



Waters Landing NewsAshore

20000 Father Hurley Boulevard, Germantown, MD 20874

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

May 2022

A message from the Association Staff:

May is Mental Health Awareness Month. It was started by the Mental Health America organization in 1949. The National Alliance on Mental Illness,

<https://www.nami.org/home>, provides information and resources for mental health. This might be a good time to check in with friends and family.

May is also Stroke Awareness Month. Know the signs & act F.A.S.T. (face drooping, arm weakness, speech difficulty, time to call 911). Acting fast can save lives. The American Stroke Association,

<https://www.stroke.org/en/>.

Sunday, May 8th is Mother's Day. Let your mom know that she's special!

Along with many other Associations, during the COVID-19 pandemic Waters Landing has strived to retain a high level of service to our residents under extraordinary circumstances. Our hard-working and dedicated staff continues to attempt to address your resident concerns and administrative needs as efficiently as possible. We are in the process of restructuring the Association office with input from the community with our upcoming survey to better serve the community.

Like other Associations, we are not as fully staffed as we would prefer to be at this time. We understand that this may cause delays in responding to your email or phone call inquiries. We sincerely apologize for any inconvenience this may cause you.

Be assured that we are doing all we can to find enthusiastic, engaged staff to help us grow in the future.

In the meantime, there are some steps you can do to help minimize your need to contact the office directly — please see our “Tips on Contacting the Office” section.

We will continue to make every effort to make your experience with Waters Landing seamless, enjoyable, and excellent. We appreciate your patience during this transitional time.

Kristin & Shelia

QUESTIONS? COMMENTS?

WHO DO I CALL?

TIPS ON CONTACTING THE OFFICE

Please subscribe to receive the NewsAshore by going to www.waterslanding.org.

Check the “Helpful Numbers” section at the end for how to contact Montgomery County and various utilities, like Potomac Edison, WSSC & Washington Gas.

Please use the “Contact Us” portion on the website or email us directly at wla@waterslanding.org with your inquiry. When contacting the office in multiple ways, immediately after each other, such as calling the office, and immediately following with an email, and/or proceed to visit the Association office, this can delay response or cause duplication, which does not allow for efficient response to your inquiry.

When contacting the office, please provide your name, phone number and property address, which includes your street name. Waters Landing is the umbrella to single-family homes, townhomes, condominiums and apartments and we need the full address to better be able to assist you or direct you to the best entity.



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If you reach the voicemail during resident hours, we are either assisting someone, on another call or have had to briefly go out on the grounds for an inspection. Please leave a message and we will return your call.

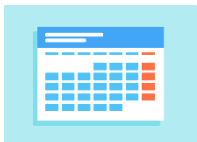
Please use the website to place your resale requests directly. When you contact the office, you will be asked to send an email with name and property address. To avoid delays, submit a request through the website or directly by email to wla@waterslanding.org.

If you are selling your property, please coordinate this request with all entities involved (sellers, real estate agents, title companies, etc.) We receive multiple inquires on the same property, which causes delays and does not allow for us to process efficiently.

For community center rentals, please call the office or email and provide your name, property address, phone number and dates of interest to rent.

To tour the community center, please call or email to schedule a tour. Appointments for tours are available Monday – Thursday, 10 a.m. – 2 p.m. and Friday, 10 a.m. – 1 p.m. If visiting the community center for a tour without an appointment, a tour may not be accommodated as other meetings or appointments may already be scheduled.

For questions about your account, or if you would like a statement of account of your assessment payments, please contact our financial management contractor, First Service Residential (FSR). Please contact Ron Dean directly at 301 495-6645 or email Ronald.Dean@fsresidential.com. This information should be obtained from the financial management contractor FSR. If you call us directly, you will be referred to FSR. You may also call 1-800-870-0010 for a Statement of Account.



MARK YOUR CALENDARS

<https://waterslanding.org/calendar>

PROPOSED DEVELOPMENT

CHURCHILL SENIOR LIVING

Significant development is being proposed for the corner of Waters Landing and Father Hurley, please note the following dates. Please stay involved and make your voice heard with Montgomery County.

Phillip Estes of Montgomery County Planning Department will meet with interested community members to hear questions and comments on proposed development.

When: Thursday, May 12, 2022 at 10:30 a.m.

Where: Everyone will meet at the Community Center & then walk the area of proposed development, next door to the Community Center

[Montgomery County Brochure: Development Process](#)

BOARD MEETING



BOARD MEETING

<https://waterslanding.org/board-of-directors>

The next meeting will be held on Wednesday, May 18, 2022, 7 p.m.

Meeting details will be posted to the Association website and in an upcoming edition of the News Ashore.

BOARD OF DIRECTORS

John Pesce, President
Nic D'Ascoli, Vice-President
Erik Herron, Secretary
Laura Magnuson, Treasurer
Mark Sagarin, At-Large



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ARCHITECTURAL & ENVIRONMENTAL
REVIEW COMMITTEE (AERC)
MEETING

<https://waterslanding.org/architectural-aerc>

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.

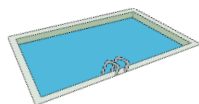
[Please click here for the AERC Application](#)

The next meeting will be held on Monday, June 6, 2022, 7 p.m.

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

POOL SEASON IS SOON HERE

Keep a lookout for a mailing and an upcoming News Ashore about the 2022 pool season. Please read through carefully for the pool pass process.



SWIM TEAM
WATERS LANDING THUNDER

Season begins May 31

Key Things to Know:

- swimmers are ages 4-18
- swimming provides safety, exercise, community, and helps kids develop critical life skills and friends!
- swimmers must reside within the Waters Landing HOA boundaries and hold a current pool pass
- practices are offered daily, in the morning and evening (once school gets out)
- parent volunteers are critical
- social events are frequent and fun
- your child will swim in a meet either Saturday morning or Wednesday evening
- pre-team is back! for swimmers not quite ready for swim team

See swim team's website or email us with more questions!

Website: <https://wtlthunder.swimtopia.com/>

Email: wtlswimteam@gmail.com

WATERS LANDING DRIVE
MONTGOMERY COUNTY SAFETY
IMPROVEMENTS

From Montgomery County:

MCDOT will reduce the speed limit from 30 to 25 mph along the entire length of Waters Landing Drive and anticipate that it that the sign changes will be completed in May 2022.

The marked crossing at the community trail east of Amber Hill Court has been completed. Concepts for the provision of Americans with Disabilities Association (ADA) compliant ramps, as well as signs and marked crosswalks have been developed. It is anticipated that the crosswalk marking improvements at the 15 locations below will be completed sometime this summer.

- Waters Landing Drive, between Crystal Hill Circle & Burnt Wood Drive/Neerwinder Street



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- Waters Landing Drive at Burnt Wood Drive/Neerwinder Street
- Waters Landing Drive at Clear Morning Court
- Waters Landing Drive at Spinning Wheel Court
- Waters Landing Drive at Hazelnut Court
- Waters Landing Drive at Anndyke Way
- Waters Landing Drive, east of Deerwater Drive
- Waters Landing Drive at Neerwinder Street/Black Hill Trail
- Waters Landing Drive at Ambassador Drive/Deerwater Drive
- Waters Landing Drive at Afternoon Lane/Deerwater Drive
- Waters Landing Drive at Staffordshire Drive/Summersong Lane
- Waters Landing Drive at Lowfield Drive
- Waters Landing Drive at Whitechurch Circle
- Waters Landing Drive at Shady Side Way
- Waters Landing Drive between Amethyst and Shadyside

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. Please email wla@waterslanding.org.



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.

<https://waterslanding.org/maps>

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



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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).

HOME MAINTENANCE & INSPECTIONS



Each year homes in Waters Landing are inspected to ensure that all exterior 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 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

CAN'T MAKE A MEETING? WANT TO KNOW WHAT'S GOING ON? SIGN UP FOR THE NEWSLETTER!



Although we encourage residents to attend Board and other community meetings, the website & newsletter are a great way to know what's going on. 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.

Social Media

Social media comes in all shapes and formats, which do you prefer? As a Waters Landing resident, you are in luck, you have a few to choose from to receive updated Association and community information based on your preference.

For neighborhood-based community information, check out the Waters Landing Community Facebook page,



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monitored by community members: Kate Snyder and Liz Korte:

<https://www.facebook.com/groups/welovewaterslanding>

There is also a Google group list serv monitored by community member Laura Magnuson:

<https://groups.google.com/group/waterslanding/>

For community information in Waters Landing and surrounding communities, try Next door/ Waters Landing 2:

https://nextdoor.com/neighborhood/?source=more_menu

For a quick snippet within 280 words or less of updated information, sign up for our Twitter page. This is monitored by the Association office.

[@WLA_HOA](https://twitter.com/WLA_HOA) (@WLA_HOA)

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/epwebstore/items.aspx?subcatalog_id=11

Request a scrap metal recycling collection
<https://www.montgomerycountymd.gov/scrmetal>

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, Wynfield 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

<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



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<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