NewsAshore
WATERS LANDING ASSOCIATION

NOVEMBER 4, 2026

SPECIAL ELECTION EDITION

YOUR VOTE. YOUR COMMUNITY.

2 DAYS UNTIL VOTING OPENS

Election season is here, Waters Landing! Over the next few weeks, we'll choose three neighbors to serve on the Board, weigh in on whether to explore home sharing, and help set the direction for the year ahead. It all kicks off tonight with the Candidate Forum, and voting opens this Friday. Every vote brings us closer to quorum and makes sure the decisions ahead reflect every one of our neighborhoods. Let's make this our biggest turnout yet!

TONIGHT Wednesday, November 4 · 6:00 PM · Zoom

CANDIDATE FORUM

All six Board candidates will answer a set of pre-prepared questions live on Zoom. Register in advance to receive the meeting link.

REGISTER FOR THE FORUM

THREE OPEN SEATS · SIX CANDIDATES

MEET THE CANDIDATES

Listed alphabetically by last name. Read each candidate's full profile on the Annual Meeting page.

- ☐ **Ayaba (Esee) Prince Agbodjan** — Highlands — Read profile
- ☐ **Gavin Green** — Highlands — Read profile
- ☐ **Reza Haghighi** — South Shore Harbour — Read profile
- ☐ **Karen Kizer** — Gaines/Manorwoods — Read profile
- ☐ **Nathanyel Marcello** — Lakeforest — Read profile
- ☐ **Anna Varnavas** — Waters Edge — Read profile

VOTING OPENS FRIDAY, NOVEMBER 6

THREE WAYS TO VOTE

☑ ONLINE
On Friday, you'll receive an email with your personal ballot access. If you don't see it or have trouble voting, contact the office.

✉ BY MAIL
Paper ballots are available upon request from the office. Return your completed ballot to:
Action Management Inc
PO Box 4157
Annapolis, MD 21403
Mailed ballots must be received before the Annual Meeting is called to order, so please mail yours early.

🗳 DROP BOX
Drop off your paper ballot at the Community Center during normal office hours, Monday through Friday, 9:00 AM to 5:00 PM.

ALSO ON THE BALLOT

BALLOT QUESTION 1 (ADVISORY)

SHOULD THE BOARD STUDY ALLOWING HOME SHARING?

Should the Board of Directors study whether to allow homeowners to rent out part of their home, such as a room, through the Montgomery County Home Sharing Program, and report back to the community?

Right now, the Declaration of Covenants only allows homeowners to rent out their entire home, not a single room or part of a home. A homeowner submitted this question asking the Board to take a closer look at the County program, which matches homeowners who have extra space with people looking for an affordable place to live.

A YES VOTE
Asks the Board to study the issue, gather homeowner input, hear from experts, and report back, possibly proposing a change for owners to consider by the 2027 Annual Meeting.

A NO VOTE
Does not ask the Board to study the issue.

This question is advisory only. It does not change any rules or allow home sharing. Any change to the leasing rules would require a separate process, including approval by the owners of a majority of all lots and at least 90 days' written notice to every homeowner.

The ballot question will be presented tonight, following the Candidate Forum, as a separate part of the program. Full details are on the Annual Meeting page.

APPROVAL OF PRIOR MEETING MINUTES

The draft minutes from the 2023 and 2024 Annual Meetings are also on the ballot for approval. Please review them before you vote.

- 2023 Draft Minutes — View PDF
- 2024 Draft Minutes — View PDF

The 2025 minutes will be presented at a later date.

MARK YOUR CALENDAR

KEY DATES

- **NOV 4** — **Candidate Forum** — Tonight, 6:00 PM, Zoom
- **NOV 6** — **Voting Opens** — Online, by mail, or Community Center drop box
- **NOV 19** — **Annual Meeting** — 6:00 PM, hybrid. Board meeting follows at 6:15 PM.
- **DEC 10** — **Reconvened Annual Meeting, If Needed** — 7:00 PM, hybrid, only if quorum is not reached on Nov 19

CAN'T ATTEND ON NOVEMBER 19?

SUBMIT A PROXY

An uninstructed proxy lets you name someone to attend the Annual Meeting and vote on your behalf, using their own judgment, on matters that come up at the meeting, such as motions made from the floor.

A proxy does not replace your ballot. Please still vote for the Board candidates, the ballot question, and the minutes online, by mail, or at the drop box.

Return your completed proxy to the Association office, or have your proxy holder bring it to the meeting and turn it in at sign-in.

DOWNLOAD THE PROXY FORM

FROM THE COMMUNITY ENGAGEMENT COMMITTEE

GET OUT THE VOTE

WHY ATTEND THE ANNUAL MEETING

The Annual Meeting is your opportunity to address community issues, including filling motions for changes you would like to see. Homeowners can voice their concerns and discuss important matters affecting the community in an open forum that supports transparency and collaboration between residents and Board members.

Regular participation builds a sense of community and trust between residents and the Board, which strengthens neighborhood relations overall.

WHY YOUR VOTE FOR THE BOARD MATTERS

Homeowners may vote for three of the Board candidates. Board members shape community decisions, set rules, and manage finances that affect property values and quality of life. Voting ensures those choices reflect residents' priorities and holds leaders accountable. Broad participation helps produce balanced outcomes and keeps a small group from making decisions that affect everyone.

Voting runs from November 6 until the Annual Meeting on November 19, or the reconvened meeting on December 10 if quorum is not reached.

VISIT THE 2026 ANNUAL MEETING PAGE

Candidate profiles, meeting materials, and voting details in one place

UPCOMING OFFICE CLOSURES

Thu, Nov 26 & Fri, Nov 27 — Thanksgiving Holiday
Fri, Dec 25 — Christmas Day

The 24/7 Customer Care Center is available at 800.870.0010 while the office is closed.

NewsAshore
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