



Waters Landing Association, Inc.

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

October 16, 2026

Dear Waters Landing Member:

Each year, the Annual Meeting is your opportunity to elect the neighbors who will serve on your Board of Directors and to have a voice in the direction of our community. This year, three (3) seats on the Board are up for election. Enclosed on the 2026 Annual Meeting webpage, you will find the Annual Meeting agenda, the "Meet the Candidates" candidate profiles, the draft minutes of the 2023 and 2024 Annual Meetings, an uninstructed proxy form, and the Association's annual CCOC notice. Please take a few minutes to review them. Your ballot will follow by November 6, 2026.

Key Dates

- **Candidate Forum & Ballot Question Discussion:** Wednesday, November 4, 2026, at 6:00 PM via Zoom. Hear directly from the candidates and discuss any questions on the ballot. Register at <https://waterslanding.org/2026-annual-meeting>.
- **Voting Opens:** By Friday, November 6, 2026.
- **Annual Meeting:** Thursday, November 19, 2026, at 6:00 PM, in person at the Community Center (20000 Father Hurley Blvd) or via Zoom. Register in advance at <https://waterslanding.org/2026-annual-meeting>.
- **Voting Closes:** Thursday, November 19, 2026, when the Annual Meeting is called to order at 6:00 PM, provided quorum has been reached.
- **If Quorum Is Not Reached:** Voting remains open, and the meeting reconvenes Thursday, December 10, 2026, at 7:00 PM. Voting closes when the reconvened meeting is called to order.

What's on the Ballot

Your ballot includes the election of three (3) Directors and approval of the enclosed draft minutes of the 2023 and 2024 Annual Meetings. The 2025 Annual Meeting minutes will be presented for approval at a later date.

Earlier this fall, the Association invited members to submit Ballot Questions; none were received by the October 16, 2026 deadline.

How to Vote

Ballots will be released by Friday, November 6, 2026. **Please plan to vote before 6:00 PM on Thursday, November 19, 2026.** If quorum is reached, voting closes when the Annual Meeting is called to order, and ballots received after that time cannot be counted. Once ballots are released, you may vote in whichever way is most convenient for you:



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- **Online through ElectionBuddy.** By November 6, you will receive an email from ElectionBuddy with a secure link to your ballot. Please make sure the Association has your current email address by contacting the office.
- **By mail.** Paper ballots will be available on request from the Association office beginning by November 6. Mailed ballots must be received before the Annual Meeting is called to order at 6:00 PM on November 19, 2026. Please allow enough time for delivery.
- **In person,** by placing your paper ballot in the secure election lockbox at the Community Center.

To ensure an independent and transparent process, the Association has engaged Action Management to serve as Inspector of Elections. Action Management will receive and count paper ballots and certify the final results, including votes cast electronically.

If You Cannot Attend the Meeting

You do not need to attend the Annual Meeting to participate. Voting online, mailing your ballot, or dropping it in the election lockbox at the Community Center counts toward quorum, and your ballot allows you to abstain on any item if you prefer not to vote on it. Voting is the simplest way to make sure your home is counted.

Members who would rather appoint a representative may instead return the enclosed uninstructed proxy form. The form must name an owner who will attend the meeting, and by naming that person you allow them to vote for you however they choose on matters that come before the meeting. Each owner may hold only one proxy for another member. A proxy left blank goes to the Association's managing agent and counts toward quorum only; management will not vote on behalf of owners. A proxy does not replace your ballot; the Board election, Ballot Questions, and approval of minutes are decided by ballot.

Proxies may be returned to the Association office or brought to the meeting and delivered at sign-in. A proxy submitted for the November 19 meeting will remain valid for the reconvened meeting if one is needed.

Annual Meeting Resolution

This year's Annual Meeting will be prepared for and conducted under the Association's Annual Meeting Policy, which the Board adopted following last year's meeting, together with the Association's governing documents and Maryland law. Developed over eight months with a member comment period and legal review, the Policy sets out the procedures for the election, voting, ballots, and proxies, and establishes how members may submit proposed matters as Ballot Questions in advance so that every participating member can vote on them. Members keep the right to raise motions from the floor. The full Policy, including its exhibits, is available at waterslanding.org/2026-annual-meeting.



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Why Your Participation Matters

Under Article IV, Section 6 of the Waters Landing Association By-laws, at least 51% of all units must be represented, in person or by proxy, to conduct business at the Annual Meeting. With more than 3,400 homes in our community, every response counts.

If quorum is not reached by the time the meeting is called to order on November 19, voting will remain open and the meeting will be reconvened on Thursday, December 10, 2026, at 7:00 PM, in person at the Community Center and via Zoom. Voting will close when the reconvened meeting is called to order. At the reconvened meeting, the members present in person or by proxy will constitute a quorum, and business will proceed as planned.

Thank you for taking an active role in our community. If you have questions about the meeting, voting, or any enclosed materials, please contact the WLA office at 301-972-3681 or wla@waterslanding.org.

Sincerely,

Benjamin Deering, CMCA, AMS
General Manager