

Dear WLA Members,

We write to inform you that the Waters Landing Association, Inc. (“WLA”) has reached a compromise and entered into a Settlement Agreement with Churchill Senior Living (“Churchill”) to resolve the recent litigation involving the rate of homeowners’ association assessments paid by Churchill, an apartment community in Waters Landing. The terms of the Settlement Agreement only apply as between WLA and Churchill, and thus do not affect the rights or assessments paid by other members of the WLA community such as yourself. A copy of the Settlement Agreement is available to view on the Waters Landing website (<https://waterslanding.org/churchill-senior-living>)

Churchill is and remains a valuable member of the WLA community. Since its opening in 2001, Churchill has expended considerable time, capital, and other resources towards improving the WLA community for the benefit of its members. For instance, in 2016, Churchill, at its own cost, re-paved the drive lane at the community pool and paved several new parking spaces on WLA property. Further, Churchill substantially improved the community athletic field at its cost, supplying fill material to level the field, which increased the usable area of the field for WLA members and made the play-area suitable for use for overflow parking by WLA. Moreover, when it was discovered that the “Tot Lot” and basketball court had inadvertently been constructed without the necessary approvals from the Maryland-National Capital Park & Planning Commission and in non-compliance with WLA’s site plan, Churchill corrected the site plan at its own expense. Lastly, Churchill Senior Living provides homes to many seniors in Germantown and offers an affordable apartment community right in WLA’s backyard, providing WLA’s aging homeowners with the option to remain in Waters Landing later in life when they are ready to downsize. WLA is grateful to Churchill for these positive contributions that have helped to make the WLA community a more enjoyable place for all of us.

WLA and Churchill are both dedicated to providing a safe, positive, and enjoyable living environment for its residents. Both parties look forward to putting this dispute behind them and mutually working together towards those goals for the benefit of all residents. We thank you for your patience while we worked to resolve this important matter. Your participation in the affairs of the WLA community is always encouraged and welcomed. Any and all questions or comments can be directed to WLA’s General Manager, Donald Perper, by phone at 301-674-8081, or by email at [donald.perper@fsresidential.com](mailto:donald.perper@fsresidential.com).

Best,



Erik Herron  
President, Waters Landing Association