



Waters Landing NewsAshore

20000 Father Hurley Boulevard, Germantown, MD 20874

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

November 2021

A message from the Association Staff:

It's the first Friday of the month & that means it's News Ashore reading time!

A reminder that the mask mandate went back into effect in Montgomery County. Face masks are required when visiting the Association office. We appreciate your cooperation.

November is National Alzheimer's Awareness Month

When President Ronald Reagan designated it as such in 1983, there were less than 2 million people known to be suffering from disease. As of 2020, more than 8.5 million Americans are living Alzheimer's, according to the [Centers for Disease Control and Prevention \(CDC\)](https://www.cdc.gov/disease/).

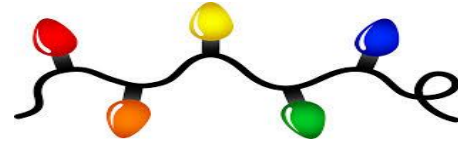
As we prepare for the upcoming holidays, we hope everyone will take a moment to think about what we all are thankful for this holiday season.

Be kind. Be thoughtful. Be sympathetic. Be empathetic. Be compassionate. Be thankful.

As we think of our Thanksgiving menus, think of neighbors and friends who have no family in the area or have been unable to see them due to the ongoing pandemic, and consider sharing a meal with this season.

A thank you to all the Veterans in Waters Landing for your service as we

salute you on Veterans Day, November 11, 2021.



HOLIDAY CHEER

HOLIDAY LIGHTS AND DECORATIONS

Spread some joy with your holiday decorations! We want to see them and maybe even snap some photos to share in the next newsletter (we will contact you first for permission to share ☺)! You are welcome to submit photos to the Association office. By doing so, you authorize us to share them in the News Ashore and/or on the Association website.

There's still time for leaf peeping, but it won't last long. The latest foliage report from Maryland Department of Natural Resources.

<https://news.maryland.gov/dnr/2021/11/04/fall-foliage-report-november-4-2021/>

The Association staff continues to maintain and enhance our neighborhood, respond to concerns and to respect our governing documents. We cannot do it alone, as members we are all in this together, it truly does take a village!

We wish you all a happy & safe Thanksgiving!

Kristin, Shelia & Dean



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SET YOUR CLOCKS BACK!

It is that time of year again, to “fall back” in time!



Standard time begins on Sunday, November 7, 2021 at 2 a.m. Set your clocks back one hour. This means it will get darker earlier. Here are some helpful tips from MCDOT (Montgomery County Department of Transportation).

- Drivers should be on the lookout for pedestrians, bicyclists, and children.
- Drivers should reduce speed, turn on headlights earlier and be alert.
- Wait for the walk signal. If there is no traffic signal, make sure it’s clear to cross. Look left, right and then left again before crossing.
- If there are no sidewalks, walk against traffic so drivers can see you more clearly.

When you switch your clocks, an action we do twice a year, it’s a good time to check and change batteries in your smoke detectors!

With falling back on our clocks, take a minute to fall back in time & check out one of the original 1980s brochures for Waters Landing.

<https://img1.wsimg.com/blobby/go/d6cbfa44-7591-49bf-b2d5-9b8dee528932/WL%20brochure.pdf>

This was generously provided by a resident. If you have any tidbits about the community, please share!

SIGN UP FOR THE NEWSLETTER



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.



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 |

1st Call ANNUAL MEETING

The 1st call of the annual meeting will be held immediately prior to the Board meeting on Wednesday, November 10, 2021, 7 p.m. As a quorum may not be achieved at the first meeting on November 10th (as has been the case each and every year because of the exceptionally large number of members needed in attendance), a second meeting has been scheduled. The 2nd Call will be Wednesday, December 15, 2021 at 7 p.m. Additional notice will be mailed. The Association will again be utilizing Vote HOA Now for voting.



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There is one open position. Anyone interested in running for the Board of Directors should contact the Association office to complete a Candidate Qualification Statement. A copy of which was mailed and can be found on the Association website.

<https://waterslanding.org/annual-meeting>

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.

The next meeting will be held on Monday, December 6, 2021, 7 p.m.



COMMUNITY EVENT: WALK AUDIT

Join us for a “walk audit” throughout the Waters

Landing community!

Saturday, November 13, 2021

10 a.m. to 1 p.m.

**Waters Landing Community Center
2000 Father Hurley Blvd.**

A “walk audit” is a time to gather outside to experience our “walkability” as a community and assess the safety and desirability of walking and routes within our community. We will consider our environmental factors,

including street organization, connectivity, and accessibility of destinations. Feel free to just come to say hello and meet neighbors, WLA Board of Directors, Association staff, and other local officials.

Your feedback will be passed on to the **DECISION MAKERS at COUNTY AGENCIES.** Let us show the decision makers at these county agencies how much we care about **safety in our community!**

This will be executed safely observing the current Covid regulations and weather permitting! Hope to see you there!

Volunteers are needed! Email if interested! wla@waterslanding.org or call 301 972-3681.

Additional information will be available on the Association website.

RSVP to attend:

<https://www.eventbrite.com/e/walk-audit-for-waters-landing-tickets-196651488897>



CRIME & SAFETY PREVENTION TIPS & HOLIDAY SAFETY TIPS

We have been notified recently of a few instances of thefts from vehicles throughout Waters Landing. Please remember to lock your vehicle doors and windows. Vehicle break-ins are when the vehicle is locked; theft from vehicles is when the vehicle is unlocked. **LOCK YOUR DOORS.**

Malfunctioning porch lights in the front not only encourages criminal activity, but it can also delay emergency rescue when your



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property numbers are not luminated.
Consider using a sensor light bulb.

Holiday Safety Tips Provided by MCPD

HOLIDAY SHOPPING

While shopping, please lock your vehicle at all times and keep valuables out of sight. It is recommended that if you are shopping at multiple stores that you move your vehicle every time you put packages into it. Criminals will wait in the parking lot to see who places packages in the vehicle then walks away to another store giving them a large window of opportunity to break into your vehicle and steal your packages. Remember to park in well-lit areas and be mindful of your surroundings

TRAVELING

While traveling, think about using an automatic timer for your lights to give the appearance that someone is home. Also ask a trusted neighbor to watch your home and to pick up your mail if you don't have it temporarily stopped. You don't want to tip burglars off that you are away for an extended period of time. As always, please report any suspicious activity to the police department. We can't guarantee a crime won't occur but hardening the target (making it less convenient to commit the crime) will increase your chances of not becoming a victim.



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 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.

More information on leaf options from My Green Montgomery:

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

OUTSIDE HOME MAINTENANCE – WINTERIZATION



Colder weather is fast approaching, and it is important to properly winterize your outside faucets. Without proper preparation, you could face frozen pipes and water damage requiring expensive, but avoidable repairs. This is also a good time to clean your gutters to prevent clogged gutters, which can cause water damage.

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



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received by the fifteenth (15th) 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

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>

NEIGHBORHOOD NOTES

These are some of issues and concerns that residents have contacted the Association office with recently:

- Waterbury Downs South (Demetrias Way): there is an on-going water leak from one or more private properties along Demetrias Way facing Wisteria Drive. WSSC was called and have conducted their water pressure check on their property, which is from the sidewalk to the property line. Notices from the Association was sent to residents identified by WSSC as potential units who may have a water leak, with instructions

to contact a licensed plumber to check and repair the water leak.

- Waterbury Downs North (White Church Court): Maintenance work on vehicles in the parking lot is prohibited by our governing documents. Please do not leave car parts, nuts and bolts in the parking lot. Also, if you have an oil leak, please remove the oil as soon as possible to prevent falls by others and run-off into the water system.
- Sunridge (Summersong Lane)- Please be mindful of noise ordinance rules. Trash receptable bins should be out of public view after trash has been collected and not left out in the designated area for trash pick-up. The Association will remove items left on common ground. Most neighborhoods have parking spaces marked by tic marks. Please be mindful to park within the marked parking tic to avoid tight parking and damage to neighboring vehicles.

PEACE & ENJOYMENT — LOUD NOISE

You may be considering hosting or attending holiday parties this year. Homeowners, tenants and guests should be courteous to their neighbors and limit loud noises/gatherings during quiet hours.

Quiet Hours – Weekdays

9 p.m. to 7 a.m.

Quiet Hours – Weekends & Holidays

9 p.m. to 9 a.m.

Even loud noises that are causing disturbances during the day may also violate the County's noise ordinance law. Montgomery County Department of Environmental Protection is tasked with overseeing loud noise ordinance violations.



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Please contact the police non-emergency line at (301) 279-8000.

<https://www.montgomerycountymd.gov/DEP/contact/noise.html>

TRASH & RECYCLING REMINDERS

2021 Holidays

- 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.

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

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 streetlight maps listing all streetlights with streetlight numbers for

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

Street Light Maps

<https://waterslanding.org/maps>

The following lights were reported this month:

Waterbury Downs South

- 2 on Demetrius Way

Waterbury Downs North

- 1 on White Church Circle

Waters Edge

- 1 on Tide Winds Way

Harbour Place

- 1 on Waters Point Lane



NEIGHBORHOOD ADVISORY COUNCIL (NAC)

The Association sent out an orange mailer to Waters Landing residents in the single-family & townhome communities regarding re-establishing an NAC in your neighborhood. We followed up through our outreach initiative and a few NAC's have been re-established! 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.

Neighborhoods & Street Listings

<https://waterslanding.org/neighborhoods>

The following neighborhoods are in process of re-establishing their NAC:



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- Harbour Place, townhome
- Gables/Manorwoods, single-family
- Lakeforest, single-family
- Laurelwood Cove, single-family

The following neighborhoods have interest, but need more volunteers:

- LakeCrest, townhome
- Waterbury Downs North, townhome
- Waterbury Downs South, townhome
- Waters Edge, townhome
- Deep Wood Village, single-family
- Woodlands, single-family

The following neighborhoods need volunteers:

- County Lake, townhome
- Logansport, townhome
- Sunridge, townhome
- US Homes, townhome
- Village, townhome
- Highlands, single-family

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: USHomes @ WL

Developer: US Homes

Entrance Sign: None

US Homes is a townhome neighborhood at the cross streets of Waters Landing Drive and Crystal Rock Drive. The community backs up to the Waters Landing Park is one of our smaller communities.

US Homes was the last townhome community built in the late 1990s.

The neighborhood consists of units that have one-car garages and units that do not have garages.

Properties in USHomes: Diamond Hill Court (9); Diamond Hill Drive (37) Total: 46

Home Style: Colonial with small light posts in the front yards.

BABYSITTING & HANDYMAN DIRECTORY

We're still looking!

Waters Landing would like to provide a directory for babysitting & handyman services. If you are interested in being included, please contact the Association



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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/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/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>



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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