

# Waters Landing NewsAshore Special Edition

## JULY 2026



Regular Office Hours  
Monday 9 am - 5pm  
Tuesday 9am - 5pm  
Wednesday 9am - 5pm  
Thursday 9am - 5 pm  
Friday 9am - 5pm

Email: [wla@waterslanding.org](mailto:wla@waterslanding.org)  
Phone: 301.972.3681  
24/7 Customer Care Center:  
800.870.0010

Quick Links:  
Website  
[waterslanding.org](http://waterslanding.org)

Resident Connect  
<https://waterslanding.connectresident.com/>



In observance of Independence Day, the management office will be closing at 2:00 PM on Thursday, July 2, and will be closed on Friday, July 3. If you need assistance during this time, please contact our 24/7 Customer Service Team at 1-800-870-0010.

The Board of Directors will hold its July Open Work Session at the Community Center on Thursday, July 2, at 6:00 PM.

Happy 4th of July 2026!

# Welcome Our New Resident Service Coordinator!

We are excited to welcome Kabrina Robinson, our new Resident Service Coordinator for Waters Landing!

Kabrina will be supporting our community by helping enhance the resident experience and providing assistance with community services and resources. We are thrilled to have her join the Waters Landing team and look forward to the positive impact she will bring to our community.

Read more about Kabrina and get to know our newest team member! ✨



Dear Waters Landing Residents,

As a Montgomery County native who grew up in Rockville, I am especially grateful for the opportunity to serve a community so close to home. I have a background in residential property management and customer service, and I am passionate about building strong relationships, supporting residents, and helping create a welcoming and enjoyable place to live.

A little about me—I enjoy thrifting and finding creative ways to repurpose materials into something new. I also love cooking and experimenting with plant-based and vegetarian meals, and I have a strong interest in health and wellness. Whether it's trying a new recipe, staying active, or learning about ways to live a healthier lifestyle, I enjoy activities that promote balance and well-being. I also spend a lot of time with my Sphynx cat, Zen, who has quite the personality and keeps life entertaining.

As your Resident Services Coordinator, I look forward to being a resource for residents, supporting community initiatives and events, and helping maintain the welcoming atmosphere that makes Waters Landing such a wonderful place to call home.

I am thrilled to be joining the FirstService Residential team and look forward to meeting many of you in the coming weeks. Please feel free to stop by, introduce yourself, or reach out if there is ever anything I can assist with. And if you're ever interested in sharing vegetarian recipes, thrift-store finds, wellness tips, or stories about your pets, I'd love to connect!

Thank you for the warm welcome. I am excited to be part of the Waters Landing communities and look forward to getting to know you all!

-KABRINA ROBINSON

# Waters Landing Updates & Reminders



To help keep our neighborhood clean, safe, and attractive, we would like to remind all residents of our trash disposal requirements.

Per the Association Bylaws, Article VI, Section 8(e):  
"Garbage, trash, or other refuse shall be placed in covered containers."

We have recently noticed an increase in residents leaving trash bags outside of containers. Exposed trash attracts wildlife and other animals, which can tear open bags, create litter, and cause damage throughout the community.

Please help prevent these issues by ensuring that all trash bags are placed inside covered trash containers the day of collection.

Thank you for doing your part to keep our community clean, healthy, and welcoming for everyone.

---

## Exterior Modification Application Information

Any change or alteration to the exterior of your property must be approved through the Architectural and Environmental Review Committee (AERC) process. All owners and applicants are responsible for reading and upholding [the Architectural guidelines](#) at all times.

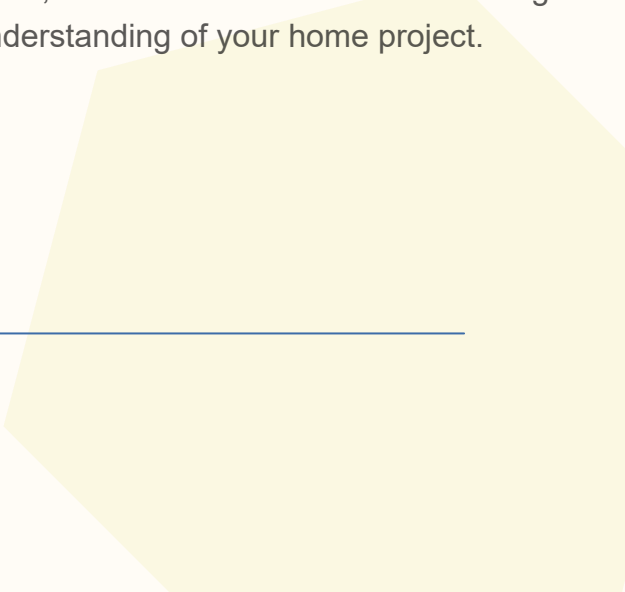
The Architectural Review Committee meets the first Monday of each month. The next meeting is Monday, July 13, 2026, at 7:00 pm. All applications all due on the 20<sup>th</sup> of each month. For the next application due dates, please see below:

AERC Meeting Dates	Application Due Dates
Monday, July 13, 2026	Saturday, June 20, 2026
Monday, August 3, 2026	Monday, July 20, 2026
Monday, September 7, 2026	Thursday, August 20, 2026

It is important to note the upcoming AERC meeting dates and the application due date/time for your request. If questions, information, and/or documents are not received by the application due date, your application will be scheduled for the following month (based on finalizing your application).

If you submit an exterior modification application, **it is important to attend the AERC meeting at which your application will be considered**, via Zoom. The meeting link is located on the [home webpage](#), and these meetings are open to all residents. If specific questions arise and the AERC does not have sufficient information regarding your application, it will be tabled to a future meeting until all questions are answered and the AERC has a full understanding of your home project.

---





## Pool Season

Both Waters Landing swimming pools are officially open for the Summer 2026 pool season. We hope you're enjoying the refreshed look of our pool bathrooms! We are in the final stages of inspections and completing a few remaining repairs to ensure everything is ready for a great summer season.

Visit the [Waters Landing Pool webpage](#) for locations, pool rules, hours, and other important pool-related updates.

---

With temperatures expected to exceed 100°F over the next several days, we encourage all residents to take extra precautions to stay safe during this period of extreme heat.

Here are a few important heat safety reminders:

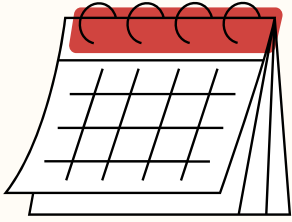
- 💧 Drink plenty of water throughout the day, even if you don't feel thirsty.
- ☀️ Limit outdoor activities during the hottest part of the day (typically 10:00 a.m. – 4:00 p.m.).
- 🧢 Wear lightweight, light-colored clothing, a hat, and sunscreen when outdoors.
- ❄️ Spend time in air-conditioned spaces whenever possible.
- 👥 Check on neighbors, friends, and family members—especially older adults or anyone who may be more vulnerable to heat-related illness.
- 🚗 Never leave children or pets in a parked vehicle, even for a few minutes.
- 🐾 If walking your dog, remember that pavement can become hot enough to burn paws. Consider early morning or evening walks instead.

Please watch for signs of heat exhaustion, including dizziness, excessive sweating, nausea, weakness, or confusion. If symptoms become severe or someone stops sweating, seek medical attention immediately. To help keep our residents cool and hydrated, complimentary popsicles and bottled water will be available at the pools while supplies last.

Your health and safety are important to us. We hope everyone stays cool, stays hydrated, and looks out for one another during this heat wave.

Stay safe and thank you for being part of the Waters Landing community!





### Community Center Rentals: Plan Your Summer Celebration!

Looking for the perfect space for your next gathering? The Community Center is available for residents planning summer celebrations, family events, and special occasions!

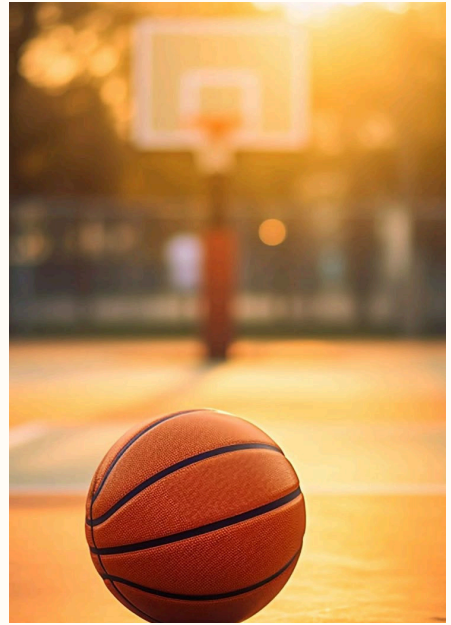
To inquire about available dates and rental information, please contact the Office at 301-972-3681 or submit your request through [Resident Connect](#).

### Basketball Full Court 🏀 ✨

Great news! — The basketball full court project is moving right along!

The new basketball hoops have officially been installed, bringing us one step closer to completing this exciting community improvement. The final touches are almost here!

Next week, weather permitting, the court will receive its final sealcoating and striping, which will complete the project and provide a refreshed space for residents to enjoy.



### Looking for ways to get involved in Waters Landing?

Volunteering helps strengthen our community, supports your neighbors, and keeps Waters Landing a great place to live.



One of the current opportunities is serving on the Landscape and Garden Committee. The primary objectives of this committee are to observe, document, and report their findings related to community landscaping and grounds conditions.

This role includes regular “nature walks” throughout the community—walking wooded areas, paths, and lakefront spaces to observe conditions and document any findings or areas needing attention.

To learn more and explore additional ways to get involved, email us at [wla@waterslanding.org](mailto:wla@waterslanding.org).

## **Below is a list of some Frequently Asked Questions**

- Will there be trash pick-up the week of 4th of July? Yes, normal operations will continue. Please refer to the Trash and Recycling Calendar for the collection schedule at <https://waterslanding.org/calendar>
- Where do I apply for pool passes? All pool information can be found at <https://waterslanding.org/2026-pool-season>
- How many guest passes do I have for the season? Every household gets 10 guest passes for the season.
- What if I have an account balance. How can I arrange a payment plan? Send us an email to [wla@waterslanding.org](mailto:wla@waterslanding.org), and we can set up a payment plan.
- When are Association payments due? HOA payments are due on the 1st of the month and are considered late if not received and processed by the 15th of each month.
- How do I order a Resale package? All Resale Packages are available online only. To order a Resale Package, [click here!](#)
- How can I check my HOA account balance? Owners can log onto the [Resident Connect](#) portal to check their HOA account balance. If you do not have a login, don't hesitate to contact the Management Office.
- How should I report street light issues? The Association does not own nor repair any streetlights. Potomac Edison is the only authority responsible for maintenance. You can report any street light by either calling 1800-686-0011 or by submitting a request online .
- What are the Community Center rental rates? Rental rates are \$35.00 per hour with a \$500 security deposit.
- How can I reserve the Community Center? Community center reservations can be made through [Resident Connect by logging into your account.](#)



# Upcoming Meetings & Events

2026 July						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Jun 28	29 6 PM Fiber Arts	30 11 AM Fiber Arts	Jul 1	02 6 PM Board of Directors Open & [icon]	03	04
05	06 6 PM Fiber Arts	07	08 7 PM Community Engagement Comm	09 7 PM Pool Committee [In-person]	10	11
12	13 6 PM Fiber Arts 7 PM The Architectural Environmen[icon]	14	15	16 6 PM Monthly Board of Director [icon]	17	18
19	20 6 PM Fiber Arts	21	22 7 PM Pool Committee [In-person]	23	24	25
26	27 6 PM Fiber Arts	28	29 7 PM Churchill Community Fr[icon]	30	31	Aug 1

Future Board and Committee meetings, along with other events, are listed on the [Community Calendar here](#), which is updated as new meetings and events are scheduled.

# COMMUNITY MOVIE NIGHT!



WATERS LANDING

**THUNDER**

— SWIM TEAM —

★ A NIGHT OF FUN.  
★ A TEAM OF CHAMPIONS.

JOIN US FOR A FAMILY-FRIENDLY  
COMMUNITY MOVIE NIGHT IN  
SUPPORT OF THE

WATERS LANDING  
**THUNDER**  
SWIM TEAM



**DATE:**  
SATURDAY,  
JULY 11



**TIME:**  
MOVIE STARTS AT  
8:00 PM



**LOCATION:**  
POOL A



GRAB A SNACK  
AND ENJOY THE SHOW!

★ BRING YOUR BLANKETS, CHAIRS,  
AND SNACKS – AND YOUR TEAM SPIRIT! ★

THANK YOU FOR SUPPORTING OUR SWIMMERS! ♥

---

## **Community Engagement Committee Events:**

**Meet&Greet** – Join us for a special opportunity to meet some of the new staff members from our property management company, FirstService Residential, along with the Board of Directors and members of the AERC, Electric Vehicle, Community Engagement, and Pool Committees. This informal get-together is a great chance to connect with neighbors, ask questions, and learn more about the important work these groups do for our community. The event will be held at the Community Center. More details will be shared soon!

**2027 Community Calendar** – Exciting preparations are underway for the 2027 Community Calendar, and this year, the community will help choose the theme! Instead of selecting the theme ourselves, we are inviting residents to vote for their favorite option. Themes include monthly highlights such as holidays and special events, WLA landscapes, Waters Landing history, crafts and hobbies, and WLA wildlife. Watch for an upcoming survey and be sure to cast your vote for the theme you would most love to see featured!

**Neighborhood Gardening Club** – The next event will be a garden tour of residents' gardens in the community. The date, which will be in July, will be posted in NewsAshore and on the community webpages. If you are interested in joining Neighborhood Gardeners, please email [CEC@Waterslanding.org](mailto:CEC@Waterslanding.org).

---

Our active group of Neighborhood Gardeners is working with Waters Landing HOA Community Engagement Committee to get more people in our community involved in all the beautiful benefits of gardening, whether it is a flower garden, vegetable garden, or native plants. Get tips on what types of plants grow better in sun or shade, as well as bug and animal deterrents.

We plan to add a couple of field trips and feature more tours as well. We call them "Garden Gatherings" and they are welcoming and friendly. You will leave inspired and feeling more connected to other neighborhood gardeners. We hope to see you there!

**Fiber Arts** – This activity is being held each Monday from 6:00pm - 8:00pm through the end of July. Participants are encouraged to bring a current project or any materials they would like help learning to use, which include knitting, crocheting, needlepoint, cross stitch and other materials. The group will review potential new dates for this activity through the end of the year.

## Community Corner (Brought to you by the Community Engagement Committee)

### Resources and Information

#### Summer 2026 Red Line Major Construction



Advisory Effective July 6 – September 6

Metro will complete major construction on the RedLine. During this period the trains will not operate between North Bethesda and Friendship Heights. Free shuttle buses will replace trains at the following stations: Grosvenor-Strathmore, Medical Center, and Bethesda. For full information go to: <https://www.wmata.com/ride/alerts-and-advisories/summer-2026-red-line-major-construction.html>

#### Upcounty Regional Services

12900 Middlebrook Rd., Germantown

Hours of Operation – Monday – Thursday 7:45am – 9:00pm, Friday – 7:45am – 5:00pm

Phone – 240-777-8040

#### Service Eligibility (SEU)

Hours of Operation: Monday – Friday 8:00am – 4:00pm

Phone Number – 240-777-3591 Location – 2<sup>nd</sup> Floor

Helps find health coverage for uninsured Montgomery County residents, Maryland Children’s Health Program, Prenatal Care, Care for Kids, dental, provides information and phone numbers for food, shelter, and clothing needs.

The Upcounty Regional Service Center has many services available for Montgomery County residents. For information on their services go to:

<https://www.montgomerycountymd.gov/upcounty-regional-services>

### Activities



Montgomery County Hosting Two Fireworks Celebrations on Friday and Saturday, July 3 and 4

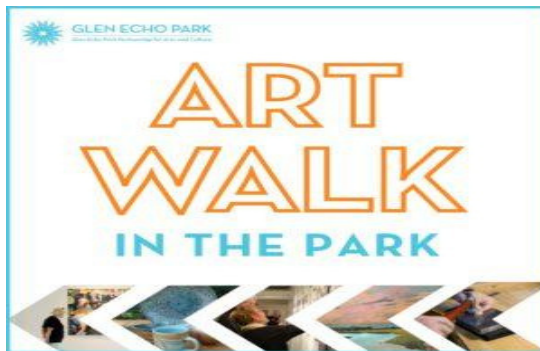
**Montgomery County 250<sup>th</sup>: Shine Together** will take place on Friday, July 3, at Einstein High School (11135 Newport Mill Rd., Kensington). This event will help kick off Montgomery County's 250<sup>th</sup> summer of memories and celebration. The celebration begins at 7:00pm with live music from The Nighthawks.

Parking will only be available on-site for individuals with disabilities. There will be free event parking and shuttle service for all other attendees at Westfield Wheaton Mall starting at 6:30pm.

**Germantown Glory** will be held Saturday, July 4, at South Germantown Recreational Park (18041 Central Park Circle, Boyds). The event starts at 7:00pm with TFC band set to perform. Parking is available on-site.

Food vendors will be available at both events. Event goers are welcome to bring lawn chairs, blankets and coolers. Alcoholic beverages and pets are not permitted.

For further activities and information on Montgomery County' 250<sup>th</sup> celebration go to <https://www.montgomerycountymd.gov/montgomery-250>.



**ART WALK IN THE PARK**

**When:** July 3 – August 7 6:00pm – 8:00pm

**Where:** Glen Echo Park, 7300 MacArthur Blvd., Glen Echo

**Every First Friday, July, and August** from 6pm to 8pm, the Glen Echo Park Partnership for Arts and Culture hosts open studios and artist demonstrations in the Park's many visual arts studios and galleries. Each month features different activities, including hands-on art projects and/or artist demonstrations. Several galleries will hold opening receptions with refreshments.



**When:** July 15, 10:00am – 11:00am

**Where:** Germantown Town Center Park, 19840 Century Blvd.

This is a free event for kids 2 to 5 years old

Make sure to prepare for each event by bringing your sunny day gear and blankets or lawn chairs for viewing. Make it a mid-morning picnic by bringing along your favorite snacks and treats to munch on while you enjoy the show. Jessica “Culture Queen” Smith is an award-winning, internationally recognized creative visionary working as a children’s performer, educator, playwright, curator, and arts leader. She creates vibrant, immersive cultural arts experiences that spark joy, celebrate personal heritage, and honor the traditions of cultures around the world—leaving audiences inspired, connected, and curious.



### Island Heat and City Beats

**When:** July 18, 6:00 PM – 11:00 PM

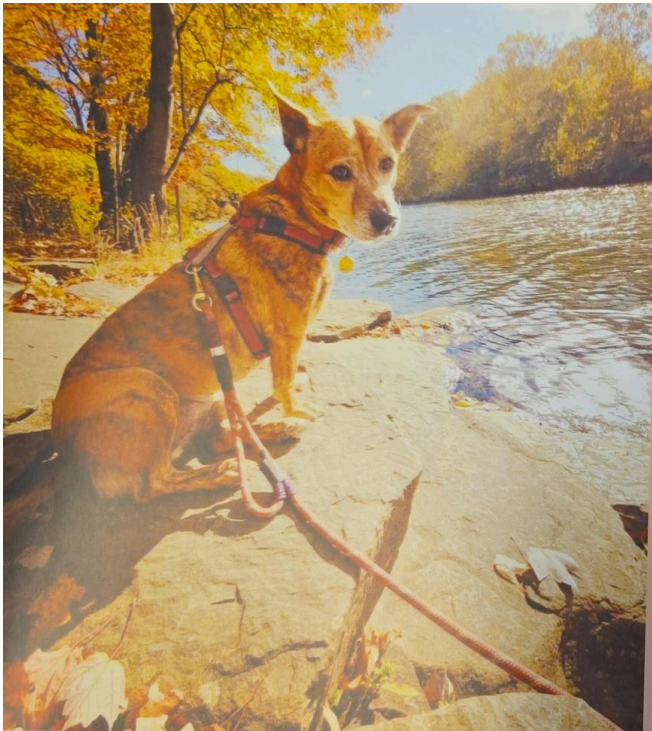
**Where:** BlackRock Center for the Arts-Lawn, 12901 Town Commons Dr, Germantown HipHop, Dance Hall AfroBeats, Reggae, House and Latin Grooves at the Rock!

Feel the rhythm, catch the heat, and dance all night at Island Heat & City Beats — the ultimate tropical-meets-urban party experience. From reggae and soca to hip-hop, afrobeats, and club anthems, this night brings island vibes and city energy together on one dance floor. Grab your crew, throw on your boldest fits, and get ready for nonstop music, vibrant lights, tropical cocktails, and unforgettable vibes under the palms. Paradise just got louder.

For further information go to: [https://www.eventbrite.com/e/island-heat-and-city-beats-tickets-1990245496857?aff=oddtcreator&keep\\_tld=true](https://www.eventbrite.com/e/island-heat-and-city-beats-tickets-1990245496857?aff=oddtcreator&keep_tld=true)

# July Featured Pet Calendar

Our July Featured Pets Calendar showcases some of Waters Landing's cutest companions enjoying the sunny season. Thank you to everyone who shared photos of their beloved pets and helped make this summer feature extra special!



# Helpful Numbers

J & J Bulk Trash

1-800-465-2350

Recycling

311

Click Pay

1-800-533-7901

Non-Emergency  
Police Department

301-279-8000

Germantown Post  
Office

301-428-0460

Potomac Edison

1-800-686-0011

Miss Utility

1-800-257-7777

# Manage & Pay Your Charges & Assessments Online

We provide a convenient and secure way for you to manage and make payments online through **ClickPay**. Get started by following the instructions listed below.

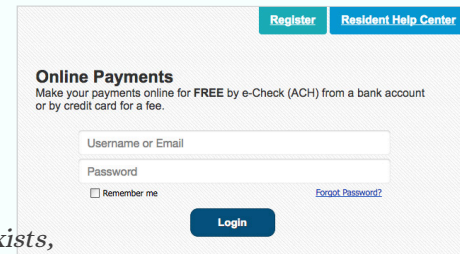
Step 1

## Creating Your Profile

Visit [www.ClickPay.com/FirstService](http://www.ClickPay.com/FirstService), click **Register**, and then create your online profile.

### Account Already Exists?

If you receive a message stating that an account already exists, you have already been pre-registered within ClickPay. Click the link within the activation email sent to you or simply request a password reset link to gain you access to your existing profile.



The screenshot shows the 'Online Payments' login interface. It includes a 'Register' button and a 'Resident Help Center' link. Below the heading, it states: 'Make your payments online for FREE by e-Check (ACH) from a bank account or by credit card for a fee.' There are input fields for 'Username or Email' and 'Password', a 'Remember me' checkbox, and a 'Forgot Password?' link. A 'Login' button is positioned at the bottom.

Step 2

## Connecting Your Property

Enter the FirstService Residential account number found on your statement or coupon and the Last Name listed on the property agreement.

### Last Name Entered Not Working?

Try the co-owner's last name or, if a business, the full name of the business associated with your unit.

### Direct-Debit Users

If you're looking to gain access to your existing automatic ACH Direct-Debit profile transition to ClickPay, you will be required to verify your banking details associated with this payment schedule.

## Lookup Address

Please enter your Account Number  
(found on your monthly statement)

Account Number:

**Submit**

[Go Back](#)

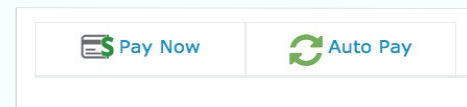
Step 3

## Make a One-Time Payment

From the home screen, confirm your payment amount and then click **Continue**.

### Adding a Payment Option

When setting up one-time or automatic payments, you will be required to select a new or existing payment option, including e-check (ACH) for **FREE** or credit and debit card for a nominal fee.



The screenshot shows two buttons: 'Pay Now' with a credit card icon and 'Auto Pay' with a refresh icon.



Step 4

## Set Up Automatic Payments

From the home screen, click **Auto Pay** and then select your payment option, payment frequency and amount.

### Full Amount

Select this option if you want to pay **ALL** charges on your account automatically including assessment charges, special assessments and one-time fees.

### Fixed Amount

Select this option if you want to pay a **FIXED amount** of the total due. Any amount due above the fixed amount will not be paid automatically and you will need to submit a separate, one-time payment for any overage.

Please ensure your payments are scheduled to run no more than 2-3 days prior to your payment being due as your balance may not be available to pull through ClickPay until on or after this date.

# Thank You For Reading!



**FirstService**  
RESIDENTIAL