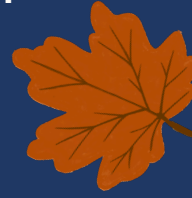


Waters Landing NewsAshore Special Edition

October 2026



October in Waters Landing! 🍁

Regular Office Hours

Monday 9 am - 5pm

Tuesday 9am - 5pm

Wednesday 9am - 5pm

Thursday 9am - 5 pm

Friday 9am - 5pm

Upcoming Office Closures

Thursday, November 26

Friday, November 27

Friday, December 25

Email: wla@waterslanding.org

Phone: 301.972.3681

24/7 Customer Care Center:
800.870.0010

Quick Links:

Website
waterslanding.org

Resident Connect

<https://waterslanding.connectresident.com/>



Autumn is one of the most beautiful seasons in Waters Landing.

We wish everyone a wonderful October and look forward to seeing you around the community this fall! 🍁🏡✨

COMMUNITY REMINDER & UPDATES

2026 Annual Meeting & Board Election

Waters Landing Association, Inc. 2026 Annual Meeting & Board Election season is here! Whether you're interested in serving on the Board of Directors, submitting a Ballot Question, or simply participating in the voting process, now is the time to get involved. Both the Candidate Forum and Annual Meeting will be offered in a hybrid format, allowing members to attend either in person at the Community Center or via Zoom.

Important Dates

 October 16, 2026

- Deadline to submit Candidate Application Packages for the three (3) open Board seats.
- Deadline to submit proposed Ballot Questions for consideration at the Annual Meeting.

 November 4, 2026 | 6:00 PM- [Register Here](#)

- Candidate Forum (Zoom), followed by a discussion of Ballot Questions.

 November 19, 2026 | 6:00 PM- [Register Here](#)

- Annual Meeting (Hybrid Format). If quorum is not reached, the meeting will be adjourned and reconvened on December 10, 2026. A Board Meeting will immediately follow at 6:15 PM.

 December 10, 2026 | 7:00 PM- [Register Here](#)

- Reconvened Annual Meeting, if quorum is not achieved on November 19.

Interested in Running for the Board?

There are three (3) open Board seats available this year. Homeowners interested in serving their community are encouraged to submit a [Candidate Application Package](#) by October 16, 2026. Candidate information will be posted after the submission deadline.

Have a Ballot Question?

Members may submit proposed Ballot Questions for consideration at the Annual Meeting. [Completed Ballot Question Forms](#) must be submitted to the Association office by October 16, 2026, to be included on the ballot. Motions will also be accepted from the floor during the Annual Meeting.

Voting Information

Details regarding electronic voting, proxy forms, and paper ballot options will be included in the official Annual Meeting Notice, which can be viewed here: Understanding the [New Annual Meeting Policy](#).

Stay tuned for updates, candidate information, meeting notices, and voting instructions as they become available. We encourage all homeowners to participate and help shape the future of our community!

For additional information, visit the [2026 Annual Meeting & Board Election webpage on the Waters Landing Association, Inc. website](#).

Yard Waste

Please note that yard waste and debris (tree branches, leaves, bush clippings, etc.) should not be discarded in any common area. Residents can collect the waste in brown paper bags to be picked up during recycling days.



Illegal Dumping in Common Areas

Dumping unwanted items in common areas is prohibited. Debris, furniture, mattresses, electronics, boxes, and other personal items should not be left on main roads, wooded areas, or common areas.

Improper disposal creates safety hazards, impacts the appearance of our community, and results in additional costs to the Association. Residents may be held responsible for removal costs and may be subject to enforcement action.

Need to dispose of a large item? Bulk trash collection is available by request on Thursdays. To schedule a pickup, please contact J&J Trash Service at 301-245-1002.

Let's work together to keep Waters Landing clean and beautiful.

Traffic Safety Initiative – Concurrence Period Has Ended

The concurrence period has officially ended. Thank you to everyone who participated in the process and helped provide feedback on this important community safety initiative.

The Association will compile all completed concurrence forms and submit them to Montgomery County by October 11, 2026.

The County will then review the results and determine whether the required level of support has been achieved for each impacted address list.

If concurrence is reached on both lists, speed hump installation will move forward, subject to County funding availability.

If the required concurrence is not achieved, the project will be terminated in accordance with Montgomery County Executive Regulation ER5-24.

For more information, please visit the Traffic Safety Initiative page on the Waters Landing website:

<https://waterslanding.org/traffic-safety-initiative>



Retaining Wall Project Update

The Retaining Wall Project has now been fully demolished, and construction is moving into the next phase. Residents may notice caution tape, construction activity, and temporary access changes in the area.

Directional signs have been posted to guide residents and visitors to the Community Center entrance.

If you are renting the Community Center, please note that the ADA ramp is temporarily unavailable, and construction dumpsters are relocated to the front of the building.



AERC Meeting Schedule

The Architectural and Environmental Review Committee (AERC) typically meets on the first Monday of each month. Please review the chart below for upcoming application deadlines and AERC meeting dates.

Application Due Dates	AERC Meeting Dates
Tuesday, October 20, 2026	Monday, November 02, 2026
Friday, November 20	Monday, December 07, 2026

It is important to note the upcoming AERC meeting dates and the application due date/time for your request. If questions, information, and/or documents are not received by the application due date, your application will be scheduled for the following month (based on finalizing your application).

If you submit an exterior modification application, **it is important to attend the AERC meeting at which your application will be considered**, via Zoom. The meeting link is located on the [home webpage](#), and these meetings are open to all residents. If specific questions arise and the AERC does not have sufficient information regarding your application, it will be tabled to a future meeting until all questions are answered and the AERC has a full understanding of your home project.



Your time and talents make Waters Landing a stronger community.

If you are interested in joining a committee, there are opportunities for every level of involvement.

Current volunteer needs are listed below

- The Architectural Environmental Review Committee (AERC)
- Community Engagement Committee (CEC)
- Pool Committee
- EV Charging Committee
- (NEW) Landscape and Garden Committee

Would you like to learn more about the committees? Visit our website to learn more about each committee and what they do: [Waters Landing Committees](#).

Interested in getting involved? We'd love to have you join us! Email us at wla@waterlanding.org or call the Waters Landing office at 301-972-3681.

Turkey Sweet Potato Chili Recipe



The ultimate one-pot dinner: smoky, rich, and packed with protein. Doesn't that sound amazing? Now, [try it here!](#)

October 2026 Meetings & Events

Date / Time: Wednesday, October 07 | 6:00 PM

Board Budget Working Session

Location: Community Center

Topic: The Board will continue discussions regarding the Association's upcoming budget

Date / Time: Wednesday, October 07 | 7:00 PM

Pool Committee

Location: Community Center

Notes: Residents are invited to attend and share their ideas, feedback, and interests in supporting the oversight of pool operations, maintenance, and rules

Date / Time: Thursday, October 15 | 6:00 PM

Board of Directors Meeting

Format: Hybrid at the Community Center & Zoom

Notes: Residents are welcome to attend and participate during the open forum

Date / Time: Wednesday, October 28 | 7:00 PM

Churchill Community Foundation

Location: Community Center

Notes: Residents are welcome to attend to learn about ongoing and upcoming community improvement projects

Fiber Arts – This activity has been extended through October and will be held each Monday from 6:00 p.m. to 8:00 p.m. Participants are encouraged to bring a current project or any materials they would like help learning to use, including knitting, crocheting, needlepoint, cross-stitch, mending, and other fiber arts materials. If you are interested in teaching a new project, please email CEC@waterslanding.org.

Social Dancing – Social dancing lessons are back at the Community Center! Join us on Saturday mornings from 11:00 a.m. to 1:00 p.m. for two hours of instruction in East Coast Swing, Country 2-Steppin, and line dances. Bring water, wear comfortable shoes, and get ready for fun and exercise!

Neighborhood Gardeners – The next event is a Neighborhood Garden Tour on October 8th in the Harbour Place neighborhood. This fall and winter, look forward to engaging events that will help us prepare for the spring planting season, with ideas for inspiring children to get involved in growing flowers, plants and vegetables. Stay tuned for more details in the coming weeks.

**Join our Garden Club and be part of a thriving community
that shares your passion for all things green!**



- Share ideas and inspiration
- Participate in fun garden tours and events
- Make new connections in a welcoming community

**What to
expect**

Let's grow something beautiful together!

For more information:



Text Liz @ 240-994-3128

or find us on Facebook at Neighborhood Gardeners

2027 Community Calendar – The theme for the 2027 Community Calendar is Waters Landing Wildlife, and we'd love your help bringing it to life. As you explore our community's beautiful natural spaces, photograph the wildlife you encounter; you are also welcome to include yourself, your family, and your pets in the adventure. Send your favorite photos to CEC@waterslanding.org by October 17 for a chance to be featured in next year's calendar. Thank you to everyone who has already submitted photos. The images capture some of the best aspects of life in our community.

October Featured

Pet Calendar

As we enjoy the cool weather and colorful days of October, we're excited to celebrate the furry friends who make Waters Landing even more special. 🐾🎃



Community Corner (Brought to you by the Community Engagement Committee)

Resources and Information

E-Scooter Laws in Montgomery County

Montgomery County has established specific regulations for e-scooter use to ensure safety for riders and pedestrians. Here are the key laws:

Age & Speed Requirements

Minimum Age: Riders must be at least 14 years old.

Maximum Speed: E-scooters can only be operated at a maximum speed of 15 mph

Safety Equipment

Lighting: Every e-scooter must be equipped with a white front light visible from at least 500 feet and a red rear reflector or light visible from 600 feet to 100 feet.

Helmet Use: Riders under 18 years old are required to wear a helmet, while all riders are encouraged to do so.

Riding and Parking Regulations

Where to Ride: E-scooters are generally allowed on roads and bike lanes, but not on sidewalks or controlled-access highways unless a bike path is available.

Parking Rules: E-scooters must be parked upright in designated areas. They should not obstruct pedestrian pathways, bike lanes, or accessible parking spaces.

Montgomery County Fire and Rescue Service Kicks Off Fire Prevention Month

Montgomery County Fire and Rescue Service is kicking off Fire Prevention Month and urging all residents to “Take 10” on Oct. 10 to test smoke alarms, practice a home fire drill, and update your Family Emergency Kit. A few minutes of planning can make all the difference in an emergency.

Smoke Alarms Expire

Like any electronic device, smoke alarms wear out over time and need to be replaced. The life expectancy of smoke alarms is 10 years. Smoke alarms work by sensing smoke particles and after 10 years, the smoke sensors lose their sensitivity. The test button only confirms that the battery, electronics, and alert system are working; not that the smoke sensor is working.

Replace ALL smoke alarms older than 10 years.

A Home Fire Drill Can Save Your Life

Less than a quarter of households surveyed have developed and practiced a home escape plan. How prepared is your family? Map out a home escape plan complete with a meeting place. Practice your plan with a home fire drill.

It's Time to “Winterize” Your Family Emergency Kit

It's important to keep enough supplies in your home to meet the needs of your family for at least three days. Assemble a Family Emergency Kit with items you may need in an emergency. Store these supplies in sturdy, easy-to-carry containers such as suitcases, duffle bags, or covered storage containers.

<https://www.montgomerycountymd.gov/montgomery-county-fire-rescue-service/public-education/public-education-safety-resources>



Germantown Oktoberfest

Where: Black Rock Center of the Arts & Germantown Town Center

When: October 10th from 11 AM to 5 PM

The main elements of the event, organized by the Germantown Town Center in partnership with and funding granted by the county executive and council, include: a parade at 11:30 am, a Beer Garden, live music stage and DJ entertainment, a free Carnival, the GGCC Business Expo, food trucks and specials from local restaurants.

PLAN YOUR DAY

11 AM | Spooky Dance Party & Costume Contest

11 - 5 PM | Artisans Market & Business Fair

11:30 AM | Parade!

12 - 12:30 PM | Seneca Valley Marching Band & Seneca Poms

12:45 - 1:15 PM | Ukrainian Dancers

1:30 - 2 PM | German Hirschjaeger Dancers

2:15 - 2:45 PM | Lola Dancers

3 - 4 PM | Nappy Roots

4:15 - 4:45 PM | German Hirschjaeger Dancers

You do not need a ticket to attend, but we encourage you to RSVP so you can:

Receive important festival updates and event-day details

Be entered for a chance to win a prize pack worth more than \$250 from local Germantown businesses!

Be the first to hear about new performances, experiences, and announcements

<https://www.eventbrite.com/e/germantown-october-fest-2026-tickets-1998947632178>

<https://visitmontgomery.com/events/germantown-october-fest/>



HALLOWEEN EYE SPY TRAINS AT CABIN JOHN REGIONAL PARK

Where: Cabin John Regional Park, 7400 Tuckerman Ln, Bethesda, MD 20817

When: October 3 – November 1, 2026 9:30am-4:30pm

Tickets are \$6.00 to \$9.00

This October, take a Halloween-themed ride aboard the miniature trains.

Each rider is given an “Eye Spy” card with seasonal items such as pumpkins, ghosts, and black cats to look for along the tracks during the ride. The train stations Día de los Trenes (Wheaton) and Trainsylvania (Cabin John) will be decked out in seasonal decor. Fun for all ages!

- Purchase tickets online in advance to guarantee your preferred date and time.
- Under 2 ride free with a paying adult.
- Limited tickets may be purchased on-site
- Trains do not operate when tracks are wet.

https://visitmontgomery.com/events/halloween-eye-spy-trains-at-cabin-john-regional-park/#post_content



October is National Breast Cancer Awareness Month—an annual campaign to educate and increase awareness.

Brought to you by the Breast Cancer Resource Center. Join us as we launch into Breast Cancer Awareness Month with Pink Week—a series of virtual and in-person events.

Pink Week 2026 Webinar Series

Description:

DAY 1: Tuesday, Oct 13

10:00AM "Message of Hope" Dariel Sidney, VP of Philanthropy RevitaLash Cosmetics,
PINK WEEK 2026 Honorary Chair

12:00PM "Early Onset of Breast Cancer in Young Women" Juliet Penn, MD, Oncologist, UCLA Health

2:00PM *Presented in Spanish* "Tamizaje Oncológico y Ensayos Clínicos: Conectando el Diagnóstico Temprano con Nuevas Opciones de Tratamiento" Susana Moyano, MD, CCRA, Director of Clinical Operations, FOMAT Medical Research.

4:00PM "Osteoporosis In Patients with Breast Cancer" Salman Haq, MD, Endocrinology, Diabetes and Metabolism, Sutter Health

6:00PM Tuesday sessions repeated

DAY 2: Wednesday, Oct 14

10:00AM "Thriving, not just Surviving, Breast Cancer: Gynecologic Health and Survivorship" Maryam Guiahi, MD, MSc, FACOG, OB/GYN and Complex Family Planning Specialist

12:00PM "Pelvic Health in Women Diagnosed with Breast Cancer" Natalie Hickenbotham, PT, Pelvic Health Specialist, Heart of Gold Physical Therapy

4:00PM *Presented in Spanish* "Salud Cardiovascular" Leslie Valle Montoya, MD, MBA, Founder of Biomed Life/ Santa Barbara Longevity Center

6:00PM Wednesday sessions repeated

DAY 3: Thursday, Oct 15

10:00AM "Chemotherapy-Induced Peripheral Neuropathy" Linda S. Chen, MD, Neurologist, Sutter Health

12:00PM "Seeds of Change: Fostering Post-Traumatic Growth by Drawing on Hidden Strengths" Betsy Bates Freed, PsyD, Licensed Clinical Psychologist

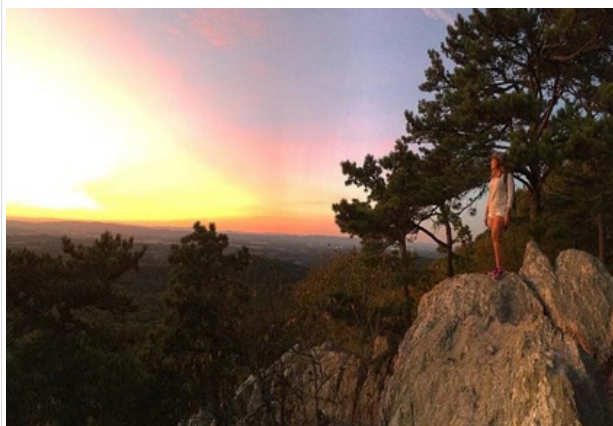
2:00PM "The Potential of Awe: The Role of Awe in Healing" Fred Kass, MD, Oncologist, UCLA Health

4:00PM "Message of Hope 2026" Silvana Kelly, Executive Director, Breast Cancer Resource Center

6:00PM Thursday sessions repeated

To register, go to

https://us02web.zoom.us/webinar/register/WN_G2ivSpfrQGu0Urp74FTcnQ#/registration



Seven Great Hikes to See Fall Foliage

Great Falls, MD: Billy Goat Trail

The Billy Goat Trail is one of the most well-known hikes near Washington, DC, with good reason. Running along the Potomac River, the Billy Goat Trail is split into three sections totaling eight miles, two of which can be accessed off the towpath between Great Falls Tavern Visitors Center and Carderock. We recommend getting to the trailhead early to enjoy this easy hike with occasional mild rock climbing in the morning light. Plan ahead by checking the National Park Service website for any trail closures, renovations, or other important updates.

Insider Tip: Arrive early for a quieter hike and beautiful morning light along the Potomac, and if tackling Section A, a more strenuous hike, we recommend hiking downstream from Great Falls toward Anglers for the best experience.

Seneca Creek Greenway Trail

The Seneca Creek Greenway Trail is a 25-mile trail in the Seneca Creek State Park connecting the Potomac and Patuxent Rivers. Close to home for those living in the metropolitan area, the trail serves as a nearby place for biking, hiking, and picnicking. The trail is paved and intersected by several roads with parking areas. Seneca Creek is an excellent option for those looking for an easy way to spend the day in nature.

Cabin John Regional Park Trails

Cabin John Regional Park offers over four miles of natural surface trails and approximately two miles of paved trails through wooded landscapes. The key trail in the park is the Cabin John Stream Valley Trail, which extends from the park all the way to MacArthur Blvd near the C&O Canal and Potomac River. From Tuckerman Lane, the trail extends north to Goya Drive. Unless noted otherwise on the map, trails marked “Natural Surface” and “Hard Surface” are “Shared by All” trails, which include hikers, bikers, and equestrians.

Insider Tip: Bring binoculars and keep an ear out for wildlife near Locust Grove Nature Center, where you may spot bluebirds, wrens, woodpeckers, beavers, and other woodland creatures.

Sligo Creek Park

Sligo Creek is a free-flowing tributary of the Anacostia River in Maryland. Surrounded by woods and filled with trails, Sligo Creek Park is an excellent escape for anyone looking to get out of the city to breathe in the fresh air and take in the beauty of the changing foliage. The trails provide plenty of exploration for anyone looking for an adventure, and hikers often report seeing various birds and other wildlife.

Insider Tip: Download the Merlin Bird ID app before your hike and use its Sound ID feature to listen for and identify birds along the trail, it’s a fun way to turn your fall walk into a mini birding adventure.

Black Hill Regional Park

With more than 2,000 acres to explore, Black Hill Regional Park is the perfect location for a wide range of outdoor recreational activities. The park surrounds Little Seneca Lake and is heavily wooded with both paved and unpaved trails. Take in the fall-colored foliage with gorgeous lakeside views just a short drive from the metroplex.

Insider Tip: Pause along Little Seneca Lake and keep your eyes open for great blue herons, beavers, and other wildlife along the shoreline, adding to the peaceful escape into nature.

Brookside Gardens

A nature lover's dream, Brookside Gardens is Montgomery County's award-winning public display garden, located in Wheaton Regional Park. The 50-acre garden features a colorful butterfly garden, aquatic garden, children's garden, two conservatories, and more for year-round enjoyment, all set within a peaceful natural landscape. Two conservatories offer an immersive escape into lush plant collections, while seasonal blooms and changing landscapes provide something different to see throughout the year. Trails are paved, making this an easy hike for those looking for a more leisurely walk.

Rock Creek Regional Park

One of the best spots for hiking in Montgomery County happens to be right in the middle of the metropolitan area. Rock Creek Park is a 2,000-acre piece of land set aside by Congress in 1890 to preserve the natural landscape. There are many trails to choose from in Rock Creek Park, but some of the more notable ones include Fort Circle Park, Pierce Mill, and Dumbarton Oaks. Insider Tip: The 18.6-mile Rock Creek Hiker/Biker Trail stretches from the DC line to Rock Creek Regional Park, giving you plenty of options to explore.

https://visitmontgomery.com/blog/see-do/7-great-hikes-to-see-fall-foliage-near-dc/?fbclid=IwY2xjawUiWGlleHRuA2FlbQlxMQBwZG9mAXNyGMGYXBwX2lkEDlyMjAzOTE3ODgyMDA4OTIAAR7GRW72t_IMW2l65PyCcWPAXL7hH10zaI_b4Y0XNoVe57jCobO2kr3Vk80hMA_aem_w-3IS45yGDE6lyTDPz49sA



Manage & Pay Your Charges & Assessments Online

We provide a convenient and secure way for you to manage and make payments online through **ClickPay**. Get started by following the instructions listed below.

Step 1

Creating Your Profile

Visit www.ClickPay.com/FirstService, click **Register**, and then create your online profile.

Account Already Exists?

If you receive a message stating that an account already exists, you have already been pre-registered within ClickPay. Click the link within the activation email sent to you or simply request a password reset link to gain you access to your existing profile.

Step 2

Connecting Your Property

Enter the FirstService Residential account number found on your statement or coupon and the Last Name listed on the property agreement.

Lookup Address

Last Name Entered Not Working?

Try the co-owner's last name or, if a business, the full name of the business associated with your unit.

Direct-Debit Users

If you're looking to gain access to your existing automatic ACH Direct-Debit profile transition to ClickPay, you will be required to verify your banking details associated with this payment schedule.

Step 3

Make a One-Time Payment

From the home screen, confirm your payment amount and then click **Continue**.

Adding a Payment Option

When setting up one-time or automatic payments, you will be required to select a new or existing payment option, including e-check (ACH) for **FREE** or credit and debit card for a nominal fee.



Step 4

Set Up Automatic Payments

From the home screen, click **Auto Pay** and then select your payment option, payment frequency and amount.

Full Amount

Select this option if you want to pay **ALL** charges on your account automatically including assessment charges, special assessments and one-time fees.

Fixed Amount

Select this option if you want to pay a **FIXED amount** of the total due. Any amount due above the fixed amount will not be paid automatically and you will need to submit a separate, one-time payment for any overage.

Please ensure your payments are scheduled to run no more than 2-3 days prior to your payment being due as your balance may not be available to pull through ClickPay until on or after this date.

Helpful Numbers

J & J Bulk Trash

1-800-465-2350

Recycling

311

Click Pay

1-800-533-7901

Non-Emergency
Police Department

301-279-8000

Germantown Post
Office

301-428-0460

Potomac Edison

1-800-686-0011

Miss Utility

1-800-257-7777