



# Waters Landing News **Ashore**

2000 Father Hurley Boulevard, Germantown, MD 20874

[www.waterslanding.org](http://www.waterslanding.org) | email: [wla@waterslanding.org](mailto:wla@waterslanding.org) | 301-972-3681

June 2022

A message from the Association Staff:

Summer is here! And that means we're busy processing pool passes. Please see the "Pool Season is Here" section for more information.

It's time to get out & have some Summer fun! Living in the Washington Metro area, we have access to many amenities, including parks, events, and beaches only a few hours away. Whether you're going on vacation, going to the pool or just spending time outdoors, exercise care when out in the heat and sun for extended periods of time. Use sun protection and hydrate.

Kids will be getting out of school for summer vacation, so be careful when you're out and about in the community as more kids will be outside playing.

Sunday, June 19<sup>th</sup> is Father's Day! Let's not forget our dear old Dads and Father Figures.

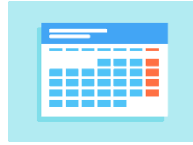
June 19<sup>th</sup> or "Juneteenth," celebrates the emancipation of enslaved African-Americans. First celebrated in 1866, it finally became a U.S. Federal holiday in 2021. The office will be closed on Monday, June 20<sup>th</sup> in observance.

June is also LGBTQ+ Awareness and Pride month.

The longest day of the year, or the Summer Solstice is Tuesday, June 21<sup>st</sup>. Enjoy the daylight!

We will be out & about in the community over the Summer months. Please come out & say hi! We'd love to hear from you.

Kristin & Shelia



MARK YOUR CALENDARS

<https://waterslanding.org/calendar>

BOARD MEETING



BOARD MEETING

<https://waterslanding.org/board-of-directors>

The next meeting will be held on Wednesday, June 15, 2022, 7 p.m.

Meeting details will be posted to the Association website and in an upcoming edition of the News Ashore.

BOARD OF DIRECTORS

John Pesce, President  
Nic D'Ascoli, Vice-President  
Erik Herron, Secretary  
Laura Magnuson, Treasurer  
Mark Sagarin, At-Large

ARCHITECTURAL & ENVIRONMENTAL  
REVIEW COMMITTEE (AERC)  
MEETING

<https://waterslanding.org/architectural-aerc>

The Architectural & Environmental Review Committee (AERC) meets the first Monday of each month at 7 p.m. to review applications for changes/additions to the outside of your property. Exterior changes or additions to your



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home or property – with very few exceptions – require the prior and written approval of the Association’s AERC.

Deadline to submit applications is the 25<sup>th</sup> of each month. Applications must be submitted to the Association office. Applications must be complete, with all required documentation and signatures or will be returned to Homeowners. All deadlines apply. Please read the application instructions carefully.

[Please click here for the AERC Application](#)

**The next meeting will be held on Monday, June 6, 2022, 7 p.m.**

For virtual meeting details, please visit the Association website for zoom details.

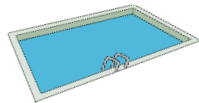
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*POOL SEASON IS HERE*

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<https://waterslanding.org/pool-information>

Pool passes will no longer be mailed, but will be available for pickup at Pool A after 4 p.m.



## POOL PASS APPLICATION DEADLINES

Before 2 p.m. Monday Pick-Up Tuesday

After 2 p.m. Monday Pick-Up Wednesday

Before 2 p.m. Tuesday Pick-Up Wednesday

After 2 p.m. Tuesday Pick-Up Thursday

Before 2 p.m. Wednesday Pick-Up Thursday

After 2 p.m. Wednesday Pick-Up Friday

Before 2 p.m. Thursday Pick-Up Friday

After 2 p.m. Thursday Pick-Up Monday

Before 2 p.m. Friday Pick-Up Monday

After 2 p.m. Friday & Weekends Pick-Up Tuesday

There is no weekend processing.

Pool B is undergoing repairs and will have a delayed opening. Updates will be posted to the Association website and through the News Ashore blasts. We apologize for the inconvenience, and appreciate everyone’s cooperation.

Please check the pool calendar for current hours.

Calendar can be found online at the link above for pool information.

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*SWIM TEAM*

*WATERS LANDING THUNDER*

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Season has begun!

Key Things to Know:

- swimmers are ages 4-18
- swimming provides safety, exercise, community, and helps kids develop critical life skills and friends!
- swimmers must reside within the Waters Landing HOA boundaries and hold a current pool pass
- practices are offered daily, in the morning and evening (once school gets out)
- parent volunteers are critical
- social events are frequent and fun
- your child will swim in a meet either Saturday morning or Wednesday evening
- pre-team is back! for swimmers not quite ready for swim team

See swim team's website or email us with more questions!

Website: <https://wtlthunder.swimtopia.com/>

Email: [wtlswimteam@gmail.com](mailto:wtlswimteam@gmail.com)



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## WATERS LANDING DRIVE

### SELLING YOUR HOME? YOU NEED A RESALE PACKAGE!

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If you are selling your home, you are required by law to provide the prospective buyer with a set of Homeowner Association documents. Don't risk the legal problems that can come from a lack of full disclosure on your resale. The Waters Landing resale package is available for purchase by order through the Association office. We ask that you place your request a minimum of 5 days in advance, allowing sufficient time for preparation. Please email [wla@waterslanding.org](mailto:wla@waterslanding.org).



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## STREETLIGHT OUTAGES

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Streetlights are inspected about once a month for outages. If you notice there is a streetlight that is either out, dim, flickering, or on during the day, you may contact Potomac Edison (PE) directly as PE owns and maintains all streetlights. For your convenience, we have prepared a streetlight map listing all streetlights with streetlight numbers for easy notification to report outage when calling Potomac Edison at 1-800-686-0811.

<https://waterslanding.org/maps>

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## BUILDER'S CORNER

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**Wet grass:** If you notice grass on common ground has not been mowed it is probably due to wet grass. The area will be mowed once the area is no longer wet, but we encourage you to contact the office if you have questions.

An AERC application is required for all changes to the exterior of your property. It is recommended to contact the Association office for specific questions.

AERC application may be found on the Association website. [Click Here](#)

**Private Property High grass:** Grass and weeds on private property may not exceed 12 inches in height. The Department of Housing and Community Affairs (DHCA) enforces this code on privately owned property. If the property is occupied, a case will be opened and the owner will be sent a letter advising them to cut tall grass and weeds. Please call back if grass has not been cut within 10 days of the initial complaint. If 10 days has passed and the grass has not been cut, Montgomery County will then send an inspector out to the property. You will be provided a service request number when you report the property and can check the status online or by calling: 240 777-0311, [www.mc311.com](http://www.mc311.com)

### Permitting Requirements

Permitting requirements from Montgomery County Permitting states the following: HOA approval is required to obtain a building permit. DPS suggests to always check with the Homeowners Association (HOA) before beginning a construction project. Their approval may be needed to build. Churchill/Waters Landing Town Sector in Germantown, HOA approval is required when applying for a building permit. The HOA's written approval must be presented when applying for the permit. If there is a neighborhood HOA, it is suggested that their approval be obtained and brought to DPS when applying for the County Building permit.

**Shed Requirements from DPS:** All sheds require a building permit. In order to apply for a shed permit for buildings less than 200 square feet, a residential application must be completed and two copies of the site plan indicating the size of the shed, dimensions, and the setbacks to the property lines. If a shed is over 200 square feet, also provide two copies of construction drawings with footing and framing details to the 2015 International Residential Code (IRC).



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## HOME MAINTENANCE & INSPECTIONS



Each year homes in Waters Landing are inspected to ensure that all exterior changes/additions to your home have been approved by the

Architectural Environmental Review Committee (AERC). Changes or additions to your home can include the addition of a storm door, deck, fences, shed or changes to exterior color, just to name a few.

In addition to ensuring that all changes/additions are approved for your home, we will also be looking for potential maintenance issues.

Single-family & townhome owners are responsible for all maintenance for their property, including but not limited to:

- a. Yard maintenance
  - i. Weeding
  - ii. Mowing
  - iii. Keep plantings trimmed
- b. Tree maintenance
  - i. Trimming of limbs
  - ii. Removal of dead trees
- c. Keep yard free of clutter and debris
- d. Painting of cracked and peeling paint on wood trim
- e. Replacement of any rotted wood
- f. Fences
- g. Roofs
- h. Siding
- i. Shutters
- j. Gutters/Drain Spouts
- k. Decks
- l. Patios
- m. Porches
- n. Washing of siding to remove mold build-up
- o. Sidewalks that lead to your home
- p. Driveways

CAN'T MAKE A MEETING? WANT TO KNOW WHAT'S GOING ON? SIGN UP FOR THE NEWSLETTER!



Although we encourage residents to attend Board and other community meetings, the website & newsletter are a great way to know what's going on. Remind friends & family to sign up for community updates. To sign-up, go to [www.waterslanding.org](http://www.waterslanding.org) & scroll to the bottom of the homepage and fill out the "Subscribe Here" portion.

## Social Media

Social media comes in all shapes and formats, which do you prefer? As a Waters Landing resident, you are in luck, you have a few to choose from to receive updated Association and community information based on your preference.

For neighborhood-based community information, check out the Waters Landing Community Facebook page, monitored by community members: Kate Snyder and Liz Korte:

<https://www.facebook.com/groups/welovewaterslanding>

There is also a Google group list serv monitored by community member Laura Magnuson:

<https://groups.google.com/group/waterslanding/>

For community information in Waters Landing and surrounding communities, try Next door/ Waters Landing 2:

[https://nextdoor.com/neighborhood/?source=more\\_menu](https://nextdoor.com/neighborhood/?source=more_menu)

For a quick snippet within 280 words or less of updated information, sign up for our Twitter page. This is monitored by the Association office.

[@WLA\\_HOA](https://twitter.com/WLA_HOA) (@WLA\_HOA)



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## HELPFUL NUMBERS

<https://waterslanding.org/helpful-numbers>

### Trash

Single Family & Townhomes Only\*\*

J&J Inc. 1-800-465-2350

Trash Days – Monday & Thursday

Bulk Pick-Up – Thursday\*

\* Please call J&J prior to putting bulk items out and for any questions regarding bulk trash collection.

\*\* Condo residents should contact their condominium management company.

### Recycling

Montgomery County

By Phone: 311

Alternate Phone Number: 240-777-0311

[www.montgomerycountymd.gov/recycling](http://www.montgomerycountymd.gov/recycling)

Recycling Day - Monday

- Mixed Paper
- Plastic
- Scrap Metal – Hot Water Heaters, Dishwashers, Washers/Dryers
- Yard Trim – Grass, Leaves, Brush

Request a new blue bin or request pickup of a broken bin

[https://www2.montgomerycountymd.gov/depwebstore/items.aspx?subcatalog\\_id=11](https://www2.montgomerycountymd.gov/depwebstore/items.aspx?subcatalog_id=11)

Request a scrap metal recycling collection

<https://www.montgomerycountymd.gov/scrappmetal>

### Utilities

Street Light Issues

Street lights are owned & maintained by Potomac Edison.

1-800-686-0011

Report a streetlight malfunction – Montgomery County streets

- Single Family Neighborhoods; Waters Landing Drive, Crystal Rock Drive, Wynfield Drive, Wisteria Drive

[https://www.montgomerycountymd.gov/DO-T-Traffic/streetlight\\_maint.html](https://www.montgomerycountymd.gov/DO-T-Traffic/streetlight_maint.html)

Potomac Edison Electric

Power Outages

1-888-544-4877

Customer Service

1-800-686-0011

WSSC

(Washington Suburban Sanitation Commission)

Emergencies

301-206-4002

Customer Service

301-206-4001

Washington Gas

1-844-927-4427

MISS UTILITY

MISS UTILITY should be contacted prior to work to mark any underground utility lines.

1-800-257-7777

POST OFFICE

Germantown Post Office

310-428-0460

Mailbox & key issues should be reported to the Germantown Post Office.

### Montgomery County

<https://montgomerycountymd.gov/home.aspx>

Upcounty Regional Services Center

<https://www.montgomerycountymd.gov/upcounty/index.html>

Upcounty Services

<https://www.montgomerycountymd.gov/upcounty/services.html>

Montgomery County Parks

<https://www.montgomeryparks.org/>

Montgomery County Recreation

<https://www.montgomerycountymd.gov/rec/activitiesandprograms/classes/>

Montgomery County COVID-19

<https://montgomerycountymd.gov/covid19/>

Montgomery County Council

<https://www.montgomerycountymd.gov/council/>

Montgomery County Information Service

By Phone: 311

Alternate Phone Number: 240-777-0311

<https://www.montgomerycountymd.gov/mc311/>

Animal Control

Code Enforcement

Department of Technology

Landlord/Tenant Affairs

Noise Control

Permitting Services

Recreation

Recycling

Montgomery County Police

<https://www.montgomerycountymd.gov/pol/>

Non-Emergency

301-279-8000

Germantown Police Station

301-840-2650