



Waters Landing News **Ashore**

2000 Father Hurley Boulevard, Germantown, MD 20874

www.waterslanding.org / email: wla@waterslanding.org / 301-972-3681

SEPTEMBER 2022

A message from the Association Staff:

Labor Day is Monday, September 5th, which brings Summer to an end, which means students have gone back to school and Fall is upon us! Fall is full of activities and events! If you know of any activities or events, let us know! We'd love to share!

Saturday, September 3rd is National Cinema Day. Many theaters are offering \$3 movies.

Click here for more information

https://patch.com/maryland/germantown/3-movies-all-day-saturday-germantown-national-cinema-day?utm_source=share-mobile&utm_medium=web&utm_campaign=share

Sunflower Smiles!

Enjoy the Sunflowers at Butler's Orchard Labor Day Weekend!



<https://www.butlersorchard.com/visit-the-farm/sunflower-spectacular/>

What's Open & Closed for Labor Day in Germantown: From the Germantown Patch

https://patch.com/maryland/germantown/whats-open-closed-labor-day-2022-germantown?utm_source=share-mobile&utm_medium=web&utm_campaign=share

Kristin & Shelia

LABOR DAY NOTICES

TRASH*

Trash will be collected Monday, September 5th.

Please have all trash out by 7 a.m.

*Condominiums have their own arrangements for trash. Please check with your condominium management company.

RECYCLING

Recycling collection will slide one day & be collected on Tuesday, September 6th.

POOL SCHEDULE - Pool A & Pool B

Friday	3 p.m. to 9 p.m.
Saturday	8 a.m. to 9 p.m.
Sunday	8 a.m. to 9 p.m.
Monday (Labor Day)	8 a.m. to 9 p.m.

OFFICE

The office will be closed Monday, September 5.

WATERS LANDING DR. & CRYSTAL ROCK DR.

MONTGOMERY COUNTY SAFETY IMPROVEMENTS



You might have seen these large wood poles at the new 4-way stop at Waters Landing Dr. and Crystal Rock Dr. What are they for, you might ask?

From Montgomery County:



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The first step was the four-way configuration and the second step is a flashing, four-way stop signal...that's what the poles will support.

Ultimately, a full-color traffic signal will be installed. The infrastructure for this will be established now to make it simpler to get the signal in down the road.

MONTGOMERY COUNTY

ELECTRIC CHARGING STATION WEBINAR

Please register with Montgomery County:

September 6, 6 p.m. to 8 p.m.

September 11, 10 a.m. to 12 p.m.

https://us02web.zoom.us/webinar/register/WN_b94Q49rOQ5m0YWOyqwnElw

Space is limited.

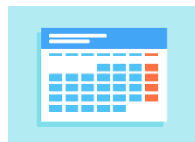
[For More Information, Click Here](#)

PATH SYSTEM BY POOL B

Woodchips will be spread along the path system by Pool B, but we encourage all residents to be mindful as they're walking and be courteous of other walkers.

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, September 21, 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 home or property – with very few exceptions – require the prior and written approval of the Association's AERC.

Approval by the AERC is required prior to alterations. The Association office has received inquiries on various exterior changes without approval from the AERC. Once a property is identified, an inspection is conducted to verify the change. A letter will be sent to the homeowner on



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record to submit an application for the change. The AERC will review the application for approval or if additional action is required for a change without prior approval from the AERC. Please contact the Association office with questions regarding the AERC process. Please read our Policy Resolution 89-1 on Common Grounds Alteration and Improvement Policy.

Deadline to submit applications is the 25th 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](#)

Remember to Dial Before You Dig! Call Miss Utility prior to any project that requires digging to have underground utility lines marked.

1-800-257-7777

[Miss Utility Homeowner Guide](#)

[Miss Utility Diagram](#)

**The next meeting will be held on
Monday, September 12, 2022, 7 p.m.**

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

TREES

If a neighboring or common ground tree falls into your property, you are responsible for the tree. The Association will attempt to remove a common ground tree from your property. For damages to your property, you should contact your Homeowners Insurance. If tree branches from a neighboring tree or common ground tree are encroaching on your property, you are allowed to trim back to your property line.

Common ground trees should be reported to the Association for tree maintenance. Once a tree is reported, an inspection takes place. When requesting

tree maintenance, please provide your contact information should additional information be needed. The timeframe once reported is 3 to 12 weeks, depending on contractor scheduling.

If you have any questions, please contact the Association office.

SELLING YOUR HOME? YOU NEED A RESALE PACKAGE!

WHAT IS A RESALE PACKAGE? Associations are governed by a set of documents, including, but not limited to, the Articles of Incorporation, Declaration, By-Laws, Policy Resolutions, and Architectural Guidelines, that detail Association and Resident responsibilities and requirements. A resale package includes the governing documents for the Association.

DO I NEED ONE? Yes, all sellers must cover the cost of the documents and provide them to prospective buyers for review. The seller's obligation is outlined in the Maryland Annotated Code. (Article No. 11-135 of the Maryland Condominium Act and Article No. 11-B-106 of the Maryland Homeowners Association Act, Real Property, Maryland Annotated Code.)

HOW DO I ORDER A PACKAGE? To order one, click here [Order A Resale Package](#). If you are in a condominium, you must also order a package from your condominium management company.

WHAT IS THE PROCESS ONCE I'VE ORDERED A PACKAGE? Resale packages are digital. Once you have submitted an order, you will receive an email with instructions for cost of the resale package and payment process. The process takes approximately five business days, once payment is received. Payment is by personal check or money order only, made payable to Waters Landing Association. Payment may be dropped off at our office at 20000 Father Hurley Boulevard, dropped in the locked "drop box," located outside of our office doors or



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mailed directly to our office. Credit cards and cash are not accepted. Once payment is received, you will receive an email acknowledging payment received and a release date.

SINGLE FAMILY NEIGHBORHOODS

Streets and sidewalks in the single-family neighborhoods are owned and maintained by Montgomery County. Any questions or concerns about street maintenance and repair, and sidewalk maintenance and repair may be directed to Montgomery County at 311.

Deep Wood Village

Burnt Woods Court
Burnt Woods Drive
Burnt Woods Place

Gables/Manorwoods

Alderleaf Court
Alderleaf Drive
Alderleaf Terrace
Bargene Court
Bargene Way

Highlands

Anndyke Way (20600)
Hartsbourne Drive
Hartsbourne Way
Spinning Wheel Court
Spinning Wheel Drive (13500)

Lakeforest

Biddeford Court
Cloverdale Place
Neerwinder Court
Neerwinder Place
Neerwinder Street

Laurelwood Cove

Anndyke Place
Anndyke Way (20500)
Hazelnut Court
Spinning Wheel Drive (13600)
Spinning Wheel Place

Woodlands

Amber Hill Court
Clear Morning Court
Clear Morning Place

TOWNHOME NEIGHBORHOODS

Country Lake

Afternoon Lane

Harbour Place

Waters Point Lane

LakeCrest

Lowfield Drive
Lowfield Terrace
Staffordshire Court
Staffordshire Drive
Staffordshire Place

Logansport

Sunbright Lane

Sunridge/Village

Summersong Lane (Sunridge)

US Homes @ WL

Diamond Hill Court
Diamond Hill Drive

Sunridge/Village

Amethyst Lane (Village)

Waterbury Downs North

White Church Circle
White Church Court

Waterbury Downs South

Demetrias Way
Larentia Drive

Waters Edge

Long Channel Circle
Long Channel Drive
Placid Lake Terrace
Sea Breeze Court
Tide Winds Way



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CONDOMINIUMS

Waters Landing Association, Inc. is the umbrella association for your condominium. Condominiums have separate management for their day-to-day operations. For all calls regarding trash, building questions, common grounds, etc. within your community, please contact your condominium management company.

<https://waterslanding.org/condominiums>

Condominium Neighborhoods and Streets

Esprit

Beaconfield Terrace and Pickering Court

Lakeview

Shiplely Terrace

Landing Glen

Ambassador Drive

Ambassador Terrace

South Shore Harbour

Shore Harbour Drive

Waters House

Shadyside Lane

Shadyside Way

Waverly

Deerwater Drive

STREETLIGHT OUTAGES

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>

Waters Landing Dr. street lights have been reported to Montgomery County.

Street lights on County owned & maintained roads (Waters Landing Dr., Crystal Rock Dr., Wisteria Dr, all roads in the single family neighborhoods) can be reported through the link below.

<https://www2.montgomerycountymd.gov/dot-streetlight/Index.aspx>

PARKING/TOWING

You may have seen our bright orange stickers attached to vehicles in your neighborhood. The tow stickers are tagged to vehicles for vehicle violations. Removing the tow sticker does not stop the violation process. You are encouraged to contact the Association immediately.

Here are some of the violations based on complaints to the Association office or field inspections.

LakeCrest (Lowfield Drive, Lowfield Terrace, Staffordshire Court, Drive and Place) neighborhood:

Does not have assigned parking. Parking is based on first-come, first-serve. Parking lots are common property that belong to the neighborhood. Parking spaces directly in front of a residence are not assigned to that address.

We highly recommend residents of the LakeCrest neighborhood consider re-establishing a NAC in your neighborhood to address the assigned parking issues. Please contact the Association office if you are interested in starting the NAC process.

- Parking perpendicular to the marked parking space is not allowed to save parking spaces. Vehicles must be positioned parallel to the white tick or parking line and avoid encroaching to the next parking space. Vehicles shall only be parked in properly marked parking



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spaces in the parking lots. Only one (1) vehicle shall be parked in each parking space.

- The usage of orange cones, chairs, trash receptacles to hold parking spaces is not allowed on common ground, and will be removed from the Association.
- **Double Parking** : Only one (1) vehicle shall be parked in each parking space (two vehicles, including motorcycles are not allowed in one parking space)
- **Stored vehicles**: Vehicles sitting for more than thirty (30) days is considered stored and will be tagged for removal. Additionally, vehicles should be current in registration and able to pass Maryland State Motor Vehicle Administration inspection procedures.

Harbour Place: (Waters Point Lane)

- Parking near storm drains is not allowed.

Waterbury Downs South (Demetrias Way & Larentia Drive)

- Vehicles shall not be parked on any portion of the common ground except for the parking areas. Destruction to the common ground (turf & grass) will be billed to the homeowner on record.

Sunridge (Summersong Lane)

- Stored vehicles.

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 & 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

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.

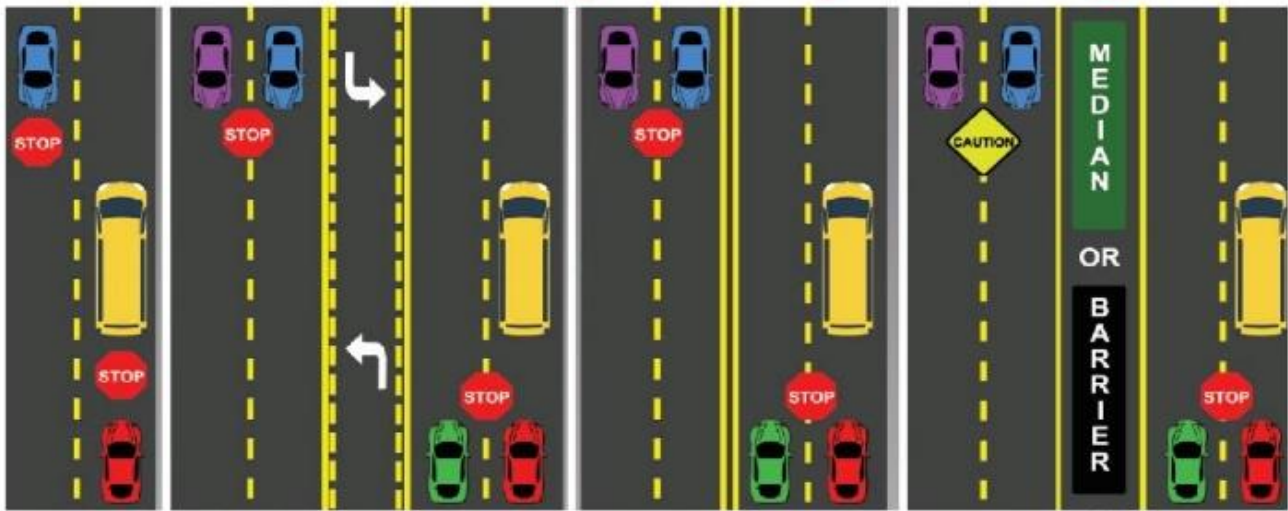
[@WLA_HOA](https://twitter.com/WLA_HOA) (@WLA_HOA)



SCHOOL BUS SAFETY

We want to remind everyone to continue to be safe around school buses. Passing a stopped school bus is a crime and carries a fine. School buses are equipped with cameras to catch violators. Fines subject to change.

Remember what to do when a school bus stops for passengers!



Two Lane:
Vehicles traveling in both directions **MUST STOP.**

Two Lane with Center Turn Lane:
Vehicles traveling in both directions **MUST STOP.**

Multi-Lane:
Vehicles traveling in both directions **MUST STOP.**

Divided Highway:
Vehicles behind bus **MUST STOP.**
Vehicles traveling in the opposite direction **USE CAUTION.**



MARYLAND CENTER for SCHOOL SAFETY



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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

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

Request a scrap metal recycling collection

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

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, Wynnfield Drive, Wisteria Drive

https://www.montgomerycountymd.gov/DOT-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