



Waters Landing NewsAshore

20000 Father Hurley Boulevard, Germantown, MD 20874

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

January 2022

A message from the Association Staff:

It's a new year and we hope everyone had a great holiday season!

January marks the birth of Martin Luther King, Jr., a Nobel Prize winner and an icon of the civil rights movement. Martin Luther King, Jr. Day has been a Federal Holiday since it was signed into law on November 2, 1983 and is observed the third Monday in January. It also serves as the King Day of Service, one of only two National Days of Service. The Day of Service is coordinated by The Corporation for National and Community Service, a Federal agency. For more information, <https://www.americorps.gov/>



Winter is here! Do you want to build a snowman? We would love to see your pictures of the snow, if you built a snowman, or any other winter fun! Send them to

the office.

As COVID-19 variants continue to spread, we encourage everyone to maintain safety measures, including wearing face masks, hand washing and social distancing. Face masks are required when visiting the Association office.

As we face the challenges of an ongoing pandemic, and begin a new year, we should reflect on the past and look to the future. We wish everyone to stay safe and well in 2022!

Kristin, Shelia & Dean

SIGN UP FOR THE NEWSLETTER & FOLLOW US ON TWITTER!

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.



Follow us on Twitter! [@WLA_HOA](https://twitter.com/WLA_HOA)

MARK YOUR CALENDARS



BOARD MEETING

The next meeting will be held on **Wednesday, February 16, 2022, 7 p.m.**

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

2022 Board Meeting Schedule

- February 16
- March/April Open House
 - Date & Forum to be determined.
- May 18
- June 15 (pool focus)
- August 17 (if necessary, for pool items)
- September 21
- November 9 *
 - * 1st Call Annual Meeting, which is adjourned due to lack of quorum, is held immediately prior to the Board Meeting
- December 14 **
 - **Annual Meeting, no Board Meeting

BOARD OF DIRECTORS

John Pesce
 Nic D'Ascoli
 Erik Herron
 Mark Sagarin
 Vacancy to be appointed by Board*



Waters Landing News **Ashore**

20000 Father Hurley Boulevard, Germantown, MD 20874

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

* Interested residents should contact the Association office to complete a candidate qualification statement by Friday, January 14, 2022.

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. Applications must be complete, with all required documentation and signatures or will be returned to Homeowners. All deadlines apply. Please read the application instructions carefully.

[Please click here for the AERC Application](#)

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

The next meeting will be held on Monday, January 10, 2022, 7 p.m.

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

2022 AERC Meeting Schedule

- January 10
- February 7
- March 7
- April 4
- May 2
- June 6
- July 11
- August 1
- September 12

- October 3
- November 7
- December 5

ASSESSMENTS/MONTHLY HOMEOWNERS PAYMENT

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

Assessments are due the first (1st) of each month and are considered delinquent if not received by the fifteenth (15th) of the month. Delinquent accounts will be assessed a late fee of \$15.00 each month.

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

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

CLICK PAY LOCKBOX PAYMENT ADDRESS UPDATE

[Click Pay Lockbox Address Change Full Information](#)

The new remittance address is:
FirstService Residential
P.O. Box 31077
Tampa, FL 33631-3077



Waters Landing News Ashore

20000 Father Hurley Boulevard, Germantown, MD 20874

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

CONNECT/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](#)

TRASH REMINDERS

Waters Landing's trash contractor is J&J Inc. 1-800-465-2350

Trash is picked-up Mondays & Thursdays.

Trash should be placed out for collection after dusk the night before pick up days or alternatively the morning of pickup before 7:00 a.m.

Residents of Montgomery County are required to place bags of trash inside trash cans with tight fitting lids for storage and collection.

Trash cans and containers 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.

Bulk items are collected on Thursdays, please call J&J prior.

J&J Inc. does not pick up metal items.

Construction debris must be called into J&J Inc. prior to collection.

Trash is collected most holidays, please see schedule below.

2022 Trash Holidays

Martin Luther King, Jr. Day, Monday, January 17

NO CHANGE

President's Day, Monday, February 21

NO CHANGE

Memorial Day, Monday, May 30

NO CHANGE

Juneteenth, Sunday, June 19

NO CHANGE

Independence Day, Monday, July 4

NO CHANGE

Labor Day, Monday, September 5

NO CHANGE

Indigenous Peoples Day, Monday, October 10

NO CHANGE

Veteran's Day, Friday, November 11

NO CHANGE

Thanksgiving, Thursday, November 24

No Collection. Trash will be picked up the next regular day, Monday, November 28

Christmas, Sunday, December 25

NO CHANGE

New Year's Day, Sunday, January 1

NO CHANGE

RECYCLING REMINDERS Montgomery County

Recycling is collected by Montgomery County. Please contact the county for any





Waters Landing News **Ashore**

20000 Father Hurley Boulevard, Germantown, MD 20874

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

concerns or issues at 240-777-0311 or www.mc311.com.

Recycling is picked-up on Mondays.

Recycling should be placed out for collection after dusk the night before pick up days or alternatively the morning of pickup before 7:00 a.m.

Yard and trim items should be bundled with twine for collection.

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 pick-up.

Recyclables and recycling containers 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.

Recycling pick-up is on Mondays. If a Federal holiday falls on a Monday, recycling pick up will slide to the next day, please see schedule below.

2022 Montgomery County Recycling Holidays

Martin Luther King, Jr. Day, Monday, January 17

Collection moves to Tuesday, January 18

President's Day, Monday, February 21

Collection moves to Tuesday, February 22

Memorial Day, Monday, May 30

Collection moves to Tuesday, May 31

Juneteenth, Sunday, June 19

NO CHANGE

Independence Day, Monday, July 4

Collection moves to Tuesday, July 5

Labor Day, Monday, September 5

Collection moves to Tuesday, September 6

Indigenous Peoples Day, Monday, October 10

NO CHANGE

Veteran's Day, Friday, November 11

NO CHANGE

Thanksgiving, Thursday, November 24

NO CHANGE

Christmas, Sunday, December 25

NO CHANGE

New Year's Day, Sunday, January 1

NO CHANGE

CHRISTMAS TREE RECYCLING

Christmas trees are recycled through Montgomery County. For more information, go to Montgomery County's site on Christmas tree recycling.



https://www2.montgomerycountymd.gov/DEPHowDoI/material.aspx?tag=christmas-trees&material_key=47

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

SNOW



Snow removal in the townhome neighborhoods is completed by Waters Landing. Lead walks, or walks leading up to your home, are your

responsibility. All residents are responsible for cleaning out their own car. Saving cleaned out parking spaces is prohibited; please be courteous if your neighbor has worked hard cleaning out a parking space.

Snow removal in the single-family neighborhoods is completed by Montgomery County. For updates or additional information please call 311 or visit <https://www.montgomerycountymd.gov/snow/snow-status.html>. Sidewalks in the single-family neighborhoods are the responsibility of homeowners.

For all residents, please do not throw snow back into the parking lot, street or sidewalks after they have been cleared.

<https://waterslanding.org/neighborhoods>

Condominiums have their own arrangements. Please contact your condominium management company.

<https://waterslanding.org/condominiums>

OUTSIDE HOME MAINTENANCE – WINTERIZATION

Cold weather is here, 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.



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>

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

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 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.



Waters Landing News **Ashore**

20000 Father Hurley Boulevard, Germantown, MD 20874

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

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

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



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

Street Light Maps
<https://waterslanding.org/maps>

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



Waters Landing News*Ashore*

20000 Father Hurley Boulevard, Germantown, MD 20874

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

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