

Riverview Overlook Community Newsletter

PO Box 85, Occoquan, VA 22125

www.occoquanlanding.org

November 2006

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Board of Directors

President:

Steve Heath 703-492-1170
Heathroe2@yahoo.com

VP/Architectural Control:

Carol Crowe 703-491-2581
cbc12747@comcast.net

Secretary/Newsletter:

Betsy Bartlett 703-909-9858
Betsy.Bartlett@ncpanet.org

Treasurer:

VACANT

Maintenance/Grounds:

Norman Howard 703-494-3904
howardn@ttnus.com

Neighborhood Watch:

Paul Agosta 703-491-4796
pagosta@csc.com
agostajr@comcast.net

At-Large:

Nayyar Zaidi 703-380-3982
nzaidiusa@yahoo.com

Non-Board Members:

Association Bookkeeper:

Anna Longo 703-490-6802
alongo@covad.net

Contact to obtain HOA Disclosure Packet when selling your home.

President's Message

The next board meeting is rapidly approaching. Please do your best to attend. The biggest issues we are going to discuss at the meeting are: 1) empty board seats and 2) increasing the quarterly dues.

We have two empty seats on the board. Please consider serving on the board yourself or encouraging someone you know to serve.

We must increase the quarterly dues. This increase is necessary in order to maintain our commitments to the community. These commitments include lawn care, trash removal, snow removal and lights. We also have an obligation to replenish the sinking fund. Three years ago when we needed to replace the blacktop in the community, we had \$100,000.00 in the bank. That is how much it cost to replace the blacktop. Because of the sound financial management of those who ran the community for the past 20 years, we did not need to borrow money in order to provide the community with a costly, but necessary improvement. Now it is our turn to plan for the future.

As you can see, these are important issues. If you are unable to attend, please fill out a proxy and deliver it to any member of the community that is going to attend. All the members of the board hope to see you there.

Sincerely,

Steve Heath

President

Community Announcements

- ✓ **MARK YOUR CALENDARS!** The HOA Annual Community Meeting is Monday, November 13th, 8 PM at the Occoquan Town Hall in downtown Occoquan. If you are unable to attend please be sure to fill out your proxy voting form and return it to one of the board members.

Si usted querría información en español por favor 571-259-7601 de llamada.

***Do you want to be an active voice in the community? We still have a board position open. Please contact any current board member for more information.**

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Zaida Aranibar – Owner
zaidascleaning@hotmail.com

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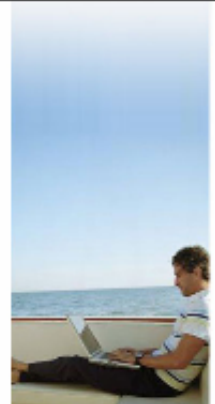


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If you are witness to a parking violation, in your space, or a visitor's parking space, please contact our Towing Company – **Nowell's Towing at 703-670-0400**. They will need a Board Member present in order to tow, so please feel free to contact any of us for assistance.

**Riverview Overlook Community Annual Association Meeting
November 13, 2006, 8:00 PM
Occoquan Town Hall**

Agenda

- I. Call to Order – S. Heath**
- II. Approval of Agenda – S. Heath**
- III. Approval of Minutes – S. Heath**
- IV. Election of New Officers – S. Heath**
- V. Treasurer’s Report – A. Longo**
 - a. Report**
 - b. Past Due Accounts**
 - c. Budget**
 - d. Dues Increase**
- VI. Name of the Community – S. Heath**
- VII. Land Development Behind Admiral – S. Heath**
- VIII. Architectural Control – C. Crowe**
- IX. Maintenance/Grounds – N. Howard**
 - a. Sign Issues/Replacements**
 - b. Curb Painting**
 - c. Comcast**
- X. Parking – N. Howard**
- XI. Neighborhood Watch – S. Heath**
- XII. Newsletter and Website – S. Heath**
- XIII. Resident Time (2 minute limit per resident)**
- XIV. Old Business**
- XV. New Business**
- XVI. Adjourn**

NOTICE OF ANNUAL MEETING
RIVERVIEW OVERLOOK COMMUNITY ASSOCIATION
PO Box 85
Occoquan, VA 22125

Monday November 13, 2006 at 8:00 p.m.
Occoquan Town Hall

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 a homeowner is unable to attend the meeting, the proxy form below should be completed and returned in the enclosed envelope or to the Association President, Steven Heath, at 12772 Captains Cove, Woodbridge VA, 22192.

The Occoquan Landing Community Association is seeking nominations for the Board of Directors for 2007. Voting will take place at the annual meeting. Call Steven Heath at 703-492-1170 if you are interested in serving on the Board or wish to nominate someone. Please send a short paragraph describing your interest in the community and a few notes about yourself (job, amount of time in the community, etc.) to the above address. The board meets every other month and board members assist with various activities of the town home development.

To the Board of Directors, Occoquan Landing Community Association/Riverview Overlook Community Association:

I, (We) _____

Owner(s) of address # _____

Hereby assign my (our) _____ Proxy for Quorum only (____)
Proxy for Quorum and Voting Rights (____)

To:
Who is appointed to vote in my (our) behalf at the meeting to be held November 14, 2005 and to any meeting that continues the business of this meeting

Signature(s) _____

Date _____