

WATERS LANDING ASSOCIATION, INC.
Qualification Statement for Board of Directors Candidate

Name: Karen Kizer _____

Phone: _____

Address: Bargene Way _____

Have you ever been involved in a Homeowners Association or similar community service organization? If so, describe including positions held & length of service.

I have been on the Waters Landing Association Board of Directors since March 2024. I am currently the Secretary. I was also on the AERC committee. I had also been active in PTA when my children were in school, as well as stepped in a few years ago when the MLK PTA did not have enough parents willing to be on their Board.

What background or experience do you have which would qualify you for a Director position (education, organizations, occupation, attending Waters Landing meetings, etc)?

Serving on the current Board has allowed me to apply & expand upon the skills I've developed throughout my corporate career. My background in project mgmt. has helped in keeping the Board focused and organized. I am responsible for recording & maintaining the minutes of Board meetings as well as producing our weekly newsletter, which is sent consistently and enhanced to include resources and local activities that benefit our community. I have taken the lead on several key initiatives - Waters Landing Drive Safety, Neighborhood Watch Program and feasibility of a safety patrol, working with the County, MCPD, and community residents. I am also the liaison for the Community Engagement Committee. My paralegal experience has enabled me to research various issues affecting our community. I remain deeply engaged with both the Board & our residents.

What are your reasons for seeking nomination to the Board of Directors (goals, ideas, etc.)?

Serving on the Board has been a rewarding experience, and I am proud of the contributions I've made. I feel I have done a good job representing our community and working collaboratively with fellow Board members and the office team. I'm deeply invested in continuing this work & building on the progress we've made. I would like to continue leading the projects I'm currently responsible for. I'm also committed to seeing through the renovations that began this year and supporting future upgrades that will enhance the community. My goal is simply to help make our community the best it can be - a safe and welcoming place for all residents. I hope to continue to serve to achieve that vision.

Other comments or ideas:

RETURN BY October 27, 2025 to:
Waters Landing Association, Inc.
email: wla@waterslanding.org
20000 Father Hurley Blvd., Germantown, MD 20874

WATERS LANDING ASSOCIATION, INC.
Qualification Statement for Board of Directors Candidate

Name: John Pesce _____

Phone: _____

Address: Anndyke Place, Germantown, MD _____

Have you ever been involved in a Homeowners Association or similar community service organization? If so, describe including positions held & length of service.

Yes, I have been volunteering for the Waters Landing HOA for over 36 years, roughly 6 of those years serving as president of the Board of Directors. Other years were spent volunteering for Committees, including the Electric Vehicle Charging Station committee.

What background or experience do you have which would qualify you for a Director position (education, organizations, occupation, attending Waters Landing meetings, etc.)?

From past experience of serving on the WLA Board of Directors, I am quite familiar with the various internal processes, including Budgeting, Financial Investments, Contract awards, Governing Documents, and Legal requirements. Also quite familiar with the structure of the WLA properties, contractors and Neighborhoods.

What are your reasons for seeking nomination to the Board of Directors (goals, ideas, etc.)?

I would like to lobby for more input from the Community Members, especially for major Board decisions. We should explore better alternatives to help improve pedestrian safety, and lobby against the speed bumps on Waters Landing Drive, which is likely to create more issues and concerns.

Other comments or ideas:

I have been a WLA resident for about 37 years, and found WLA to be an excellent community to raise a family. HOAs only work because of the efforts of volunteers. I'd like to help maintain the aesthetics of the community, preserve property values, and keep assessment/dues low.

With proper investments of the Association's reserve-funds, enough of a revenue-stream can be provided to keep assessment/dues low.

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20000 Father Hurley Blvd. □ Germantown, MD 20874 □ 301-972-3681 □ www.waterslanding.org

Qualification Statement

Name: Karen (Kay) White Lamanna

Phone: _____

Address: Neerwinder Place

Have you ever been involved in a Homeowners Association or similar community service organization? If so, describe including positions held & length of service. No.

Which means I will be viewing matters with fresh eyes.

What background or experience do you have which would qualify you for a director position (education, organizations, occupation, attending Waters Landing meetings, etc.)? I hold a

degree in Political Science & have worked as support staff in law firms for 25+ years. I've gained experience with organization, communication, and attention to detail throughout my career. I understand how important clear procedures & consistent standards are for keeping things running smoothly.

What are your reasons for seeking nomination to the Board of Directors (goals, ideas, etc.)?

I want to protect my investment, make sure our community is managed fairly, and contribute to making this a place people are proud to live.
Practical decisions, Positive community

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