



Waters Landing Association, Inc.

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

July 2020

Dear Owners and Residents,

We have received inquiries from lot owners about the role of the Waters Landing Association in connection with zoning and development plans for property in and around the Waters Landing community. We have reviewed this issue and have consulted with the Association's legal counsel. Before the Board can take any action, it must confirm that it has legal authority to do so under the Association's governing legal documents.

We all must remember that the Association was established only for specific, limited purposes, and that the Board cannot legally take actions that are beyond the scope of its authority under the governing documents. The Association's powers and responsibilities are focused entirely on internal community functions, such as the care and upkeep of the common areas and facilities, establishing and collecting assessments, hiring and dismissing personnel and contractors, adopting and enforcing rules and regulations, purchasing insurance for the common areas, and promoting and encouraging activities in the community. The Association cannot legally act outside of the scope of the powers and responsibilities specified in the governing documents.

Plans for new developments in our area clearly are of legitimate concern to homeowners, and we encourage everyone to make their views known to County officials. However, the Association itself, as a legal entity, cannot advocate on behalf of homeowners in public proceedings on matters that may affect the owners' personal interests or property values. Owners certainly may organize independently to do this, but the Association cannot participate in any official capacity.

Though the Board may not have the authority to take direct action on proposed development activity in or around the community, we understand the importance of these issues, and we can share with homeowners any information that we may receive about such plans.

Should you have any questions, please contact the Association office.

Questions regarding development and zoning can be directed to Montgomery County. Contact information in the attached NewsAshore.

Thank you,

Waters Landing Association, Inc.

A Not-for-Profit Homeowner Association Serving the Waters Landing Community of Neighborhoods

• Country Lake • Deep Wood Village • Gables/Manorwoods • Harbour Place • Highlands • LakeCrest • Lakeforest • Laurelwood Cove • Logansport • Sunridge/Village • US Homes @ WL • Waterbury Downs North • Waterbury Downs South • Waters Edge • Woodlands •



NewsAshore

www.waterslanding.org

July 29, 2020

PATH SYSTEM

The asphalt path system has been completed. Over the next several weeks, Waters Landing's landscaping contractor will be going through and backfilling & seeding along the path. We thank everyone for their patience during this project and hope everyone can get out & enjoy the path soon.

TENNIS COURTS

The tennis court & multi-use areas require approximately 30-45 days to cure. Following this time, the tennis courts will have new tennis court material applied, along with lines painted for both tennis and pickle ball. We anticipate this to be completed early Fall.

PLAYGROUNDS

The playground at Rec B, along with the playgrounds in LakeCrest and Waterbury Downs North, are currently in the bidding process for replacement.

POOLS

Both Pool A & Pool B are open for "open swim." Please check the Association website, <https://waterslanding.org/pool-information>, for complete information and schedule.

MONTGOMERY COUNTY DEVELOPMENT NOTES

Montgomery County, through the Maryland-National Capital Park and Planning Commission (M-NCPPC), has revised the zoning for Churchill Town Sector, as that type of zoning has expired under the Germantown Master Plan.

The undeveloped parcel, located at the corner of Waters Landing Drive & Father Hurley Boulevard, is owned by the Episcopal Diocese of Washington and is not part of Waters Landing. This parcel is separate from Churchill Senior Living. Waters Landing has not received any communication regarding this parcel.

Waters Landing did not receive notice of density changes for the undeveloped property or the next phase of Churchill Senior Living.

When the zoning was originally discussed, in 2018, notice was posted on the Association webpage and again for a meeting in July 2019. The Association did not receive any additional information.

Residents are strongly encouraged to contact Montgomery County with any questions or concerns regarding development and zoning changes. [Montgomery Planning Board](https://montgomeryplanning.org) is part of the [Maryland-National Capital Park and Planning Commission \(M-NCPPC\)](https://montgomeryplanning.org). M-NCPPC encourages the involvement and participation of all residents. Park & Planning Email Sign-Up <https://montgomeryplanning.org/media-center/eletters/>

July 22, 2020 M-NCPPC Press Release

<https://montgomeryplanning.org/montgomery-county-council-approves-germantown-plan-for-the-town-sector-zone-on-july-21/>

Germantown Plan for Town Sector

<https://montgomeryplanning.org/planning/communities/area-3/germantown/germantown-plan-town-sector-zone/>



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GENERAL UPDATES

In the coming months, several additions will be coming to the Association website, including maps identifying dog stations and street light locations. Many street lights include an “F” number, located on silver medallion on the light pole. F numbers are helpful when reporting street light issues. Contact information for Potomac Edison is listed under “Helpful Numbers.”

HELPFUL NUMBERS

<https://waterslanding.org/helpful-numbers>

MONTHLY ASSESSMENTS/HOA FEE QUESTIONS

First Service Residential
Contact for Monthly Fee: Ron Dean
Email: Ronald.dean@fsresidential.com
Phone: 301-495-6645
Address: 8701 Georgia Avenue
Suite 300
Silver Spring, MD 20910
For Statement of Account
Call Center: 1-800-870-0010

TRASH

Single Family & Townhomes Only**
J&J Inc. 1-800-465-2350
Trash Days – Monday & Thursday
Bulk Pick-Up – Thursday*

* Please call J&J prior to putting bulk items out and for any questions regarding bulk trash collection.

** Condo residents should contact their condominium management company.

RECYCLING

Montgomery County
By Phone: 311
Alternate Phone Number: 240-777-0311
www.montgomerycountymd.gov/recycling

Recycling Day - Monday

- Mixed Paper
- Plastic
- Scrap Metal – Hot Water Heaters, Dishwashers, Washers/Dryers
- Yard Trim – Grass, Leaves, Brush

Request a new blue bin or pickup of a broken bin
https://www2.montgomerycountymd.gov/depwebstore/items.aspx?subcatalog_id=11

Request a scrap metal recycling collection
<https://www.montgomerycountymd.gov/scrapmetal>

MONTGOMERY COUNTY

Montgomery County
<https://montgomerycountymd.gov/home.aspx>

Montgomery County COVID-19
<https://montgomerycountymd.gov/covid19/>

Montgomery County Council
<https://www.montgomerycountymd.gov/council/>

Montgomery County Information Service
By Phone: 311

Alternate Phone Number: 240-777-0311
<https://www.montgomerycountymd.gov/mc311/>

- Animal Control
- Code Enforcement
- Department of Technology
- Landlord/Tenant Affairs
- Noise Control
- Permitting Services
- Recreation
- Recycling

Montgomery County Police
<https://www.montgomerycountymd.gov/pol/>

Non-Emergency
301-279-8000
Germantown Police Station
301-840-2650

OTHER HELPFUL NUMBERS & UTILITIES

STREET LIGHT ISSUES

Street lights are owned & maintained by Potomac Edison.
1-800-686-0011

Report a streetlight malfunction – Montgomery County streets (Single Family Homes; Waters Landing Drive, Crystal Rock Drive, Wynnfield Drive, Wisteria Drive)
https://www.montgomerycountymd.gov/DOT-Traffic/streetlight_maint.html



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POTOMAC EDISON ELECTRIC

Power Outages
1-888-544-4877

Customer Service
1-800-686-0011

WASHINGTON SUBURBAN SANITATION COMMISSION (WSSC)

Emergencies
301-206-4002

Customer Service
301-206-4001

WASHINGTON GAS

1-844-927-4427

MISS UTILITY

MISS UTILITY should be contacted prior to work to
mark any underground utility lines.

1-800-257-7777

POST OFFICE

Germantown Post Office
310-428-0460

Mailbox & key issues should be reported to the
Germantown Post Office.