



Waters Landing News **Ashore**

20000 Father Hurley Boulevard, Germantown, MD 20874

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



OCTOBER 2021



OCTOBER is Health Awareness Month

October 11, 2021: Indigenous People's Day "Observing Indigenous Peoples Day recognizes the original occupants of these lands, their cultures and the sacrifices they were forced to make," County Executive Marc Elrich said in a statement after issuing a proclamation.

A message from the Association Staff:

We hope you're enjoying the News Ashore. Look for the monthly edition the first Friday of each month. If you would like to contribute to the News Ashore, whether it's an idea for an article or new section such as a "Resident's Corner," please contact us. We'd love to hear from you!

A reminder that if you are visiting the Waters Landing Association office, masks are required per Montgomery County Law. Thank you for your cooperation.

Welcome Autumn!

Well, that's a wrap on summer and warm weather. The 2021 pool season has ended; and this season definitely was one of our most challenging seasons, but we all survived. This season spurred interest for a pool committee and we look forward to working with the committee members for the 2022 pool season. If you are interested in joining, please contact us.

All of us have been affected some way or another due to the pandemic.

Nevertheless, The Association staff is here and continues to provide service to the community and residents through resident hours at the Association office, phone calls and emails. We appreciate your patience as we all are working towards normalcy again.

We will be visiting all neighborhoods this month as part of our outreach initiative program. If you see us in the neighborhood, let us know! Come out and say H-E-L-L-O 🙋. So, if you catch a glimpse of us on your RING cameras, we will be sure to smile and say cheese.... 😊

Enjoy the Fall!

Kristin, Shelia & Dean



2021 FALL FOLIAGE MAP

<https://patch.com/maryland/germantown/s/hqzsg/2021-md-fall-foliage-peak-map-when-leaf-colors-are-best-view>



PUMPKIN PATCH TIME

<https://patch.com/maryland/germantown/popular-germantown-area-pumpkin-farms>

DISCOVER MONTGOMERY COUNTY VISIT MONTGOMERY

<https://visitmontgomery.com/>

Visit Montgomery: Ultimate Guide to Fall Festivities

<https://visitmontgomery.com/blog/festivals-events/ultimate-guide-to-fall-festivities-in-montgomery-county/>



Waters Landing News **Ashore**

20000 Father Hurley Boulevard, Germantown, MD 20874

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



BOARD MEETING

MARK YOUR CALENDARS

The next meeting will be held on Wednesday, November 10, 2021, 7 p.m.

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

BOARD OF DIRECTORS

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

AERC MEETING

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.

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.

October AERC Monthly Meeting

October 4, 2021

Time: 07:00 PM Eastern Time

Join Zoom Meeting

<https://us06web.zoom.us/j/81596128560>

Meeting ID: 815 9612 8560

Phone+13017158592

Tuesday, October 5th, 2021, The AERC will resume the review of the Architectural Guidelines at 7 PM via Zoom.

Join Zoom Meeting

<https://us06web.zoom.us/j/87315212577>

Meeting ID: 873 1521 2577

Phone+13017158592

This meeting is an open working session for the AERC to conduct the review of the Waters Landing Association Architectural Guidelines. Any changes proposed by the AERC will be sent to our legal representatives, posted to the association website, and then sent to the Board of Directors to review prior to any changes being officially adopted. At the September Board of Directors meeting, it was announced that there will not be an open floor section during this meeting. All community input provided will be considered. Any questions or comments should be directed to the office via telephone at 301-972-3681 or via our resident email address at wla@waterslanding.org.

The upcoming AERC meetings will be held virtual on the following dates:

- November 1, 2021
- December 6, 2021

Zoom information will be posted to the Association website.

ASSESSMENTS/MONTHLY HOMEOWNERS PAYMENT

Waters Landing contracts with a financial management company, First Service Residential, Inc.

Individual assessment account questions should be directed to the financial management services contractor.

Assessments are due the first (1st) of each month and are considered delinquent if not received by the fifteenth (15th) of the month.



Waters Landing News **Ashore**

20000 Father Hurley Boulevard, Germantown, MD 20874

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

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



FINANCIAL REPORTS

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/>

For all other questions and inquiries, please continue to check out our Association website, www.waterslanding.org, or contact the Association office at 301-972-3681 or wla@waterslanding.org (email).

A PDF regarding general financial questions can be found on the Association website.

[Waters Landing Financial Questions](#)

MAPS

Your resource for maps. This section of the Association webpage has the Waters Landing map, a map of the path system and neighborhood maps with street lights and dog stations marked. You will also find maps

for Montgomery County & Maryland State Parks for Black Hill Regional Park, Little Bennett Regional Park, Seneca Creek State Park and the South Germantown Rec Park.

<https://waterslanding.org/maps>

TRASH AND RECYCLING REMINDERS

There is an on-going issue with residents placing trash and recycling out at wrong times and/or after collection has occurred. Items are being dumped on common ground; as well as items the Association does not provide regular collection service for are an issue. Please take a minute to review the updated trash policy and recycling reminder, in conjunction with Montgomery County Department of Environmental Protection (EPA)

- Trash pickup is on Mondays and Thursdays.
- Recycling pick-up is on Mondays. If a Federal holiday falls on a Monday, recycling pick up will slide to the next day. Please contact the county to address concerns or issues at 240-777-0311 or www.mc311.com
- Trash should be placed out for collection after dusk the night before pick up days or alternatively the morning of pickup before 7 a.m.
- **Residents of Montgomery County are required to place bags of trash inside trash cans with tight fitting lids for storage and collection.**
- Recycling should be placed out in recycling bins and/or recycling cans, not in plastic bags or dumped in the grass or curbs on common ground. If you need a new recycling bin or can, please contact the county at 240-777-0311 to have one delivered to you at no cost.



Waters Landing News **Ashore**

20000 Father Hurley Boulevard, Germantown, MD 20874

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

- Trash cans and recycling bins must be removed and stored out of public view by the evening of pickup days and not left in public view on drive-ways, in streets, or on green spaces, such as peninsulas or islands.
- Yard and trim items should be bundled with twine for collection. Please contact the county for any concerns or issues at 240-777-0311 or www.mc311.com
- For large household appliances and other metal items, please call 240-777-0311 or visit www.mc311.com to schedule a scrap metal pick up. This service is provided to residents' year-long; however, you need to schedule for pick up.
- **J & J Trash will not pick up metal items.**
- Bulk items are collected on Thursdays, please contact J & J Inc. 800 465-2350 for bulk pick items
- Dumping along Waters Landing Drive is prohibited and carries a \$500 fine!

2021 Holidays

- Monday, October 11, Indigenous People's Day: No change, trash & recycling will be collected.
- Thursday, November 11, Veterans Day: No change, trash will be collected.
- **Thanksgiving Day: Thursday, November 25: NO trash collection and NO next day pick up. Please plan accordingly.**
- Christmas Week & New Year's Week: No changes, trash will be collected.

Dumping of trash and bulk items is a health hazard, may cause rodent issues and is unsightly to your community. The Association is incurring additional expenses on services to clean up and remove trash items on top of the normal twice a week

trash service and once a week grounds clean up. This can affect your assessment.

Please follow these procedures to keep our community clean!

If you have questions, contact us via email (wla@waterslanding.org) or call 301 972-3681. If you see someone dumping inappropriately or illegally, let us know. Their actions cause increases too!

Example of trash dumped outside of normal collection.



Condominiums have their own arrangements, please contact your condominium management company. <https://waterslanding.org/condominiums> Condominium Neighborhoods and Streets
Esprit: Beaconfield Terrace and Pickering Court

Lakeview: Shipley Terrace

Landing Glen: Ambassador Drive and Ambassador Terrace

South Shore Harbour: Shore Harbour Drive

Waters House: Shadyside Lane and Shadyside Way

Waverly: Deerwater Drive



Waters Landing News **Ashore**

20000 Father Hurley Boulevard, Germantown, MD 20874

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



BUILDER'S CORNER

- Wet grass: If you notice grass on common ground has not been mowed it is probably due to wet grass. The area will be mowed once the area is no longer wet, but we encourage you to contact the office if you have questions.
- An AERC application is required for all changes to the exterior of your property. It is recommended to contact the Association office for specific questions.
- AERC application may be found on the Association website. [Click Here](#)
- Private Property High grass: Grass and weeds on private property may not exceed 12 inches in height. The Department of Housing and Community Affairs (DHCA) enforces this code on privately owned property. If the property is occupied, a case will be opened and the owner will be sent a letter advising them to cut tall grass and weeds. Please call back if grass has not been cut within 10 days of the initial complaint. If 10 days has passed and the grass has not been cut, Montgomery County will then send an inspector out to the property. You will be provided a service request number when you report the property and can check the status online or by calling: 240 777-0311, www.mc311.com

Permitting Requirements

- Permitting requirements from Montgomery County Permitting states the following: HOA approval is

required to obtain a building permit. DPS suggests to always check with the Homeowners Association (HOA) before beginning a construction project. Their approval may be needed to build.

Churchill/Waters Landing Town Sector in Germantown, HOA approval is required when applying for a building permit. The HOA's written approval must be presented when applying for the permit. If there is a neighborhood HOA, it is suggested that their approval be obtained and brought to DPS when applying for the County Building permit.

- Shed Requirements from DPS: All sheds require a building permit. In order to apply for a shed permit for buildings less than 200 square feet, a residential application must be completed and two copies of the site plan indicating the size of the shed, dimensions, and the setbacks to the property lines. If a shed is over 200 square feet, also provide two copies of construction drawings with footing and framing details to the 2015 International Residential Code (IRC).



FALL INSPECTION TIME

Each year homes in Waters Landing are inspected to ensure that all changes/additions to your home have been approved by the Architectural Environmental Review Committee (AERC). Changes or additions to your home can include the addition of a storm door, deck, fences, shed



Waters Landing News*Ashore*

20000 Father Hurley Boulevard, Germantown, MD 20874

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

or changes to exterior color, just to name a few.

In addition to ensuring that all changes/additions are approved for your home, we will also be looking for potential maintenance issues.

Single-family & townhome owners are responsible for all maintenance for their property, including but not limited to:

- a. Yard maintenance
 - i. Weeding
 - ii. Mowing
 - iii. Keep plantings trimmed
- b. Tree maintenance
 - i. Trimming of limbs
 - ii. Removal of dead trees
- c. Keep yard free of clutter and debris
- d. Painting of cracked and peeling paint on wood trim
- e. Replacement of any rotted wood
- f. Fences
- g. Roofs
- h. Siding
- i. Shutters
- j. Gutters/Drain Spouts
- k. Decks
- l. Patios
- m. Porches
- n. Washing of siding to remove mold build-up
- o. Sidewalks that lead to your home
- p. Driveways

If you have been notified of a violation during the spring inspection or receive a violation for the fall inspection, please contact the office via email wla@waterslanding.org or call 301 972-3681. You can request an extension or notify us for an re-inspection of the violation.



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 is encroaching on your property, you are allowed to trim back to your property line.

Tree maintenance requests on common ground trees should be reported to the Association office. The timeframe once reported is 6 to 10 weeks.

Maryland Department of Natural Resources
FAQ Fallen Trees on Private Property
[Click Here](#)

ENCROACHING ON COMMON GROUND

Encroachment, which is surpassing property boundary lines onto Association common ground without permission, is prohibited. Items on common ground are subject to removal by the Association at the owner's expense.



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



Waters Landing NewsAshore

20000 Father Hurley Boulevard, Germantown, MD 20874

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

streetlight numbers for easy notification to report outage when calling PE at 1-800-686-0811.

Street Light Maps

<https://waterslanding.org/maps>

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

The Association recently sent out a (orange) mailer to Waters Landing residents in the single-family & townhome communities regarding re-establishing a NAC in your neighborhood. We have received interest and we are excited! As noted in the mailer, the NAC is activated to address issues in your specific neighborhood and function as a liaison partner to the Board of Directors. The Neighborhood Governance of the NAC is located in Article VII of the By-laws. Please contact the Association office with questions or if you are interested in participating.

HOMEOWNER ASSOCIATION (HOA) VS CONDOMINIUM ASSOCIATION (CA)

What's the difference?

Home Owners Associations manage fee simple properties (private property) and common ground. HOAs have fee simple properties (private property) within the community and the HOA is responsible for maintaining, repairing, and replacing common areas, which can include sidewalks, parking lots, path system, green spaces, trees, pools, tennis courts, multi-use courts, and tot lot playgrounds.

Condominium Associations are responsible for all the general common and limited common elements, such as lobbies, common hallways, sidewalks, roofs, and parking lots.

Did you know there are **six** Condominiums within Waters Landing? Do you live in a

Condominium? If you live on Deerwater Drive, Ambassador Drive, Ambassador Terrace, Pickering Court, Beaconfield Terrace, Shipley Terrace, Shore Harbour Drive, Shadyside Lane, Shadyside Way, you live in a condominium. Please contact your condominium management company with questions for your day-to-day operations & for condominium Board meeting information.

<https://waterslanding.org/condominiums>

Waters Landing Homeowners Association does not handle your day-to-day operations. We handle recreational amenities only, which are pools, path system, tennis courts, multi-use court and basketball court amenities.



SHOPPING CARTS IN WATERS LANDING

We have noticed on recent inspections shopping carts randomly moving through out Waters Landing. We have contacted the various grocery stores to which the carts belong to and have been told this is a big issue for the stores. The Association has to incur an expense to remove these items from Waters Landing property when the stores are not able to dispatch in a timely manner. Please do not remove shopping carts from any stores, this is considered illegal use. This is crucial for preserving our community and the environment. According to the Food Marketing Institute "approximately 2 million shopping carts get stolen from businesses costing the average store about \$8,000-\$10,000 annually."



Waters Landing News **Ashore**

2000 Father Hurley Boulevard, Germantown, MD 20874

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



HOME SALES

Thank you ☺ to our resident Realtor, Kate Synder, for providing this



information.

Within the last 90 days, 71 (total) homes have sold in Waters Landing. Here's the breakdown (separating by single family, townhomes and condos:)

Single Family Homes Sold

- 15 homes sold
- price range was \$387,500 - \$635,00
- average closed price \$494,443
- average days on market was 14

Townhomes Sold

- 34 homes sold
- price range was \$220,00 - \$453,000
- average closed price \$344,500
- average days on market was 12

Condominiums Sold

- 22 homes sold
- price range was \$165,100 - \$335,000
- average closed price \$242,727
- average days on market was 13

The average days on market for all home types was 13. The average closed price for all home types sold within the community was \$344,500. The average closed price as a percentage of list prices was 102.09% (ie. on average homes sold .02% over list price.)

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.



NEIGHBORHOOD SPOTLIGHT

Neighborhood: Gables/Manorwoods

Developer: Pulte



Entrance sign: Yes, Gables/Manorwoods has a sign at the entrance of Alderleaf Drive and Waters Landing Drive.

Gables/Manorwoods is a single-family neighborhood located across Waters Landing Elementary School. Within the

neighborhood, there are two styles of fee-simple single-family units: zero-lot line and duplexes. Homes back up to Waters Landing Dr., Father Hurley Blvd. & Crystal Rock Dr.

The Gables/Manorwoods neighborhood is located on county owned streets. Concrete work, asphalt, storm drains, snow removal



Waters Landing News **Ashore**

20000 Father Hurley Boulevard, Germantown, MD 20874

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

and vehicle issues are under the jurisdiction of Montgomery County.

Properties in GBLS/MAN: Alderleaf Court (16); Alderleaf Drive (28); Alderleaf Terrace (36); Bargene Court (18) and Bargene Way (34) Total: 132

The Gables area have zero-lot line homes, which are located on Alderleaf Terrace, Bargene Court and Bargene Way.

The Manorwoods area are duplex homes located on Alderleaf Court and Alderleaf Drive.

Zero lot lines: Detached homes where the property line runs up to the structure.

Duplexes: Two attached single-family units.

Home Style: Victorian and Colonial

Neighborhood Notes: A NAC was established for a 2012-2013 fence vote and was approved by the neighborhood for 6 foot fences. The NAC dissolved afterwards, since it was established for this issue only.

There is a memorial area on Bargene Court in memory of a Gables/Manorwoods resident.



As we continue to spotlight neighborhoods, and you have additional information about your neighborhood, let us know!

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

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/dpwebstore/items.aspx?subcatalog_id=11

Request a scrap metal recycling collection

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



Waters Landing News*Ashore*

20000 Father Hurley Boulevard, Germantown, MD 20874

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

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/DO-T-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

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