

WATERFORD PLACE HOMEOWNERS ASSOCIATION, Inc.

2024 Corporate Calendar (Board of Directors & AERC)

<u>January</u>	<u>15</u>	<u>BOARD & AERC MEETING **PMP**</u> Review/Discussion of AECR Applications received in Dec. 2023
<u>January</u>	<u>26</u>	<u>AECR APPLICATIONS DUE BY 10 AM</u> Complete applications received will be reviewed/discussed on Feb. 12, 2024
<u>February</u>	<u>12</u>	<u>AERC MEETING</u> Review/Discussion of AECR Applications received by 10 AM, Jan. 26, 2024
<u>February</u>	<u>16</u>	<u>AECR APPLICATIONS DUE BY 10 AM</u> Complete applications received will be reviewed/discussed on Mar. 11, 2024
<u>February</u>	<u>19</u>	<u>BOARD MEETING</u>
<u>March</u>	<u>11</u>	<u>AERC MEETING</u> Review/Discussion of AECR Applications received by 10 AM, Feb. 16, 2024
<u>March</u>	<u>18</u>	<u>BOARD MEETING</u>
<u>March</u>	<u>22</u>	<u>AECR APPLICATIONS DUE BY 10 AM</u> Complete applications received will be reviewed/discussed on Apr. 8, 2024
<u>April</u>	<u>8</u>	<u>AERC MEETING</u> Review/Discussion of AECR Applications received by 10 AM, Mar. 22, 2024
<u>April</u>	<u>12</u>	<u>AECR APPLICATIONS DUE BY 10 AM</u> Complete applications received will be reviewed/discussed on Apr. 22, 2024
<u>April</u>	<u>15</u>	<u>BOARD & AERC MEETING **PMP**</u> Mail Spring Newsletter Review/Discussion of AECR Applications received by 10 AM, Apr. 24, 2024 AERC Community Compliance Inspections
<u>April</u>	<u>22</u>	<u>AERC MEETING</u> Review/Discussion of AECR Applications received by 10 AM, Apr. 12, 2024
<u>May</u>	<u>3</u>	<u>AECR APPLICATIONS DUE BY 10 AM</u> Complete applications received will be reviewed/discussed on May 13, 2024
<u>May</u>	<u>13</u>	<u>AERC MEETING</u> Review/Discussion of AECR Applications received by 10 AM, May 3, 2024

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2024 Corporate Calendar (Board of Directors & AERC)

May 17 **AECR APPLICATIONS DUE BY 10 AM**
Complete applications received will be reviewed/discussed on Jun. 3, 2024

May 20 **BOARD MEETING**

June 3 **AERC MEETING**
Review/Discussion of AECR Applications received by 10 AM, May 17, 2024

June 7 **AECR APPLICATIONS DUE BY 10 AM**
Complete applications received will be reviewed/discussed on Jun. 17, 2024

June 17 **BOARD & AERC MEETING **PMP****
Review/Discussion of AECR Applications received by 10 AM, Jun. 7, 2024

June 28 **AECR APPLICATIONS DUE BY 10 AM**
Complete applications received will be reviewed/discussed on Jul. 8, 2024

July 8 **AERC MEETING**
Review/Discussion of AECR Applications received by 10 AM, Jun. 28, 2024

July 12 **AECR APPLICATIONS DUE BY 10 AM**
Complete applications received will be reviewed/discussed on Jul. 22, 2024

July 15 **BOARD MEETING**
Mail Call for Nominations Letter
Begin FY2025 Preliminary Budget Preparation

July 22 **AERC MEETING**
Review/Discussion of AECR Applications received by 10 AM, Jul. 12, 2024

July 26 **AECR APPLICATIONS DUE BY 10 AM**
Complete applications received will be reviewed/discussed on Aug. 5, 2024

August 5 **AERC MEETING**
Review/Discussion of AECR Applications received by 10 AM, Jul. 26, 2024

August 9 **AECR APPLICATIONS DUE BY 10 AM**
Complete applications received will be reviewed/discussed on Aug. 19, 2024

WATERFORD PLACE HOMEOWNERS ASSOCIATION, Inc.

2024 Corporate Calendar (Board of Directors & AERC)

<u>August</u>	<u>19</u>	<u>BOARD & AERC MEETING</u> Mail Annual Meeting Notice Review/Discussion of AERC Applications received by 10 AM, Aug. 9, 2024
<u>August</u>	<u>23</u>	<u>AERC APPLICATIONS DUE BY 10 AM</u> Complete applications received will be reviewed/discussed on Sept. 9, 2024
<u>September</u>	<u>9</u>	<u>AERC MEETING</u> Review/Discussion of AERC Applications received by 10 AM, Aug. 23, 2024
<u>September</u>	<u>16</u>	<u>BOARD MEETING/ANNUAL MEETING **PMP**</u> Elect/Re-elect BOD members Officers/Committee Chairs Reports Review all service contracts (if applicable) Adopt Revenue Ruling 70-604 Approve FY2025 Draft Operating Budget/Mailing Mail FY2025 Approved Budget Letter
<u>September</u>	<u>20</u>	<u>AERC APPLICATIONS DUE BY 10 AM</u> Complete applications received will be reviewed/discussed on Oct. 7, 2024
<u>October</u>	<u>7</u>	<u>AERC MEETING</u> Review/Discussion of AERC Applications received by 10 AM, Sept. 20, 2024
<u>October</u>	<u>18</u>	<u>AERC APPLICATIONS DUE BY 10 AM</u> Complete applications received will be reviewed/discussed on Nov. 4, 2024
<u>October</u>	<u>21</u>	<u>BOARD MEETING/RECONVENED ANNUAL (if needed) **PMP**</u> Adopt FY2025 Operating Budget Elect/Appoint Board Officer Positions (1-year terms, Annual Review) Review/Approve the Fall Newsletter for mailing in October/November
<u>November</u>	<u>4</u>	<u>AERC MEETING</u> Review/Discussion of AERC Applications received by 10 AM, Oct. 18, 2024
<u>November</u>	<u>15</u>	<u>AERC APPLICATIONS DUE BY 10 AM</u> Complete applications received will be reviewed/discussed on Dec. 2, 2024
<u>November</u>	<u>18</u>	<u>BOARD MEETING</u> Elect/Appoint Board Officer Positions (if Annual Meeting is reconvened in October)

WATERFORD PLACE HOMEOWNERS ASSOCIATION, Inc.

2024 Corporate Calendar (Board of Directors & AERC)

December 2 AERC MEETING

Review/Discussion of AECR Applications received by 10 AM, Nov. 15, 2024

December 16 BOARD MEETING

Mail Assessment Coupons (for owners who still pay via check)

December 20 AECR APPLICATIONS DUE BY 10 AM

Complete applications received will be reviewed/discussed in Jan. 2025 (TBD)

Until further notice, all WPHOA meetings will be held virtually using Zoom videoconferencing services.

- **AERC Meetings: Register to attend by using the following URL (*recurring meeting*):**
<https://zoom.us/meeting/register/tJYpd-ioqz0jG9Yqyo58ExkasBI0cNP0jGF8>
- **Board of Directors Meetings: Register to attend by using the following URL (*recurring meeting*):**
<https://zoom.us/meeting/register/tJMtf-6rqDwiHtUakDPVIFHFj7P4ad2G25-E>

NOTE: The monthly Board meetings (scheduled for every 3rd Monday) and AERC meetings aim to provide more structure and an improved operating model to conduct WPHOA business efficiently. Providing this list of scheduled meetings to the WPHOA members/Unit Owners also fulfills the proper/advance notification of all open meetings of the WPHOA. (*Proper notification of all open meetings of the WPHOA is a requirement of the WPHOA Governing Documents and Montgomery County and State of Maryland law.*)

If no WPHOA business is planned to be discussed at the scheduled Board meeting and/or no AECR applications have been received and scheduled for review and approval at the designated dates/times of the scheduled meetings, the meeting(s) will be canceled. (*Notification will be posted on the WPHOA website.*)

The Association also maintains a separate website for the benefit of its Members (<https://www.waterfordplacehoa.org>). Updated information about the community, past newsletters, architectural guidelines, governing documents, rules, regulations, etc. All Unit Owners, residents, and tenants are welcome to create a free user account on the website.


WATERFORD PLACE HOMEOWNERS ASSOCIATION, Inc.

2024 Corporate Calendar (Board of Directors & AERC)

Waterford Place HOA



Pages

- Home
- WPHOA Welcome New Homeowner/Member
- ▶ WPHOA Community Surveys
- ▶ WPHOA A&E Change Request
- WPHOA Feedback Loop
- WPHOA Events
- ▶ WPHOA Social Activities
- WPHOA News
- WPHOA Newsletters
- WPHOA Reminders
- Pay WPHOA Dues
- ▶ WPHOA Board of Directors
- ▶ WPHOA Community Documents
- ▶ WPHOA Resources
- WPHOA Facebook Page 

Welcome to Germantown, Maryland!

[Translate this website to a different language.](#)

Waterford Place is a 70-home private common ownership community in Germantown, Maryland, conveniently located in upper Montgomery County near I-270 and the Germantown Town Center. It is a quiet community in the [Churchill Village \(Town Sector Zone\) area](#) with ample green space, especially compared to recently built townhome developments. With most of the Churchill Village community built out by about 1994, the Churchill Village area today exhibits a mainly low-density, suburban residential setting and appeal.

The Churchill Town Sector at the corner of Maryland Route 118 and Middlebrook Road most closely resembles the downtown or center of Germantown because of the location of the [Upcounty Regional Services Center](#), the [Germantown Public Library](#), the [Black Rock Center for the Arts](#), the [Regal Germantown Stadium 14](#), and pedestrian shopping that features an array of restaurants.

The Waterford Place entrance at Waters Row Terrace (a private road) was designed with a cul-de-sac at the community's north and south end, so there is no pass-through traffic.

While Waterford Place residents are moments away from the three exits to I-270 (less than one mile away), other commuter options are also nearby. The [Maryland Area Regional Commuter \(MARC\)](#) train and the [Germantown Transit Center](#) are within walking distance. In addition, the [Ride On 100 Shuttle](#)

WATERFORD PLACE HOMEOWNERS ASSOCIATION, Inc.
2024 Corporate Calendar (Board of Directors & AERC)

ANNUAL PLAN - 2024

JANUARY	FEBRUARY	MARCH
<ul style="list-style-type: none"> • Obtain annual landscape calendar • Prepare/update annual calendar (website and HOA members/Board) • January website updates/postings • Update tree maintenance plan (update tree inventory) • Create and send year-end (2023) review to homeowners and residents (post on the website) • Meeting: Jan. 15, 7 PM (Board & AERC) • AECR Application Deadline: Jan. 26, 10 AM 	<ul style="list-style-type: none"> • Meeting: Feb. 12, 7 PM (AERC) • AECR Application Deadline: Feb. 16, 10 AM • Meeting: Feb. 19, 7 PM (Board) • February website updates/postings 	<ul style="list-style-type: none"> • Meeting: Mar. 11, 7 PM (AERC) • Meeting: Mar. 18, 7 PM (Board) • AECR Application Deadline: Mar. 22, 10 AM • March website updates/postings
APRIL	MAY	JUNE
<ul style="list-style-type: none"> • Meeting: Apr. 8, 7 PM (AERC) • AECR Application Deadline: Apr. 12, 10 AM • Meeting: Apr. 15, 7 PM (Board & AERC) • Meeting: Apr. 22, 7 PM (AERC) • Renew MCPD Trespass Form (<i>Renew annually on Apr 23</i>) • Community Compliance violations (late April) • April website updates/postings • Check and clean storm drains for blockage • WPHOA Tax Preparation and Annual Audit • Spring Cleaning/Maintenance (inspect and clean playground equipment, picnic table/benches) 	<ul style="list-style-type: none"> • AECR Application Deadline: May 3, 10 AM • Meeting: May 13, 7 PM (AERC) • AECR Application Deadline: May 17, 10 AM • Meeting: May 20, 7 PM (Board) • May website updates/postings • Walk the property to inspect the Common Areas and/or Community improvements/violations (early May) • Promote “Free” Deck Inspections (offered by MoCo Dept. of Permitting Services) 	<ul style="list-style-type: none"> • Meeting: Jun. 3, 7 PM (AERC) • AECR Application Deadline: Jun. 7, 10 AM • Meeting: Jun. 17, 7 PM (Board & AERC) • June website updates/postings • Obtain Reserve Study Update from the consultant • AECR Application Deadline: Jun. 28, 10 AM

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JULY	AUGUST	SEPTEMBER
<ul style="list-style-type: none"> • Meeting: Jul. 8, 7 PM (AERC) • AECR Application Deadline: Jul. 12, 10 AM • Meeting: Jul. 15, 7 PM (Board) • Meeting: Jul. 22, 7 PM (AERC) • AECR Application Deadline: Jul. 26, 10 AM • July website updates/postings • Begin Common Areas improvements (if any) • Mail Call for Nominations Letter • Obtain bids and contractual changes for the upcoming operating budget • Begin FY2025 Preliminary Operating Budget Preparation 	<ul style="list-style-type: none"> • Meeting: Aug. 5, 7 PM (AERC) • AECR Application Deadline: Aug. 9, 10 AM • Meeting: Aug. 19, 7 PM (Board & AERC) • AECR Application Deadline: Aug. 23, 10 AM • August website updates/postings • Obtain contract renewals for the upcoming year (if any – insurance, etc.) 	<ul style="list-style-type: none"> • Meeting: Sep. 9, 7 PM (AERC) • AECR Application Deadline: Sep. 20, 10 AM • Meeting: Sep. 16, 7 PM (Annual Meeting & Board) • Annual Meeting: Elect/Re-elect BOD members • Review all contracts (if applicable) • Approve FY2025 Draft Operating Budget/Mailing • Mail FY2025 Approved Budget Letter • Adopt Revenue Ruling 70-604 • September website updates/postings • WPHOA Tax Preparation and Annual Audit (Sept./Oct.)
OCTOBER	NOVEMBER	DECEMBER
<ul style="list-style-type: none"> • Meeting: Oct. 7, 7 PM (AERC) • AECR Application Deadline: Oct. 18, 10 AM • Meeting: Oct. 21, 7 PM (Board; Reconvened Annual Meeting – if needed) • BOD Positions Assigned (Annual Review/Appointment) • Adopt FY2025 Operating Budget • October website updates/postings • Mail Fall Newsletter (Oct/Nov) 	<ul style="list-style-type: none"> • Meeting: Nov. 4, 7 PM (AERC) • AECR Application Deadline: Nov. 15, 10 AM • Meeting: Nov. 18, 7 PM (Board) • November website updates/postings 	<ul style="list-style-type: none"> • Meeting: Dec. 2, 7 PM (AERC) • Meeting: Dec. 16, 7 PM (Board) • Mail Assessment Coupons (for owners who still pay via check) • AECR Application Deadline: Dec. 20, 10 AM • December website updates/postings • Happy Holidays!