















Waters Landing

Association, Inc.









News Ashore

2015 Resident Reference Edition

Townhome Communities

 Country Lake  Harbour Place  LakeCrest  Logansport 
 Sunridge/Village  Waterbury Downs North 
 Waterbury Downs South  Waters Edge  US Homes 

Single Family Communities

 Deep Wood Village  Gables/Manorwoods  Highlands 
 Lakeforest  Laurelwood Cove  Woodlands 

Introduction

The responsibilities in this edition are in effect to ensure the safety & cleanliness of our community.

Remember the Association can only do so much to keep your neighborhood appearance attractive. Waters Landing's appearance and quality of life is a direct result of resident action or inaction and all Waters Landing residents are encouraged to cooperate with one another as we are all part of the this community.

Management

The Association is run by the five-member Board of Directors. To provide for day-to-day management and operation of the community, the Board employs an on-site staff including a general manager and administrative staff for property management and general administrative purposes, and an off-

site contractor for accounting and financial management services.

General administrative and property questions should be directed to the Association staff office.

Office Address, Phone Number,

Website, & Email

20000 Father Hurley Boulevard
Germantown, MD 20874

Phone: 301-972-3681

Website: www.waterslanding.org

Email: wla@waterslanding.org

Office Hours

Monday 9am – 4pm

Tuesday 9am – 7pm

Wednesday 9am – 7pm

Thursday 9am – 7pm

Friday 9am – 4pm

Always check the website for the most updated information on resident office hours, as hours may change during the winter months.

Board of Directors

The Board of Directors for Waters Landing holds monthly meetings on the third Wednesday of each month at 7pm at the Community Center. Residents are encouraged to attend and take part in the happenings of their community. Announcements for the monthly meetings are posted on the Association website homepage and through the electronic newsletter, *The NewsAshore*. Please register at www.waterslanding.org to ensure you receive the newsletter. Condominium business is conducted at condominium Board of Directors meetings.

Assessments

Individual assessment account questions should be directed to the financial management services contractor, Zalco Realty, Inc.
8701 Georgia Avenue
Silver Spring, MD 20910
(301) 768-2016.

Members are assessed on a neighborhood-by-neighborhood budgetary basis. *It is the legal obligation of each homeowner to pay an annual assessment fee to the Association.* Assessments are due on the first (1st) day of each month and are considered delinquent if not received by the fifteenth (15th) day of the month. Delinquent accounts will be assessed a late fee of \$15.00 each month. Remedies for continued non-payment of assessments include placement of liens and subsequent foreclosure of the property, as outlined in Policy Resolution 2012-02, "Collection of Assessments."

Newsletter & Other

Communications

Waters Landing communications will come through postal mail & through our electronic newsletter, *The NewsAshore*. ***Please register at www.waterslanding.org to receive *The NewsAshore*.*** Information can

also be obtained through our Association website.

For communication with neighbors within the community, you have the option to join the Waters Landing Google Group list serve at <https://groups.google.com/forum/#!forum/waterslanding> (or <http://goo.gl/2jF6y>).**

*** Opinions and information on the google group are those of some residents and do not necessarily reflect those of Waters Landing Association, Inc.*

Routine Maintenance of Private Property

Routine and basic maintenance of both house and yard is a requirement of all residents of the Waters Landing Association and is the sole responsibility of the homeowner for their unit. One of the primary responsibilities of a Homeowners Association is to maintain the common grounds and, when necessary, to enforce the maintenance

standards upon individual lots within the community.

The basic authority for maintaining the quality and design in the Waters Landing Community is founded in the Declaration and by-laws which are a part of the deed to every property in Waters Landing. The intent of the covenants is to assure homeowners that the standards of design quality will be maintained. This, in turn, protects property values and enhances the environment of the community.

- Routine maintenance includes, but not limited to
 - yard maintenance including mowing & weeding
 - keeping yard free of clutter & debris
 - painting of cracked & peeling paint on wood trim
 - replacement of any rotted wood
 - repair/replacement of fences
 - washing of excessive mold build-up on siding

- No resident shall store any personal items and/or encroach upon common grounds.
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Architectural Control

Exterior changes or additions to your home or property – with very few exceptions – require the prior and written approval of the Association’s Architectural and Environmental Review Committee (AERC). The AERC meets the first Wednesday of every month. Deadline for application submittal is the 20th of the preceding month or the Friday before the 20th if the 20th falls on the weekend.

Montgomery County

Montgomery County’s contact phone number is 311. This is the number to call for various county issues, including but not limited to, recycling, animal control, noise control, landlord/tenant affairs, abandoned unit division, street & sidewalk issues in the single family homes (please see “Single Family

Neighborhoods” section for additional information).

Montgomery County Police

The non-emergency number for the police department is 301-279-8000.

The number for the Germantown Station is 240-773-6200.

If you are a victim of a crime, first & foremost, report it to the police!

Then report it to the Association for informational purposes. Reporting it to the Association does not mean it has been reported to the police.

Single Family Neighborhoods

Streets & sidewalks in the single family neighborhoods are owned and maintained by Montgomery County. Snow removal on the single family streets is performed by Montgomery County. However residents are responsible for clearing the sidewalks in front of their home. Any questions or concerns about street parking, street maintenance & repair, and sidewalk maintenance & repair

may be directed to Montgomery County at 311.

Street Lights

Street lights are owned & maintained by Potomac Edison.

Please call 1-888-544-4877 for light issues.

Neighborhood Advisory Council (NAC)

Each neighborhood has the opportunity to operate a Neighborhood Advisory Council (NAC) that deals with your particular neighborhood's issues and communicates them to the Board of Directors and Staff. It's a good way to be a part of the community and meet your neighbors.

Non-Resident Owners

Unit Owners who live somewhere other than the unit in Waters Landing are known as Non-Resident Owners (NRO's). Non-Resident Owners are required to provide the

Association with a copy of any leases with tenants and the owner's current mailing address. Very often tenants are not fully informed by owners of their responsibilities. Owners remain responsible for the actions of their tenants, so it is important that we are able to contact you when necessary.

Trash & Recycling

For bulk pick-up, contact WLA's trash contractor, J & J Trash at 1-800-465-2350. Items that require special pick up include, but not limited to, mattresses, construction debris, televisions and furniture.

Trash dumping is NOT allowed!

Regular trash collection days are Mondays and Thursdays. The only days trash is not collected is Christmas Day & New Year's Day.

All trash items should be in containers with secure lids or dark bags that are closed tightly. **White trash bags are prohibited.**

Shopping bags do NOT constitute trash bags.

Trash should be placed out after dark, the night before the scheduled pick-up or before 7am the morning of pick-up.

After trash pick-up, all trash receptacles (i.e. trash cans) should be brought in and removed from view.

Lawn & yard debris is NOT acceptable as trash in plastic bags & will NOT be picked up by the trash contractor.

For recycling, contact Montgomery County Recycling at 311.

Recycling is a Montgomery County contract & all residents are required to follow the guidelines as set forth by the county.

Recycling day is Monday. Recycling is not picked up on Federal Holidays.

Recycling pick up will slide one day to Tuesday in those instances.

Recycling should be placed out after dark, the night before the scheduled pick-up or before 7am the morning of pick-up.

After recycling pick up, all recycling receptacles (i.e. blue recycle bins) should be brought in and removed from view.

Properly bundled, lawn & yard debris is recycled through Montgomery County.

Scrap metal such as washing machines, dryers, lawn mowers, etc. can be picked up through Montgomery County recycling. Please call 311 to schedule pick up.

Do not leave trash, cans, recycling materials, or recycle containers out at any other time of the week. These items left out at any other time are considered dumping! ***Proper trash***

disposal prevents garbage debris throughout the neighborhood and inhibits animal and rodent issues!
PLEASE PAY ATTENTION TO YOUR TRASH AND RECYCLING DISPOSAL!

Parking

Townhome Communities Only

There is no assigned or reserved parking throughout Waters Landing, however if your neighborhood has approved “assigned” parking through the Neighborhood Advisory Committee (NAC) process, you will have separate guidelines. If a neighborhood establishes “assigned” parking through the NAC process, there still will be no towing authority out of assigned spaces.

Each resident in Waters Landing is entitled to park in their neighborhood and in their neighborhood alone. At no time shall any resident park in another neighborhood.

Even if parking is available in another neighborhood, or if there is a parking space in another neighborhood that is closer to a resident’s home, residents shall only park in their neighborhood.

Residents may, however, park anywhere in their neighborhood parking lot. Parking lots are common property that belong to the neighborhood in which they are located and belong to all residents in that neighborhood. Parking spaces directly in front of a residence are not reserved to that address.

Residents with multiple vehicles should not utilize prime spots and should park in overflow areas or out on Waters Landing Drive.

Additionally, parking on any grassy areas, including along Waters Landing Drive is prohibited.
Vehicles must be parked on asphalt or asphalt related material only.

No resident shall park in, stand, or block any area designated a fire lane

or access at any time. These areas are designated by painted yellow curbs, signs and chains blocking vehicle access. Parking in or blocking access to fire lanes jeopardizes the safety of every resident and home. Parking in such areas can result in towing and/or monetary fines.

No vehicle shall be stored in Waters Landing. Additionally, vehicles should be current in registration and able to pass Maryland State Motor Vehicle Administration inspection procedures. Failure to abide by these laws may result in towing.

Commercial vehicles, as defined by Montgomery County and detailed in Policy Resolution 2012-03, are prohibited and will be towed.

Parking relies on cooperation and consideration on the part of residents. Please be mindful of your neighbors!

Animal Control

*Animal Control laws fall under the jurisdiction of Montgomery County. Please call Montgomery County at **311** to file a complaint or for more information.*

- ***“Pooper-Scooper Law” All residents must properly clean up after their pets on all common ground areas.*** No pet should defecate on any private property other than their owner’s property.
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Noise Control

*Noise Control laws fall under the jurisdiction of Montgomery County. Please call Montgomery County at **311** to file a complaint or for more information.*

- ***“Quiet Hours”*** Excessive noise is unlawful during these hours.
 - Weekdays 9:00pm – 7:00am
 - Weekends 9:00pm – 9:00am
 - Holidays 9:00pm – 9:00am
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Selling your home?

If you are selling your home, you are required by law to provide the prospective buyer with a set of Homeowner Association documents. Don't risk the legal problems that can come from a lack of full disclosure on your resale. Condominium owners will also need to contact your Condo Management firm. The Waters Landing resale package is available for purchase by order through the Association office. We ask that you place your request a minimum of 5 days in advance, allowing sufficient time for preparation.

Renting your home?

Tenant packages are available for purchase by order through the Association office. Tenant packages help renters be knowledgeable of their responsibilities as residents of Waters Landing, which makes for good neighbors. If you are renting your property, you must register with Montgomery County as well as

provide the Association with current non-resident information. All tenants must have up-to-date current leases for the upcoming 2014 pool season.

Recreation

Waters Landing owns and/or maintains over 50 acres of common grounds and recreational facilities. This includes two swimming pools, three tennis courts, two roller blade pads, one-basketball half-court, and 3.1 miles of walking/bike paths, tot lots and a community center available for rental by residents.

Community Center

The Community Center located at 20000 Father Hurley Boulevard is the site of most neighborhood meetings and is available for rental to Waters Landing residents for private functions. Residents must be current in their assessments to rent the Community Center.

Lakes

Lake Churchill is a “non-contract” lake, therefore swimming, wading and boating are not allowed.

Currently fishing is allowed in the lake from the shoreline only, but the policy is under review by the Churchill Community Foundation.

The walking distance on the pathway around the lake is about 1.1 miles.

Paths

There are 3.1 miles of walking/bike paths throughout Waters Landing.

These asphalt paths also go around Lake Churchill and Little Lake Seneca, which leads into Black Hill Regional Park. No motorized vehicles are allowed on the paths.

Pools

The pool season runs from Memorial Day weekend through Labor Day. Pool information is sent out annually in a separate mailing. Information can also be found on the Association

website late-Spring. Only residents who are current in their assessments are eligible for passes. Tenants must have their landlord sign the copy of the Application and provide a copy of the current lease. The Community Center pool (“A”) is located at 20000 Father Hurley Boulevard, and the Waters Landing Drive pool (“B”) is located at 13501 Waters Landing Drive.

Tennis

The tennis courts are for the use of Waters Landing residents and their guests only. Tennis courts are available for use during daytime hours only. Special events are welcome, but must be scheduled and approved by' the Board of Directors and the Recreation Committee.

The tennis courts are surfaced with a special soft surface which is excellent for tennis, but can be damaged when abused. Therefore, please observe the following rules

when using the courts. Let's keep them nice!

1. Court play is limited to one (1) hour for singles and one and one-half (1.5) hours for doubles when another player is waiting.
2. Adults have priority on the courts after 5:00 p.m. every day of the week; and before noon on Saturday, Sunday and holidays. Children under eighteen (18) years of age may be bumped from the courts during prime time by an adult member unless they are playing with an adult member.
3. Proper tennis etiquette will be observed at all times. Players should consider others when entering courts or retrieving tennis balls.
4. No racquet throwing! This damages the surface and your racquet.
5. No swearing. This is offensive, and distracting to other players.
6. Tennis shoes only on the court surface. **ABSOLUTELY NO CLEATED JOGGING SHOES OR STREET SHOES.**

Please clean mud and rocks from your shoes before entering the courts.

7. The courts are meant for tennis only. No bicycles, tricycles, skateboards, baby strollers, etc., are allowed on the court surface.
 8. No chairs of any kind on the court surface.
 9. No glass containers on the court surface.
 10. Keep all pets outside the fenced court area.
 11. No climbing on nets or fence.
 12. For your children's safety, no children are allowed on the courts unless they are playing tennis.
 13. No radios, cassette players or music near the tennis court area.
 14. Close the gate behind you, please, and dispose of your litter in the trash barrel.
 15. No sunbathing on tennis courts or roller blading area.
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