



Upcoming Holiday

Martin Luther King Jr. Day
January 19, 2026

This upcoming Monday, January 19, 2026, we celebrate Martin Luther King Jr. Day, and there are a few reminders to please note:

- The Management Office will be closed.
- Recycling collection will be postponed to Tuesday, January 20th.
- Trash pickup will take place as usual.

From your HOA Board of Directors:

President	- Gavin Green
Vice President	- Lee Callicutt
Secretary	- Jordan Straub
Treasurer	- Anna Varnavas
Asst. Treasurer	- Mark Sagarin
Director-At-Large	- Andy Williford
Director-At-Large	- Karen (Kay) Lamanna

Board Meeting Highlights

Annual Meeting Minutes: The 2023, 2024, and 2025 Annual Draft Meeting Minutes are available on Resident Connect under *Forms and Documents > Board & Committee Minutes*.

CEC Calendars: The 2026 calendars are ready for pre-ordering. This year, the Community Engagement Committee (CEC) is showcasing residents' pets for the 2026 calendar year. The reservation fee is \$5.00. If you would like to purchase a calendar, please use the following link:
<https://wla2026calendar.ticketprinting.com/resident-products/>.

The following pick-up options are available.

- **Office Pick-Up** – Collect your item directly from the Management Office during regular business hours, Monday – Friday, 9AM – 5PM.
- **Front Door Drop-Off** – Your item will be delivered and left at your front door. Please email the CEC after placing your order if you would like your calendar delivered to your shipping address.

If you have questions or need additional details about any of these options, please email the Community Engagement Committee at cecwla@gmail.com.

Pool Bathroom Renovation: Demolition will continue throughout January. Construction noise is expected to lessen in the coming weeks, and the project remains on schedule for completion by the end of April.

Retaining Wall: The contract is currently under legal review. Additional scheduling details will be shared once finalized.

Playground equipment: New playground (tot lot) furnishings will arrive soon. Management will coordinate installation with the equipment provider.

Basketball Courts: The contract with O’Leary Asphalt and Paving for enhancements to the basketball court at the Community Center is under legal review and will be approved by the Board thereafter. Management will keep the community informed about the scheduling of the work.

Recreation Courts: At the March open work session, Management is recommending to the Board that they take up a discussion on possible options for enhancing the tennis and open recreation courts.

Structural Inspection Contract: As part of the required Montgomery County inspections for the swimming pool renovation, the Board approved a contract with MTI Engineering and Testing for at a cost of \$3.995.

2025 Draft Reserve Study: The 2025 draft reserve study was approved and will be posted on Resident Connect under Association Documents by the end of next week.

Annual Meeting Motions: The Board acknowledged the following motions made during the 2025 Reconvened Annual Meeting and took the following actions:

1. **Association contracts accessible through Resident Connect:**
Following a review by legal counsel for any proprietary information contained therein,

under the Maryland HOA Act, the Board approved making ratified Association contracts available to owners.

2. **Posting Annual Meeting draft minutes within two weeks:**

The Annual Meeting minutes have been posted to Resident Connect.

3. **Proxy wording and voting procedures:**

The Board approved creating a policy, with assistance from legal counsel and the General Manager, to develop a comprehensive Annual Meeting voting process that specifically addresses proxy voting and aims to prevent issues similar to those experienced at the 2025 Annual Meeting.

4. **Open forum sessions during meetings:**

The Board acknowledged the request to add a brief open forum at the beginning of meetings; however, this motion did not pass.

5. **Hybrid Annual Meetings:**

The Board approved holding future Annual Meetings in a hybrid format, both in person and virtual.

6. **Montgomery County liaison assignments:**

The Board assigned two Board Directors, Andy Williford and Mark Sagarin, to engage with the Montgomery County Department of Transportation for any and all public business.

CEC Charter Resolution: The Community Engagement Committee proposed a revised charter for Board approval. The charter was approved and will be posted following Board signature.

Call for Volunteers: The Board approved a Call for Volunteers to be mailed to the community. At least two volunteers are needed for the Architectural Environmental Review Committee, Community Engagement Committee, and Electric Vehicle Committee. A call for volunteers will also be included for the Pool Committee.

For more information on each committee's purpose, tasks, and assignments, please visit:

<https://waterslanding.org/committees-1>

Group Emails for Committees: The Board approved the creation of Waters Landing email addresses for committees. This will allow committee members to receive shared emails for their respective committees. As soon as the email addresses are created, they will be shared with the community.

Waters Landing Drive Update and Planned Actions: The Board affirmed that Andy Williford will serve as the primary point of contact with the County on behalf of the Board. Mark Sagarin will support Andy and be available as needed.

Neighborhood Watch Finalization: The Board will review and approve Neighborhood Watch signage at the next Board Meeting.