

**To The Waters Landing Community,**

**We, the Board of Waters Landing HOA wish to provide the following answers to the questions asked by Laura Magnuson in an email dated August 20,2020.**

*Are each of the residents at the existing two buildings considered members of the HOA? Do they each pay dues? If so, how much? What are the total delinquencies?*

**They are considered members of the HOA in the same manner as the members of our condominiums and other apartment complexes. The per unit per month cost is \$14.25. There are no delinquencies for Churchill Senior Living.**

*Will the new residents at the proposed 10 story building (clarified by Joe Perrico last night) also be duespaying members?*

**Yes.**

*Will all residents of the facility have full membership rights, to use the pools, tennis courts, association building?*

**They do not have use of the community center; however, residents have use of the pools, tennis courts and common grounds. The Churchill Senior Living parking lot is available to Waters Landing residents during swim team and other events for overflow parking. Parking spaces located to the building should be reserved for Churchill Senior Living during these events.**

*If the individual residents do not pay dues, then what if any dues are paid, and by whom, to Waters Landing HOA?*

**The HOA dues are paid by Churchill Senior Living as what our financial management company deems as a large unit payor. As a large unit payor, they are responsible for paying the per unit fee to the HOA regardless if that unit is currently rented or not. With most apartments, the fee is factored into rent.**

*How do these residents compare to other residents in multi-family dwellings in the community, (the former*

*Gables, the multiple units at Sweetgum Circle, etc.) in terms of membership, dues and rights?*

**The residents have the same rights as the other large unit payors such as the ones listed. The Gables has it's own pool but in the past when they have had to make repairs to their pool we have allowed them access to ours.**

**The apartments at Sweetgum Circle are not part of Waters Landing.**

*If Churchill Senior Living, and/or the residents therein are members of the HOA, wouldn't the Senior Living be subject to HOA rules, regulations and architectural controls?*

**They are subject to our rules and regulations when it comes to utilizing our recreation facilities and common ground.**

**Architectural control is being verified with Whiteford, Taylor & Preston.**

*Last night I repeatedly asked the board to commit to keep us apprised of every step in the upcoming regulatory process that Churchill Senior Living must go through to build its 10 story building. This should be easy as the Vice President of the Board is the person pushing the building. I heard Mr. Perrico say that he would give his email address and answer any questions that people may have but this is insufficient. If we don't know about the steps in advance, we will lose our opportunity to give feedback. It is unreasonable to expect the community to have to keep checking Park and Planning websites to find out what's going on with this project in the middle of our community.*

**We as a board agree to post on our website and bring up at our monthly board meetings any information regarding the future expansion of Churchill Senior Living. We have asked Mr. Parraco to keep us informed and he has agreed. It is needed to be pointed out that he did the same for his Stage 2 expansion and we have no reason to believe that he will not do it again. We asked him to create an email address where residents can ask questions directly to him. That email address will be sent out on a New Ashore and posted to our website as soon as it is available. Please remember that Montgomery County and Park and Planning do not have any requirement to notify the HOA of any construction or development that is not on our Association property. We have asked them to do so but oftentimes there is no notification.**

*I renew my request that the Board require Mr. Perrico to keep us apprised in advance of each step in the regulatory process. The conflict is already glaring. At this point full advance disclosure is the least that should be required of this Board member who has a fiduciary duty to this community. As long as he is a representative of our interests on the board, his duty of full disclosure supercedes his financial interests in this project. Recusal from decisions is not enough.*

**We have requested this of Mr. Parreco and have been assured by him that he will apprise us, in advance, of each step of his development process. As of the writing of this, he has not had any formal plans created and has not gone to any regulatory body with plans for approval. We have requested that he have a community meeting separate from the board to share his plans prior to them being submitted for approval. Since there is so much interest in this issue, we suggest that a committee of Waters Landing residents be formed and a head of the committee named so that our HOA can communicate directly with that person. As stated in previous emails, as a board we are legally not able to take a stance or express an opinion on the Churchill Senior Living expansion. We have no way of knowing the opinion of all of our residents and can not seem as if we are taking a position that all residents agree. This does not prevent us from being a conduit for information and will do everything we can to forward information.**

*I also renew my request that anyone in the HOA or on the board with any interest in Churchill Senior Living be identified. This could be a financial interest, ie. selling a product or service to the LLC or to residents, or even having a family member reside there. Full disclosure is important for creating trust.*

**This question has been asked to all board and staff members and no one has any interest in Churchill Senior Living.**

*Finally, I would ask that the HOA provide the community with the minutes, Board resolutions and all other official Board documents concerning the status of Churchill Senior Living within the HOA community. I would like to understand what official and legal documents define its status within the community.*

**Records pertaining to the original development are in archives and will be collected.**

Questions regarding Churchill Senior Living, Phase III can be directed to [development@churchillseniorliving.com](mailto:development@churchillseniorliving.com).

Thank you,  
The Waters Landing Board of Directors