



**Waterford Place
Homeowners Association, Inc.**

*A Year in Review: 2022
Board of Directors Report*

Waterford Place HOA Activity Report 2022

- Conducted *recommended* tree care for Common Area trees: including removals (7), stump grinding (2), and pruning (2) based upon recommendations from the Arbor Note Tree Inventory report conducted by certified arborists.
- J&J Trash Service started a new contract as the new provider for Trash Removal effective 1/1/2022 through 12/31/2026.
- Henry's Wrecker Service started a new contract as the tow service provider effective 1/1/2022.
- Installed an outdoor community message center with a light source to supplement and enhance communications with community residents.
- Selected LCS Property Services to install a *recommended* stormwater drainage system to address the drainage problems in the Tot Lot and stormwater drain area near the Tot Lot. (NOTE: Falcon Group, the design engineers for the drainage engineering study, provided oversight and inspection of drainage project installation and completion.)
- Purchased and installed an upgraded, code-compliant playground structure, surface, benches, and retaining wall to replace the 15-year-old, non-compliant playground equipment in the Tot Lot/Playground area. Updated and replaced the mandatory "No Smoking" signage for the community's Tot Lot/Playground as required by Montgomery County law.
- Scheduled and implemented community social activities, including two (2) outdoor "Coffee With a Cop" events, four (4) "Food Truck Fridays" events, one "Game of Throws" Cornhole Competition event, and an "Almost Halloween" @ Waterford Place event during the spring, summer, and fall.
- Reaffirmed continuation of Property Management People management contract for 2023.
- Reaffirmed continuation of Howell Brothers Landscaping & Lawn Care contract for 2023.
- Reaffirmed continuation of Howell Brothers Snow Removal contract for the period between November 2022-April 2023.
- Cleaned, refurbished and painted the community's Cluster Box Units (CBU) mail receptacles.
- Replaced all "No Parking – Fire Lane" signs and "No School Event Parking" signage.
- Repaired the lantern light on top of the front entrance monument.
- Installed "donated" solar lighting at the base of the front entrance monument.



Food Truck Fridays



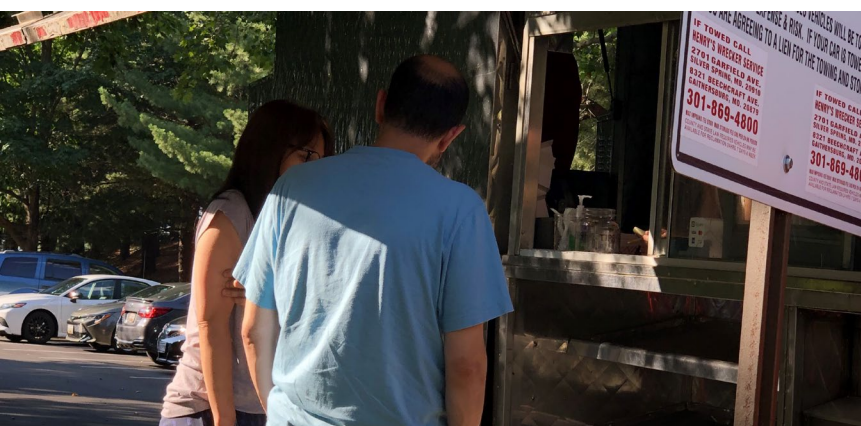
Food Truck Fridays



“Game of Throws” Cornhole Game



Food Truck Fridays



Food Truck Fridays

Community Social Events & Activities



“Almost Halloween” @ Waterford Place



“Almost Halloween” @ Waterford Place



“Almost Halloween” @ Waterford Place



“Almost Halloween” @ Waterford Place



“Almost Halloween” @ Waterford Place

Community Social Events & Activities



Coffee With A Cop (June)



Coffee With A Cop (June)



Coffee With A Cop (December)



Coffee With A Cop (December)



Coffee With A Cop (June)

Community Social Events & Activities



Stormwater Drainage Improvement Project for Playground Area (Tot Lot)



PlaySoleil™ Solar Lighting was added to increase playground security after dark.



New *Playworld®* equipment



New *Woodcarpet®* EWF play surface



New Mandatory "No Smoking" Signage

Community Playground Area Upgraded to Accommodate Ages 2-12 Years Old
(new playground was installed/completed December 1st)



PGC Landscape (Tree Care Services)



Howell Brothers Snow & Ice Removal



Unity Disposal & Recycling



J&J Trash Service



Howell Brothers Lawn & Landscaping

Providers of Grounds Maintenance, Trash Service, and Recycling Service



Community Message Center Board



Entrance Light Repaired



CBUs (mail receptacles) Refurbished



"No Parking Fire Lane" Signs Replaced



Gardener's General Contractor

Common Areas Assets Maintenance, Repairs, and Replacements
