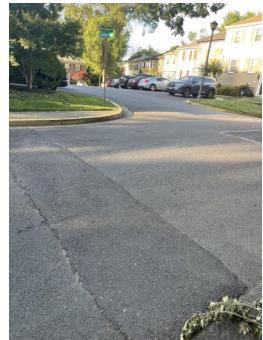
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## **Building a Better Community: 2024 Completed Projects**

This year, the OLCA has been hard at work on 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 completed so far in 2024, with more exciting updates to come! Please see some pictures below!

### **Speed Bumps**



### **Yellow Curbs**



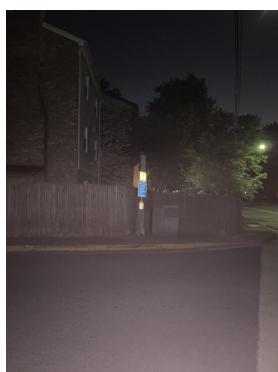
### **Visitor Spaces**



### **Slate Wall at Occoquan Rd Entrance**

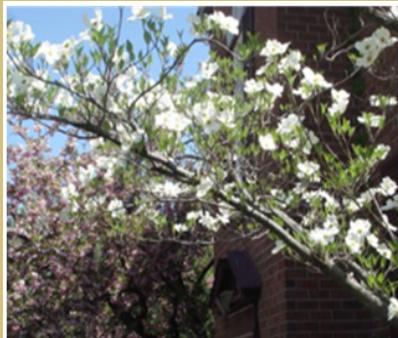


### **Solar Light River Shore Dr**



### **Basketball Court**

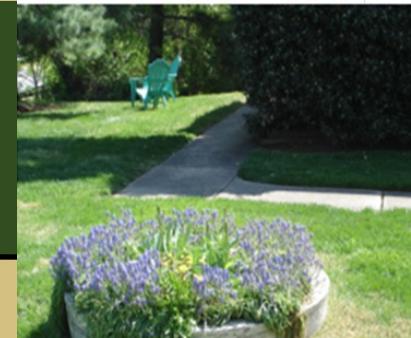




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### ARCHITECTURE CONTROL

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 OCLA 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/>