



Waters Landing News Ashore

20000 Father Hurley Boulevard, Germantown, MD 20874

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

SEPTEMBER 2021

Notes from the Association Staff

HAPPY FALL!

Kids have gone back to school. Autumn and cooler weather are right around the corner. Get out and enjoy the weather!

The Association recently replaced tot lot playgrounds at Rec Center B on Waters Landing Drive and in two neighborhoods, LakeCrest & Waterbury Downs North.

Now is the time to get out and take care of maintenance around your home. Annual inspections were completed through Spring & early Summer. If you received a violation letter, please review it and contact the Association office with questions.

Several residents have been contacting First Service Residential for questions not related to their assessment. Please direct your general questions to the Association office.

We also want to encourage everyone to stay safe and practice proper precautions to prevent the spread of COVID-19.

Thank you,
Kristin Czarick, CMCA®, AMS®, General Manager
Shelia Jenkins-Diaz, Executive Assistant to the General Manager
Dean Spear, Covenants Assistant

Montgomery County Deer Control

We want to thank residents who expressed interest in seeking a public meeting from the Parks regarding the Deer

UPDATES

LABOR DAY TRASH & RECYCLING

Trash will be collected Labor Day, Monday, September 6. Please have all trash out by 7:00 am.*

Recycling will NOT be collected Monday. Collection will slide one day and be collected Tuesday, September 7.

* Single family & townhome communities only. Condominiums have their own arrangements, please contact your condominium management company. <https://waterslanding.org/condominiums>

control program. We received confirmation from the Parks regarding a proposed public meeting, please see their response below:

“Thank you for following up on the request for a public meeting to discuss deer management at Black Hill Regional Park. I apologize for any confusion regarding this request, but we believe that written communication is the most responsible and effective way to address questions about the program in a clear and concise manner. While we plan to move forward with the Deer Managed Archery Program, we will continue to be responsive to questions and concerns from residents.

Regarding your question about parking in the neighborhood, hunters may park only in designated areas within the park and no hunting is permitted on the eastern shore side of the park directly adjacent to the Waters Landing neighborhood.

If you have further questions or general concerns, please feel reach to reach out to our Customer Service office below. Any safety concerns or violations of Parks regulations should be reported to Park Police at 301-949-3010.

Sincerely,
Mike Riley”

Montgomery County Yard Trim Notice

Montgomery County yard trim collection continues to have delays. Please visit <https://www.montgomerycountymd.gov/sws/recycle-right/>.

Board of Directors & Meeting Date



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John Pesce President
Nic D'Ascoli Vice-President
Andrew Saundry Secretary
Mark Smith Treasurer
Erik Herron At-Large

The next Waters Landing Board of Directors meeting is scheduled for Wednesday, September 22, 2021 at 7:00 p.m. Zoom details will be posted on the Association website.

Architectural & Environmental Review Committee (AERC)

The next AERC meeting is scheduled for Monday, September 13, 2021 at 7:00 p.m. Zoom details will be posted on the Association website.

Architectural & Environmental Review Committee (AERC) Guideline Review

The AERC will review the current guidelines Tuesday, September 14, 2021, 7:00 p.m. Zoom details will be posted on the Association website. Once the AERC has reviewed the guidelines, the proposed changes will be sent to legal for review prior to going to the Board for ratification. Proposed changes will be posted to the Association website.

Architectural & Environmental Review Committee (AERC) – Application Deadline

Exterior changes or additions to your home or property – with very few exceptions – require the prior and written approval of the Association's Architectural and Environmental Review Committee (AERC).

The AERC meets the first Monday of every month.

Deadline to submit applications is the 25th of each month. Applications must be submitted to the Association office.

Meeting schedule subject to change due to holidays. Changes will be announced via the News Ashore & on the Association website.

Applications for architectural changes can be found on the Association website or at the Association office. Please follow instructions carefully. Failure to follow instructions in completing your application may result in your application being returned to you or the application being disapproved.

Any date that falls on a weekend, deadline would be pushed to the following Monday.

TREE REMOVAL REQUIRES THE AERC PROCESS.

Assessments/Monthly Homeowners Payment

Individual assessment account questions should be directed to the financial management services contractor. Assessments are due each month and are considered delinquent if not received by the fifteenth (15th) day of the month. Delinquent accounts will be assessed a late fee of \$15.00 each month.

First Service Residential, Inc.
8701 Georgia Avenue
Silver Spring, MD 20910
Financial Manager: William Hudak

Assessment Contact: Ron Dean
Email: Ronald.dean@fsresidential.com
Phone: 301-495-6645

For Statement of Account
Call Center: 1-800-870-0010

Connect is First Service Residential's secure portal for financials and access to your account. You must register in order to have access. Please call First Service Residential's customer service number, 1-800-870-0010, if you have trouble registering your account.

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

Selling Your Home? You need a resale package!

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.

Babysitting & Handyman Directory

Waters Landing would like to provide a directory for babysitting & handyman services. If you are interested in being included, please contact the Association office by email at wla@waterslanding.org. The Association will publish this Directory as a public service for residents and



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makes no recommendations or endorsements for the individuals listed and will not be held responsible for their actions.

Condominiums

Waters Landing Association, Inc. is the umbrella association for your condominium. Waters Landing Association, Inc. is responsible for the care and maintenance of the common grounds outside the boundaries of each community, as well as the care and maintenance of the two pools in which you are a member. For all calls regarding trash, building questions, common grounds, etc. within your community, please contact your condominium management company.

Please contact your condominium management company for condominium Board meeting dates.

<https://waterslanding.org/condominiums>

ESPRIT

Beaconfield Terrace
Pickering Court
Vanguard Management
301-540-8600

You pay two monthly fees; please contact both your condominium management company and First Service Residential with monthly payment questions.

LAKEVIEW

Shipley Terrace
IKO Real Estate
301-924-4050

LANDING GLEN

Ambassador Drive
Ambassador Terrace
Comsource
301-924-7344

You pay two monthly fees; please contact both your condominium management company and First Service Residential with monthly payment questions.

SOUTH SHORE HARBOUR

Shore Harbour Drive
IKO Real Estate
301-924-4050

WATERS HOUSE

Shadyside Lane
Shadyside Way
The Management Group
301-948-6666

WAVERLY

Deerwater Drive
Comsource
301-924-7344

Trash & Recycling

Normal Trash

All trash items should be in containers with secure lids. Collection days for normal trash are Mondays and Thursdays. Trash should be placed out after dark the night before collection or by 7:00a.m. the morning of collection. Trash and trash cans are not to be left out at any other time of the week. Bulk items are collected on Thursdays. Requests for bulk pick-up may be made by calling J & J Inc. at 1-800-465-2350.

Recycling

Recycling is a Montgomery County contract. Montgomery County will not collect materials not designated for recycling and that are not properly recycled. Collection day for recycling is Monday. Recycling should be placed at the curb on Sunday evening, after dark, or Monday morning by 7:00a.m. Recyclables and recycling containers are not to be left out at any other time of the week. For additional information, please contact Montgomery County at 311 or <https://www.montgomerycountymd.gov/sws/>.

Montgomery County inspectors have been visiting neighborhoods and marking bins that have improper recyclables.

Any trash containers and recycling containers left on common ground or County roads in single-family neighborhoods outside of collection days will be removed & disposed of by the Association.

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*



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* 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

Washington Suburban Sanitation Commission (WSSC)

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

Montgomery County

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

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