



Waters Landing Association, Inc.

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

Waters Landing Asphalt Sealcoating Project Notice

Dear Residents,

To protect and extend the life of our recently paved asphalt surfaces, Waters Landing Association will be performing preventative asphalt sealcoating in select neighborhoods. While much of this pavement was milled and paved approximately one year ago, sealcoating is an important next step in the pavement preservation process. Applying a protective seal helps guard against weather, oxidation, water penetration, and daily traffic wear while maintaining the appearance of the roadway surface.

Scope of Work

The contractor will apply an asphalt sealcoat to designated roadways and parking areas, perform pavement markings as needed and manage work in phases to minimize resident disruption.

Temporary parking restrictions and vehicle relocations will be required in active work zones.

Estimated Project Schedule:

Date	Community / Phase	Impacted Streets
August 31	Waterbury Downs South – Phase 1	Demetrias Way: 13301-13367
September 1	Harbour Place	Waters Point Lane
September 2	Waterbury Downs South – Phase 2	Demetrias Way Larentia Drive: 19800-19824, 19808-19831
September 3	Country Lake	Afternoon Lane
September 8	Waterbury Downs South – Phase 3	Demetrias Way
September 9	Logansport	Sunbright Lane
September 10	Sunridge	Summersong Lane
September 11	Lakecrest – Phase 1	Lowfield Drive, Lowfield Terrace
September 14	Lakecrest – Phase 2	Staffordshire Court, Staffordshire Drive, Staffordshire Place

Work is weather-dependent and subject to adjustment.

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

□ Acclaim □ Churchill Senior Living □ Country Lake □ Deep Wood Village □ Esprit □ Gables/Manorwoods □ Heritage Apartments
□ Harbour Place □ Highlands □ LakeCrest □ Lakeforest □ Lakeview □ Landing Glen □ Laurelwood Cove □ Logansport □ South Shore
Harbour □ Stonecreek Club □ Sunridge/Village □ US Homes @ WL □ Waterbury Downs North □ Waterbury Downs South □ Waters Edge
□ Waters House □ Waverly □ Woodlands

Important Parking Reminder

Vehicles must be removed from affected areas by **6:30 AM** on the scheduled workday. No parking will be permitted in work zones until the sealcoat has cured, generally reopening the following morning. Residents should plan ahead and make alternate parking arrangements, as parking availability will be limited during active work phases. **Vehicles that have not been moved by 6:30 AM will be relocated to the Community Center parking lot located at 20000 Father Hurley Boulevard, Germantown, MD 20874.**

What to Expect After Sealcoating

As part of our upcoming asphalt sealcoat project, you may notice tire marks after the pavement reopens. Tire marks are normal, superficial, and do not affect the durability or quality of the sealcoat. They will gradually fade as the pavement cures. During the first few days after reopening, please drive slowly, avoid sharp turns while stopped, and minimize abrupt braking or acceleration when possible.

Service Disruptions During Sealcoating Operations

To allow the sealcoating contractor full access to the roadway and parking areas, certain waste collection and delivery services may be temporarily impacted on scheduled work days.

Recycling Collection Impacts

The Association has coordinated with our recycling contractor; however, recycling service may be delayed or temporarily disrupted in the following communities:

- **Waterbury Downs South** – August 31 and September 8
- **Lakecrest** – September 14

J & J Inc. Trash Collection Impacts

The Association is working closely with the contractor and waste haulers to minimize disruption to collection services. **J & J Inc. will still collect waste on these dates; their plan is to be here at 7am sharp or slightly before, so please be sure to take trash out early on the dates listed below.**

Trash collection service provided by J & J Inc. may be affected in the following communities:

Community	Collection Day Impacted	Date
Waterbury Downs South	Monday Route	August 31
Country Lake	Thursday Route	September 3
Sunridge	Thursday Route	September 10
Lakecrest	Monday Route	September 14

Questions?

For questions regarding this project, please contact:

Waters Landing Association

wla@waterslanding.org

301-972-3681

Frequently Asked Questions (FAQ)

Q: Where can I park while work is being completed?

Residents should use available street parking in areas not affected by the work, where permitted.

As an alternative, residents may also park at the **Community Center parking lot located at 20000 Father Hurley Boulevard** during sealcoating operations. Please be sure to follow all posted parking regulations and move your vehicle back to your assigned parking area once work is complete.

Q: Will trash collection still occur?

Yes. **J&J Inc. plans to provide trash collection on scheduled collection days.** To avoid conflicts with sealcoating operations, collection crews plan to arrive **at or before 7:00 a.m.**

Residents are encouraged to place trash curbside the night before or early in the morning to ensure collection.

Q: Will recycling collection be affected?

Recycling services will be delayed or temporarily disrupted in some communities due to restricted roadway access during sealcoating operations. (**Waterbury Downs South** will be affected on August 31 and September 8 and **Lakecrest** will be affected on September 14)

Q: What if I forget to move my vehicle?

Vehicles left in designated work areas interfere with the contractor's ability to complete the project safely and on schedule. Residents are strongly encouraged to follow all posted notices and relocate vehicles before the start of work.

Q: How will I know when work is scheduled in my area?

The Association will provide notices identifying the dates and locations of sealcoating operations, including any parking restrictions and service impacts. Residents should review all notices carefully and watch for updates regarding weather-related changes or service adjustments. Signs will be posted throughout the neighborhoods and postcards will be sent out identifying the project dates/ locations.

Map of Impacted Areas:





Country Lake



Logansport

