

Waters Landing Drive

Community Request for Safety and Speed Concerns

Background

In April 2024, a community concern was raised regarding parking conditions and excessive vehicle speeds along Waters Landing Drive, creating broader safety risks for residents. Since that time, the HOA Board, community members, and Montgomery County have engaged in a series of coordinated efforts—including surveys, traffic monitoring, and planning discussions—to evaluate potential traffic calming measures.

These efforts have led to the current proposal to install speed humps as a mechanism to reduce vehicle speeds and improve roadway safety.

Summary of HOA and County Efforts to Date

Community Engagement & Data Collection

- **March 2025:**
 - The HOA conducted a community-wide survey (published via the HOA website and *News Ashore* newsletter).
 - **May 2025 (Survey Results):**
 - ~3,300 households; 179 responses received
 - Key findings:
 - Speeding identified as a significant concern
 - Top proposed solutions:
 - Installation of speed humps
 - Installation of speed cameras
 - **July 2025 (Traffic Monitoring):**
 - 6-day speed study conducted
 - 4,491 vehicles recorded
 - 184 vehicles exceeded 36 MPH
 - Majority of vehicles remained within 13 MPH over the speed limit
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County Coordination & Preliminary Approval

- The HOA formally requested speed humps
 - Montgomery County reviewed and **approved the project for advancement to the next phase**, including development of a proposed site plan
 - Approval at this stage indicates eligibility to proceed—not final authorization for installation
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Regulatory Framework

The speed hump installation process is governed by **Executive Regulation (ER) 5-24**, which requires:

- Demonstrated **community support**
- A structured **community engagement process**
- Formal **resident concurrence (voting) thresholds**

The April 20 meeting is a required step within this regulatory framework.

Purpose of the April 20, 2026 Meeting

The upcoming meeting is a critical step in the ER 5-24 process and serves multiple functions:

- Present the **proposed speed hump plan**, including **specific locations**
- Share **traffic study results and supporting data**
- Explain the **full process and requirements** for project approval
- Provide residents the opportunity to:
 - Ask questions directly to County representatives
 - Provide input on proposed locations
 - Suggest modifications for HOA consideration

Because broad participation is essential, the **Montgomery County Department of Transportation (MCDOT)** prefers to host the meeting **virtually via Zoom**.

Hybrid Option

- If the HOA prefers a hybrid format:
 - The HOA would be responsible for:
 - Securing a physical meeting location
 - Managing all technical setup
- MCDOT is willing to accommodate this format
- If additional time is needed for setup:
 - The meeting may be rescheduled
 - Or proceed as scheduled if preparation can be completed in time

Meeting Details

- **Topic:** Waters Landing Drive Community Meeting with MCDOT
- **Date:** April 20, 2026
- **Time:** 7:00 PM
- **Format:** Virtual (Zoom)

Registration (Required):

<https://us06web.zoom.us/meeting/register/fuDHrV9XQyyOEzbkmLHenw#/registration>

What Happens After the Meeting

The project will proceed through the following formal steps:

1. HOA Review Period

- HOA has:
 - **7 calendar days** to request changes
 - **30 days** to notify the County if they wish to proceed

2. Final Plan Development (County)

- Within **45 days** of HOA approval:
 - County finalizes the **Speed Hump Location Plan**
 - Prepares **Official Resident Concurrence Forms**
 - Provides materials to HOA/DCCP

3. Resident Concurrence Process (Voting)

- Only **affected residents** are eligible to vote

Definition of “Affected”:

Residents who, with no alternative route, must cross one or more speed humps to reach their home.

- HOA distributes voting materials (mail or online)
- **Approval Requirement:**
 - **51% of ALL occupied addresses** (not just responses) must approve
- HOA must submit results within **90 days**

4. Implementation (If Approved)

- If the threshold is met:
 - County adds project to installation schedule
 - Implementation may take **several months**

Important Clarification on Affected Areas

The **final list of affected neighborhoods cannot yet be determined.**

- It depends on the **final speed hump plan** agreed upon after the April 20 meeting
- However, per ER 5-24:
 - Only residents who must cross a hump (with no alternative route) will be included in the vote
 - The neighborhoods that would not receive the poll are: Logansport, Harbour Place, Waters Edge, Waterbury South, Waters House, US Homes, Esprit, Gables/Manorwood and possibly Waterbury North.

Additional Information

Speed Humps vs. Speed Bumps

- **Speed Humps (proposed option):**
 - 12–14 feet long
 - Gradual slope
 - Designed for speeds of **10–20 MPH**
 - Used on residential roads

- **Speed Bumps:**
 - 1–3 feet wide
 - Steep and abrupt
 - Force speeds of **2–5 MPH**
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Summary

This effort reflects nearly two years of coordination between residents, the HOA, and Montgomery County. The April 20 meeting represents a key decision point where:

- The proposed plan is reviewed
- Community input is gathered
- The project direction is refined

Active participation is strongly encouraged, as demonstrated community support is required for the project to proceed.
