



Waters Landing News **Ashore**

20000 Father Hurley Boulevard, Germantown, MD 20874

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



OCTOBER 2022

OCTOBER is Health Awareness Month



Monday, October 10: Indigenous People's Day

A message from the Association Staff:

Autumn is in full force and spoooooooooky season is here! It's a great time to enjoy the leaves changing, pumpkin patches and other Fall activities.

If you know any great fall activities, jokes, recipes, Germantown trivia or more, let us know! We'd love to hear from you!

Have a very Happy October & a Safe & Happy Halloween!

Kristin & Shelia

EVENTS, ACTIVITIES & FESTIVALS

October 6th Foliage Report



<https://news.maryland.gov/dnr/2022/10/06/fall-foliage-report-october-6-2022/>

Pumpkin Patches



<https://patch.com/maryland/germantown/where-find-pumpkin-patch-near-germantown-2022>

<https://farmathome.square.site/>

EAT PICNIC EXPLORE

<https://www.eatpicnicexplore.com/>

MONTGOMERY COUNTY "WALKTOBER"

https://www2.montgomerycountymd.gov/mcgportalapps/Press_Detail.aspx?Item_ID=42183&Dept=50

Walk to School Day, Wednesday, October 12th

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

Pedestrian Safety Outreach Calendar

<https://www.montgomerycountymd.gov/dot/calendar.html>

MONTGOMERY COUNTY EVENTS

<https://visitmontgomery.com/>

<https://events.visitmontgomery.com/>

MARYLAND EVENTS & FESTIVALS

Maryland Renaissance Festival, Crownsville, MD, Weekends, through October 23rd

<https://rennfest.com/>

Sunfest, Ocean City, MD, October 20-23

<https://www.ococean.com/events/sunfest>

Get out at night & look up, there's a meteor shower about!

<https://www.amsmeteors.org/meteor-showers/meteor-shower-calendar/>

JOKE CORNER

See if you can spot the answers throughout this edition!

What is a ghou's favorite game?

What is a scarecrow's favorite fruit?

What do you use to mend a Jack-O-Lantern?

RECIPE BOX

Healthy Apple Muffins, by Adventist Healthy Living

<https://www.adventisthealthcare.com/living-well/healthy-muffins-from-your-orchard-haul/>

Pumpkin Recipes, 45 Recipes by Food Network

<https://www.foodnetwork.com/recipes/photos/pumpkin-recipes>

Pumpkin Recipes, 36 Recipes by Country Living

<https://www.countryliving.com/food-drinks/g619/our-best-pumpkin-recipes-1008/>



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TRIVIA TIME

Let's go & No Googling!

How many stores can you name that use to be located at the Germantown Commons Shopping Center?

What did Germantown Plaza used to be called?

Submit your answers to the Association office & they'll be included in the November Edition!

FALL HOME MAINTENANCE



Now is a good time to take a look at your home, inside & out, for needed maintenance and repairs before winter hits!

Things to check:

- ✚ Care for trees & shrubs. Check for health and trim as needed. But remember, removal of a tree requires approval of the Architectural & Environmental Review Committee (AERC) first!
- ✚ Clean gutters & downspouts.
- ✚ Rake leaves. Montgomery County provides free recycling of leaves properly bagged in paper yard trim bags. Leaves blown to the curb or on common ground will not be collected by Montgomery County or the Association.
https://www2.montgomerycountymd.gov/DEPHowDoI/material.aspx?material_key=72&ag=yards-trim
- ✚ Exterior repairs, including roof and siding, windows, cracked and peeling paint, rotted wood.
- ✚ Make sure you don't have any holes that critters may want to gain access to.
- ✚ Winterize exterior faucets. Frozen pipes lead to major repairs and expense.
- ✚ Smoke alarm and carbon monoxide detector batteries.

- ✚ Get your HVAC unit checked and maintenance performed.
- ✚ Clean dryer vents. Clogged dryer vents can lead to fires.
- ✚ Have your chimney/fireplace checked and cleaned.

LEAF REMOVAL



Leaf removal is addressed through mowing of the common grounds, as well as two scheduled common ground leaf removals.

The first is scheduled the full week before the Thanksgiving holiday.

The second leaf removal is scheduled for the full week before the Christmas holiday.

Homeowners are responsible for the leaves on their property. There is no street vacuuming for leaf removal in our area. Leaves should be raked and placed in paper recycle bags to be collected by Montgomery County recycling.

There are other options to address leaves, including mulching with your mower and utilizing as mulch around your tree beds.

2021 Article from My Green Montgomery:

<https://mygreenmontgomery.org/2021/five-great-ways-to-use-fall-leaves/>





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MARK YOUR CALENDARS



<https://waterslanding.org/calendar>

BOARD MEETING



BOARD MEETING

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

The next meeting will be held on

Tuesday, October 11, 2022, 7 p.m.

Topic: Investments

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 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, November 7th, 2022, 7 p.m.

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



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AERC NEIGHBORHOOD NOTES

Changes Without Prior Approval

There has been an increase in residents make changes to their homes without prior approval of the AERC. Please remember that all changes to the exterior of your home require the AERC approval process. If you are unsure of specifics, have any questions, or need assistance with the process, please contact the Association office.

AERC Color Schemes:

The AERC has started their survey of each neighborhood, which will be used to assist with identifying specific approved colors for each neighborhood.

Now is the time to **VOICE** your opinions!! Each neighborhood can develop their own NAC (Neighborhood Advisory Council) specific to their own neighborhood. Do you have colors you would like to see approved in your neighborhood? Do you wish to see specific styles of fences in your neighborhood? This is the TIME to be involved. Any proposed issues would be voted on by you and your neighbors for YOUR neighborhood. Establish an NAC today, contact the Association office to start the process.

Deep Wood Village (Single-Family Neighborhood)

With thanks to AERC Chair John Pesce, volunteer Linda Pesce, AERC Member Stephen Tise and Association Staff, Kristin Czarick, General Manager & Shelia Jenkins-Diaz, Executive Assistant to the General Manager for participating and walking the community for the survey. If you see us when we're out and about in the neighborhoods, please stop & say hi! 🙌

Here are the summarized results:

ROOF

Grays/Brown/Charcoal

SIDING

Tan/Khaki/Brown/White/Cream/Beige/Eggshell/Yellow

TRIM

White/Cream/Eggshell

SHUTTERS

Blue/Black/Rust/Burgundy/Sage Green

GARAGE

White/Cream/Tan/Gray/Green

DOORS

Blues: Light Blue, Blue Gray, Dark Blue
Cream

Black

Browns: Light Brown, Putty

Reds: Maroon, Burgundy, Rust

Greens: Forest Green

Grays: Dark Gray

There were a few door colors viewed that did not fall in with the "harmony" of colonial colors in Deep Wood Village.

What do you use to mend a Jack-O-Lantern?

A pumpkin patch

HOMEOWNER'S SPOT

These are some common questions or concerns that have come in to the Association office.

If you have an issue and don't know what to do, reach out to the office. We'll be happy to assist or direct you to the right entity.

Commercial Vehicles

Commercial vehicles are allowed in the neighborhoods during the day for business operations. Overnight parking of commercial vehicles is prohibited. Please contact the Association office if you see commercial vehicles parked overnight to start the monitoring process.

The Townes of Waters Edge: Residents not picking up poop after their dogs.

Animal Defecation ("pooper scooper" law)

(Montgomery County Code, Sec. 5-203(a)(2))

<https://www.montgomerycountymd.gov/animalservices/oas/laws.html>



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From Montgomery County: An owner must not allow an animal to damage or defecate on property outside of the owner's property. An animal may defecate on public property or the common area of property in which the owner shares an interest if the owner immediately removes and disposes of the feces by a sanitary method approved by the Director. Feces may be picked up in a plastic bag. If this bag is placed inside another plastic bag, it may be put out for disposal in your normal household trash. (\$100 fine)

For convenience, pet waste stations are located throughout the community.

What is a ghoul's favorite game?

Hide & Shriek

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 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.



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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.



Recently reported street light outages:

- Demetrius Way (3)
- Waters Point Lane (2)
- Which Church Circle (1)
- Alderleaf Court (1)
- Burnt Woods Court (1)

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>

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>

What is a scarecrow's favorite fruit?

Straw-berries

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=moremenu>

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

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