



Waters Landing Association, Inc.

20000 Father Hurley Blvd. • Germantown, MD 20874 • 301-972-3681 • www.waterslanding.org

ALL INFORMATION CAN BE FOUND ON WWW.WATERSLANDING.ORG.

November 2022

Dear Waters Landing Member:

Enclosed are the announcement, candidate qualification statements, proxy form, and agenda for the Second Call (Reconvened) of the Annual Meeting to be held, **Wednesday, December 14, 2022, 7:00 p.m.** Since the Board of Directors meets monthly to conduct the normal and routine business of the Association, the items of business considered at the Annual Meeting are the election of Directors and motions made by the members.

The Annual Meeting will be held virtually by Zoom, https://us06web.zoom.us/meeting/register/tZMpf-GorTkuHtIMAs8T71_OOYBBE_4dtF3V.

As this is the Annual Meeting, you will be required to register to participate in the Zoom meeting. You may also find this link on the Waters Landing webpage, www.waterslanding.org.

QUORUM:

As a quorum was not achieved at the first meeting held on November 9, 2022, a second meeting (reconvened meeting) is scheduled for **Wednesday, December 14, 2022, 7:00 p.m.** At this second meeting, all persons in attendance will constitute a quorum, and business may be conducted.

VOTING:

Please note that as of November 9, 2022 there are 2 candidates running for two (2) open positions. The Candidate Qualification Statements have been enclosed for your review.

Proxies Submitted By Mail:

The Association has engaged Action Management Inc., which will facilitate the collection of paper proxies. Paper proxies may be submitted either by mail or scanned and sent by email. Any proxy submitted by mail must be received by Action Management, Inc. by December 14, 2022 at 12:00 p.m. to be counted. Therefore, Members should mail their proxies as early as possible so that they are timely received. The mailing address for Action Management, Inc. is:

Action Management Inc.
P.O. Box 4157
Annapolis, MD 21403

You may also scan and email your proxy to the following email address: debbie@action-management-inc.com.

Proxies Submitted Electronically:

The Association has also engaged Vote HOA Now, which will facilitate the electronic submission of proxies. In order to use Vote HOA Now, an email address is required. Members must submit their electronic proxy no later than 12:00 p.m. Wednesday, December 14, 2022. Please find enclosed an instruction sheet from Vote HOA Now on the electronic voting process. You may also find the link to the Vote HOA Now website at:

<https://waterslanding.ivotehoa.com/register>

The voting website will not be live before Friday, December 9, 2022.

A Not-for-Profit Homeowner Association Serving the Waters Landing Community of Neighborhoods

- Acclaim • Churchill Senior Living • Country Lake • Deep Wood Village • Esprit • Gables/Manorwoods • Heritage Apartments • Harbour Place • Highlands • LakeCrest • Lakeforest • Lakeview • Landing Glen • Laurelwood Cove • Logansport • South Shore Harbour • Stonecreek Club • Sunridge/Village • US Homes @ WL • Waterbury Downs North • Waterbury Downs South • Waters Edge • Waters House • Waverly • Woodlands •

Previous Annual Meeting Minutes:

The previous annual meeting minutes, which should be approved at the December 14, 2022 meeting, will be available on the Association website for review beginning Friday, December 9, 2022.

Annual Meeting Voting:

There will be no paper ballots utilized at the virtual meeting, therefore, if you intend to vote during the meeting, you must have the capability to vote electronically using the Vote HOA Now platform. In order to vote during the virtual meeting, you must check in with management when you enter the Zoom meeting and provide your name, Water's Landing address and your email address. For each vote during the meeting, Vote HOA Now will email an encrypted link to the email address you check in with at the meeting.

Please contact the Association office at wla@waterslanding.org or 301-972-3681 if you have any questions.

For the Board of Directors

Sincerely,
Kristin Czarick, CMCA®, AMS®
General Manager
Waters Landing Association, Inc.

Enclosures



Waters Landing Association, Inc.

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November 2022

Waters Landing Residents:

We hope everyone has had a wonderful 2022 and are looking forward to 2023.

Electric Vehicle Charging Station Committee

With electric vehicles growing in popularity, the Electric Vehicle (EV) Charging Station committee has been meeting regularly to discuss options for townhome residents to safely install charging stations on their property. The EV Committee is seeking feedback on proposed solutions.

Please click here for more information, [Townhome Electric Vehicle Charging Station Options](#). This can also be found on our website, under the Architectural tab.

Feedback may be emailed to wla@waterslanding.org.

Condominium residents should contact their condominium management company about rules and restrictions in their neighborhoods.

News Ashore

The office is also seeking feedback on what you would like to see in the News Ashore, the electronic newsletter. First, make sure you're signed up! It's easy, [click here to sign up!](#)

How often do you want to receive emails? What content do you want to see? What format is best, a short blast or long newsletter?

Check out previous editions & provide feedback. <https://waterslanding.org/news-ashore-newsletters>.

Condominium residents are welcome to sign up, but for information on your condominium's day-to-day operations, please contact your condominium management company.

And you can always check the Association website, www.waterslanding.org for more information and updates.

If you have any questions, please feel free to contact the Association office by email at wla@waterslanding.org or by phone 301-972-3681.

Sincerely,
Kristin Czarick, CMCA®, AMS®
General Manager
Waters Landing Association, Inc.

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1 Receive the email from our voting site, click the link to go the voting site



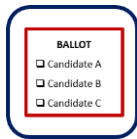
- Each home/unit will receive an invitation to vote email (sent to the primary email address on the account – if you do not see it in your inbox check your junk/spam folder)
- The email has your unique registration code and link to the voting site
- Confirm the number of homes/units your vote will be counted for (if incorrect, reply to the email or let your manager know) and DO NOT VOTE until management tells you it is fixed
- Click the link in the email to go to the voting site and your registration code will be pre-filled, click Next

2 Register for the vote (this constitutes your electronic signature)



- Fill in the registration form with your name and email
- Select an account password
- Click Set Account Information

3 Make your choices on the ballot and submit



- Read the ballot instructions and choices thoroughly (once your vote is submitted it is final and cannot be changed)
- Make your choices on the electronic ballot
- Click Submit

4 Vote complete, receive confirmation



- A confirmation of your vote will appear onscreen and be sent to your email



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**ANNUAL MEETING OF THE MEMBERS
WATERS LANDING ASSOCIATION, INC.**

9 November 2022, 7 p.m.

Waters Landing Community Center
20000 Father Hurley Boulevard
Germantown, Maryland 20874

In case a quorum of the membership is not achieved at this first call for the Annual Meeting,
a second meeting will be scheduled for Wednesday, December 14, 2022 7 p.m.

Business will be conducted in accordance with the following agenda:

AGENDA

Call to Order

Roll Call and Certificate of Proxies

Proof of Notice of Meeting or Waiver of Notice

Approval of Minutes from the 2021 Annual Meeting

Reports of Officers*

Reports of Committees*

Unfinished Business*

New Business*

Appointment of Inspectors of Election

Election of Directors

Adjournment

* Items addressed by the Board during monthly business meetings.

WATERS LANDING ASSOCIATION, INC.
RE-CONVENED ANNUAL MEETING
7:00 p.m. December 14, 2022

PROXY

I(We), _____ and _____,
owner(s) of the property located at:

_____, Germantown, Maryland,
(Address)

and member(s) in good standing of the Waters Landing Association, Inc. hereby appoint:

(insert name of proxy) (If no name appears above, the Management Agent will be your proxy.)

as my/our proxy, with full powers of substitution, for the purpose of casting my/our vote for the election of directors (only in accordance with my/our instructions noted below), and on any other matter that may come before the Annual Meeting, including any continuations, recesses or adjournments thereof.

Signature of Owner

Signature of Owner

Date

Date

IF YOU WISH TO CAST YOUR VOTE BY PROXY IN THE BOARD ELECTION, THE LAW REQUIRES YOU TO INDICATE ON THIS FORM THE CANDIDATES FOR WHOM YOU WISH TO VOTE. IF YOU DO NOT MARK YOUR VOTE BELOW, THIS PROXY FORM CANNOT BE USED TO VOTE IN THE BOARD ELECTION, BUT MAY BE USED TO VOTE ON ALL OTHER MATTERS, IN ACCORDANCE WITH THE ASSOCIATION'S GOVERNING DOCUMENTS AND APPLICABLE LAW, AND WILL BE COUNTED TOWARDS A QUORUM. IF THE MANAGEMENT AGENT IS YOUR PROXY, AND IF YOU DO NOT MARK YOUR VOTE BELOW, THIS PROXY FORM WILL BE USED FOR QUORUM PURPOSES ONLY. UNDER THE BYLAWS, NO UNIT OWNER SERVING AS A PROXY MAY CAST MORE THAN ONE VOTE BY PROXY, IN ADDITION TO HIS/HER OWN VOTE.

You may instruct your Proxy to vote for no more than 2 candidates.

Please mark your selections below.

Candidate Name:

(___) Nicholas D'Ascoli

(___) Erik Herron

WATERS LANDING ASSOCIATION, INC.
Qualification Statement for Board of Directors Candidate

Name: Nic D'Ascoli

Address: Long Channel Circle, Townes and Waters Edge, Germantown MD 20874

Have you ever been involved in a Homeowners Association or similar community service organization? If so, describe including positions held & length of service.

I have served on the Waters Landing Association (WLA) Board of Directors as the Vice President for the past two (2) years and currently. I am a member of two different Home Owners Associations including WLA and engage with them regularly. I have lived in the Townes at Waters Edge for more than 20 years.

What background or experience do you have which would qualify you for a Director position (education, organizations, occupation, attending Waters Landing meetings, etc)?

The duties of the board as stated in the call for candidates starts: "Board Members review and vote on contracts". With over 40 years of experience in contracts as a procurement analyst for a very large local employer, I am ideally suited to serve on the WLA Board of Directors.

What are your reasons for seeking nomination to the Board of Directors (goals, ideas, etc.)?

I would like to help Waters Landing HOA develop the necessary capacity to functionally perform the contract life cycle including conducting market research, obtaining the best prices for the community, and ensure a detailed quality assurance program is developed and incorporated into each contract to verify work is performed.

In addition, there are a number of very important initiatives to improve customer service to our members and improve transparency of operations that have not been sufficiently addressed to date. I am hoping to be elected to another term to ensure these initiatives do not fall by the wayside.

Other comments or ideas:

I want to commend each of the board members with which I have worked for the past two years. Each board member has brought talent and enthusiasm to the job. We have uncovered distributing practices that we are working to resolve. I hope you will reelect this board to serve the Waters Landing Association another term. Thank you.

**RETURN BY November 9, 2022 to:
Waters Landing Association, Inc.
email: wla@waterslanding.org
20000 Father Hurley Blvd., Germantown, MD 20874**

WATERS LANDING ASSOCIATION, INC.
Qualification Statement for Board of Directors Candidate

Name: _____

Phone: _____

Address: _____

Have you ever been involved in a Homeowners Association or similar community service organization? If so, describe including positions held & length of service.

What background or experience do you have which would qualify you for a Director position (education, organizations, occupation, attending Waters Landing meetings, etc)?

What are your reasons for seeking nomination to the Board of Directors (goals, ideas, etc.)?

Other comments or ideas:

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