



# Waters Landing News **Ashore**

20000 Father Hurley Boulevard, Germantown, MD 20874

[www.waterslanding.org](http://www.waterslanding.org) | email: [wla@waterslanding.org](mailto:wla@waterslanding.org) | 301-972-3681

## November 2022



November is National Alzheimer's Awareness Month

Friday, November 11<sup>th</sup> is Veteran's Day. A big thank you to all that have served or are currently

serving.

Thanksgiving is Thursday, November 24.

The days are getting shorter and it's getting dark earlier, which means the holiday season is near. Get outside & decorate, send us your pictures. We'd love to showcase in the next edition. It's also a time to remember what we are grateful for and reach out to those less fortunate or who might be alone for the holidays.

Kristin & Shelia

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### SENECA CREEK STATE PARK

#### WINTER LIGHTS FESTIVAL

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Since 1995, the Winter Lights Festival at Seneca Creek State Park turns into a 3.5 mile drive of light displays and lit trees. Begins November 25 and runs through December 31. The park is closed December 25<sup>th</sup>.

<https://www.gaithersburgmd.gov/recreation/special-events/winter-lights-festival>

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### RECIPE BOX

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AllRecipes Thanksgiving Recipes

<https://www.allrecipes.com/recipes/198/holidays-and-events/thanksgiving/>

Top 50 Thanksgiving Recipes, by Food Network

<https://www.foodnetwork.com/recipes/photos/top-50-thanksgiving-recipes>

67 Thanksgiving Recipes Everyone Will Request Again Next Year, by BonAppetit

<https://www.bonappetit.com/recipes/holidays-recipes/slideshow/best-thanksgiving-recipes>

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### TRIVIA TIME

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Did you guess any? Ones we forgot?

How many stores can you name that use to be located at the Germantown Commons Shopping Center?

Germantown Hardware, Hard Times Café, Enterprise Car Rental, a movie theater, clothing store, bookstore

What did Germantown Plaza used to be called?

Sugarloaf Centre

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### FALL BACK - SET YOUR CLOCKS!

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

Standard time begins on Sunday, November 6, 2022 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.



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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!

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## LEAF REMOVAL

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Leaf removal is addressed through mowing of the common grounds, as well as two scheduled common ground leaf removals.

With the exceptional number of leaves that have fallen, leaf removal is being pushed up and will begin **Wednesday, November 9, weather permitting. Common grounds only.**

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 paper 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.

2021 Article from My Green Montgomery:

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



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## HOLIDAY TRASH & RECYCLING REMINDERS

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The schedule for trash & recycling can always be found on the Association website, under the FAQ page. <https://waterslanding.org/faqs>

### TRASH

- **THANKSGIVING DAY**  
Thursday, November 24<sup>th</sup>:  
**NO trash collection & NO next day pick up. Trash will be collected the next regular trash day, Monday, November 28<sup>th</sup>. Please plan accordingly.**
- Christmas Week & New Year's Week: No changes, trash will be collected.

### RECYCLING

- Thanksgiving, Christmas Week & New Year's Week: No changes, recycling 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

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## MARK YOUR CALENDARS

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<https://waterslanding.org/calendar>

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## BOARD MEETING

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## BOARD MEETING

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

**The next meeting will be held on Wednesday, November 9, 2022, 7 p.m.**

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

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### **BOARD OF DIRECTORS**

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John Pesce, President

Nic D'Ascoli, Vice-President

Erik Herron, Secretary

Laura Magnuson, Treasurer

Mark Sagarin, At-Large

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### **1<sup>st</sup> Call Annual Meeting**

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The 1<sup>st</sup> call of the annual meeting will be held immediately prior to the Board meeting on Wednesday, November 9, 2022, 7 p.m. As a quorum may not be achieved at the first meeting on November 9<sup>th</sup> (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 2<sup>nd</sup> Call will be Wednesday, December 14, 2022 at 7 p.m. Additional notice will be mailed.

Additional information:

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

There are two open positions on the Board. If you are interested in running for the Board, please submit a Candidate Qualification Statement,

[https://img1.wsimg.com/blobby/go/d6cbfa44-7591-49bf-b2d5-](https://img1.wsimg.com/blobby/go/d6cbfa44-7591-49bf-b2d5-9b8dee528932/downloads/1st%20Call%2003%20022%20Anl%20Mtg%20CQS-form.pdf?ver=1667413726635)

[9b8dee528932/downloads/1st%20Call%2003%20022%20Anl%20Mtg%20CQS-form.pdf?ver=1667413726635](https://img1.wsimg.com/blobby/go/d6cbfa44-7591-49bf-b2d5-9b8dee528932/downloads/1st%20Call%2003%20022%20Anl%20Mtg%20CQS-form.pdf?ver=1667413726635).

Virtual details will be posted to the Association website.

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### **ARCHITECTURAL & ENVIRONMENTAL REVIEW COMMITTEE (AERC) MEETING**

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<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.

Approval by the AERC is required prior to alterations. The Association office has received inquiries on various exterior changes without approval from the AERC. Once a property is identified, an inspection is conducted to verify the change. A letter will be sent to the homeowner on record to submit an application for the change. The AERC will review the application for approval or if additional action is required for a change without prior approval from the AERC. Please contact the Association office with questions regarding the AERC process. Please read our Policy Resolution 89-1 on Common Grounds Alteration and Improvement Policy.

Deadline to submit applications is the 25<sup>th</sup> 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](#)

Remember to Dial Before You Dig! Call Miss Utility prior to any project that requires digging to have underground utility lines marked.

1-800-257-7777

[Miss Utility Homeowner Guide](#)

[Miss Utility Diagram](#)



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**The next meeting will be held on  
Monday, November 7<sup>th</sup>, 2022, 7 p.m.**

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

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### **HOMEOWNER'S SPOT**

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It was noted during a recent inspection and reported by a resident, that there is a leak on Long Channel Drive in Waters Edge. WSSC has been contacted.

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### **OUTSIDE HOME MAINTENANCE - WINTERIZATION**

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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.

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### **HOLIDAY CRIME & SAFETY PREVENTION TIPS**

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The holidays are fast approaching and with that is the holiday shopping season and traveling. Take a few precautions to make sure you aren't a victim of a crime this holiday season.



Please remember to lock your vehicle doors and windows. Vehicle break-ins are when items are taken from a vehicle that 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 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.

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#### **SELLING YOUR HOME?**

**YOU NEED A RESALE PACKAGE!**

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#### **WHAT IS A RESALE**

**PACKAGE?** Associations are governed by a set of documents, including, but not limited to, the Articles of Incorporation, Declaration, By-Laws, Policy Resolutions, and Architectural Guidelines, that detail Association and Resident responsibilities and





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requirements. A resale package includes the governing documents for the Association.

**DO I NEED ONE?** Yes, all sellers must cover the cost of the documents and provide them to prospective buyers for review. The seller's obligation is outlined in the Maryland Annotated Code. (Article No. 11-135 of the Maryland Condominium Act and Article No. 11-B-106 of the Maryland Homeowners Association Act, Real Property, Maryland Annotated Code.)

**HOW DO I ORDER A PACKAGE?** To order one, click here [Order A Resale Package](#). If you are in a condominium, you must also order a package from your condominium management company.

**WHAT IS THE PROCESS ONCE I'VE ORDERED A PACKAGE?** Resale packages are digital. Once you have submitted an order, you will receive an email with instructions for cost of the resale package and payment process. The process takes approximately five business days, once payment is received. Payment is by personal check or money order only, made payable to Waters Landing Association. Payment may be dropped off at our office at 20000 Father Hurley Boulevard, dropped in the locked "drop box," located outside of our office doors or mailed directly to our office. Credit cards and cash are not accepted. Once payment is received, you will receive an email acknowledging payment received and a release date.

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## STREETLIGHT OUTAGES

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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>

Street lights on County owned & maintained roads (Waters Landing Dr., Crystal Rock Dr., Wisteria Dr, all roads in the single family neighborhoods) can be reported through the link below.

<https://www2.montgomerycountymd.gov/dot-streetlight/Index.aspx>

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

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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](http://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, 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](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)



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## 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](http://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/depwebstore/items.aspx?subcat\\_alog\\_id=11](https://www2.montgomerycountymd.gov/depwebstore/items.aspx?subcat_alog_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/DOT-Traffic/streetlight\\_maint.html](https://www.montgomerycountymd.gov/DOT-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.montgomerycountymd.gov/parks/>

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