

FAQ

GENERAL QUESTIONS- For All Residents

What is this speed hump process about?

Montgomery County Department of Transportation conducted independent speed studies on Waters Landing Drive and determined that traffic calming is needed. Following a community meeting in April 2026 and a community-wide survey, the Waters Landing Board of Directors voted to advance a plan of five flat top speed humps on Waters Landing Drive between Father Hurley Boulevard and Crystal Rock Drive to a formal resident concurrence vote. The concurrence process is the county's required step before any installation can occur.

Why five speed humps? Who decided that?

The original county proposal included up to 14 speed humps. Following the community survey, which received 277 responses, the board voted to advance a reduced plan of five humps based on the locations that received the strongest community support. The full survey results are available at waterslanding.org/traffic-safety-initiative.

Did the HOA request speed humps?

Under Montgomery County Executive Regulation ER5-24, a community association must formally request the speed hump process to initiate it. The HOA submitted that request. However, the county independently conducted its own speed studies and determined that traffic calming was warranted based on their own data. The county's professional conclusion drove this process, not the HOA's position on speed humps.

Does the HOA support speed humps?

The HOA has maintained a neutral position throughout this process. The board's role is to administer the county's required process fairly and ensure every impacted household has an opportunity to vote. The concurrence vote by residents, not the board, determines whether speed humps are installed.

What happens if concurrence is not achieved?

If the required concurrence levels are not met, the project will be terminated and Waters Landing Drive will not be eligible for speed hump reconsideration for two years per ER5-24.

Why wasn't the stretch of Waters Landing Drive near the elementary school included?

The original HOA request focused on a specific section of the road. Montgomery County has indicated that the HOA may submit a separate request to evaluate additional segments if desired. That is a separate process and is not part of this project.

Where can I find more information?

Visit waterslanding.org/traffic-safety-initiative for the full survey results, county presentation slides, speed hump fact sheet, location plan, and the county's project page. You may also contact Montgomery County DTEO directly at trafficops@montgomerycountymd.gov or 240-777-2190.

Can I volunteer to help with outreach?

Yes. The HOA is conducting door-to-door outreach to ensure every impacted household has an opportunity to participate. If you are interested in volunteering, please contact the office at wla@waterslanding.org.

FOR IMPACTED RESIDENTS- On the County's Address Lists

How do I know if I am on the impacted list?

If you received a mailing from the HOA with an Official Resident Speed Hump Concurrence Form enclosed, your address is on one of the county's two impacted address lists. There are two separate lists totaling 1,396 addresses across Waters Landing. If you did not receive a mailing and believe you should be included, contact the office at wla@waterslanding.org.

What do I need to do?

Review the enclosed Speed Hump Fact Sheet and Speed Hump Location Plan. Then complete and sign the Official Resident Speed Hump Concurrence Form indicating whether you support or oppose the plan. Return your completed form to the HOA by **Friday, October 2, 2026**.

How do I return my completed form?

You may return your completed form using any of the following methods:

- Drop off in the locked mailbox outside the WLA office at 20000 Father Hurley Blvd
- In person at the WLA office during business hours Monday-Friday 9 AM – 5 PM
- Scan and email to wla@waterslanding.org

What is the deadline?

Completed forms must be returned to the HOA no later than **Friday, October 2, 2026**. The HOA is required to submit all forms to Montgomery County by 5:00 PM on October 11, 2026. Forms received after October 2nd cannot be guaranteed to be included.

Can more than one person in my household sign?

No. One response per occupied household is required. If multiple members of your household wish to weigh in, please discuss and submit a single shared response.

What if I don't respond?

The HOA is required to make two documented contact attempts to each address. If your household does not respond after two attempts, your address will be excluded from the concurrence calculation per county guidelines; meaning it will not count as a yes or a no.

What percentage of residents need to vote in favor for the plan to pass?

Per Montgomery County Executive Regulation ER5-24, concurrence requirements must be met on each of the two impacted address lists independently. The county requires that at

least 50% of participating residents vote in favor. Both lists must meet the threshold for the plan to proceed.

Is my vote confidential?

The completed concurrence forms are submitted to Montgomery County DTEO. The HOA serves only as the collection point and does not make decisions based on individual votes.

What are speed humps and how do they work?

Speed humps are raised areas of asphalt designed to reduce vehicle speeds. On Waters Landing Drive, 22-foot flat top speed humps would be installed. They can be comfortably traversed at the posted speed limit. The county's Speed Hump Fact Sheet enclosed with your mailing provides full details on design, effectiveness, emergency services, noise, snow plowing, and other impacts.

Will speed humps affect emergency vehicles?

The county's Speed Hump Fact Sheet enclosed with your mailing provides full details on design, effectiveness, emergency services, noise, snow plowing, and other impacts.

Will speed humps affect property values?

Per the county's Speed Hump Fact Sheet, available studies of home sales data have been unable to demonstrate that installing speed humps affects property values in any predictable way.

What if I lost or did not receive my concurrence form?

Contact the WLA office at wla@waterslanding.org or 301-972-3681 and we will arrange for a replacement form to be provided to you.

FOR NON-IMPACTED RESIDENTS- Not on the County's Address Lists

Why didn't I receive a mailing?

The county determines which addresses are included in the concurrence process based on proximity to the proposed speed hump locations. If your address is not on the county's list, you are not included in the formal concurrence vote for this project.

Can I still share my opinion?

You may contact Montgomery County DTEO directly at trafficops@montgomerycountymd.gov or 240-777-2190 with any comments or concerns. You are also welcome to contact the WLA office at wla@waterslanding.org.

Will speed humps affect me even if I'm not on the list?

You may still travel Waters Landing Drive and experience the effects of speed humps. The county's determination of impacted addresses is based on their own criteria under ER5-24.