



Waters Landing Association, Inc.

20000 Father Hurley Boulevard • Germantown, Maryland 20874 • 301-972-3681

www.waterslanding.org • WLA20874@aol.com

Welcome to Beautiful Waters Landing!

You have selected a wonderful place to live and your homeowner's association works hard to keep it that way! Since its completion in 2002, Waters Landing's twenty-five neighborhoods have some 10,000 people living in 3287 units!

Included among the many forms handled during the settlement process on your home should have been copies of the Declaration of Covenants and the By-Laws of the Association. These are important documents which identify the legal nature of the Association and your role and obligations as a homeowner in it. Homeowner Associations (HOAs) are still new to many people, so there are several important items in the legal documents with which you should become familiar. A few points are addressed here.

Management: The Association is run by the seven-member Board of Directors. To provide for day-to-day management and operation of the community, the Board employs an on-site staff for administration and property management, and an off-site contractor for accounting and financial management services.

General administrative and property questions should be addressed to the Association staff office at 20000 Father Hurley Boulevard, Germantown, MD 20874, by calling (301) 972-3681 between the hours of 11:00 a.m. to 4:00 p.m., Monday through Friday, via e-mail at WLA20874@aol.com or on the Association website, www.waterslanding.org.

Assessment account questions should be addressed to the financial management services contractor Zalco Realty, Inc., 8701 Georgia Avenue, Silver Spring, MD 20910, or call (301) 495-4172.

Assessments: 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. Shortly after settlement on your home you should receive a set of payment coupons and envelopes from Zalco Realty, Inc. to make the assessment in monthly installments. Assessments are due on the first (1st) day of each month and are considered delinquent if not received by the tenth (10th) 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 No. 89-2 included in your homeowner's information packet.

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). As part of your new homeowner's disclosure packet you should have received a copy of the Architectural Guidelines and the Application for Architectural Change. Additional forms are available at the staff office.

Board of Directors: The Board of Directors for Waters Landing holds monthly meetings on the third Wednesday of each month at 7:00 p.m. in the Community Center. Residents are encouraged to attend and take part in the happenings of their community.

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. Not all neighborhoods have active NAC's but they are easily revived when needed. It's a good way to be a part of the community and meet your neighbors.

Trash Collection: Single family and townhouse trash collection is included in their monthly assessment. Curbside pickup of closed/covered "normal" trash is done twice a week, on Mondays and Thursdays. The company under contract is J&J Inc. Trouble calls or arrangements for a special pickup of unusual items may be arranged by calling J&J at 1-800-465-2350. Condominiums have their own arrangements for trash.

Newspaper Recycling: Montgomery County provides weekly pickup of newspapers for recycling. Currently only single-family homes and townhomes are included in the programs. (Apartment-style condominiums are not yet eligible). Newspapers in paper grocery bags or tied with string and the blue recycling bins should be on the curb by 7:00 a.m. on Monday or Thursday mornings (depending on which neighborhood you live in) set apart from your regular trash. Papers in plastic bags will not be accepted.

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

Churchill Senior Living • Country Lake • Deep Wood Village • Esprit • Gables/Manorwoods • The Gables Apartments • Harbour Place • Highlands • Kingsbury Crossing • 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

The program is for newspapers and the blue recycling bins only, no telephone books or magazines. Questions about your recycling pickup or to acquire a blue recycling bin should go directly to Montgomery County Recycling at 240-777-6410.

Lawn Care: With regard to lawn care, the Association is responsible for common areas only. Consequently, homeowners are required to maintain their own yards in a responsible and attractive manner. The Architectural Guidelines address maintenance standards and procedures for compliance.

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 owners 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.

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, 8 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 Hills Regional Park. No motorized vehicles are allowed on the paths.

Pools: The pool season runs from Memorial Day weekend through Labor Day. Pool pass applications are sent out annually in the spring issue of the Association's newsletter. 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: Tennis courts are available during daylight hours with sign up reservation sheets used during the summer season. When other players are waiting, play is limited to 1 hour for singles, 1-1/2 hours for doubles.

Newsletter: Waters Landing has a quarterly newsletter, the News Ashore, which is mailed to all resident and non-resident owners. Features are babysitting/daycare lists, Neighborhood Advisory Council (NAC) and Condo Board meeting schedules, and highlights from the General Administrative, Maintenance and commercial ads.

This information is current as of the date of this letter, but is subject to change. Policy changes are announced via direct mail or the newsletter, so it is important that you read all correspondence from the Association.

Once again, we welcome you to the community and wish you the best of luck and much happiness in your new Waters Landing home. Your participation in the affairs of your Community is always encouraged and welcomed. Please call with any questions or comments. Thank you.

Sincerely,
Pam Czarick
General Manager
Waters Landing Associations, Inc.