



**Waterford Place
Homeowners Association, Inc.**

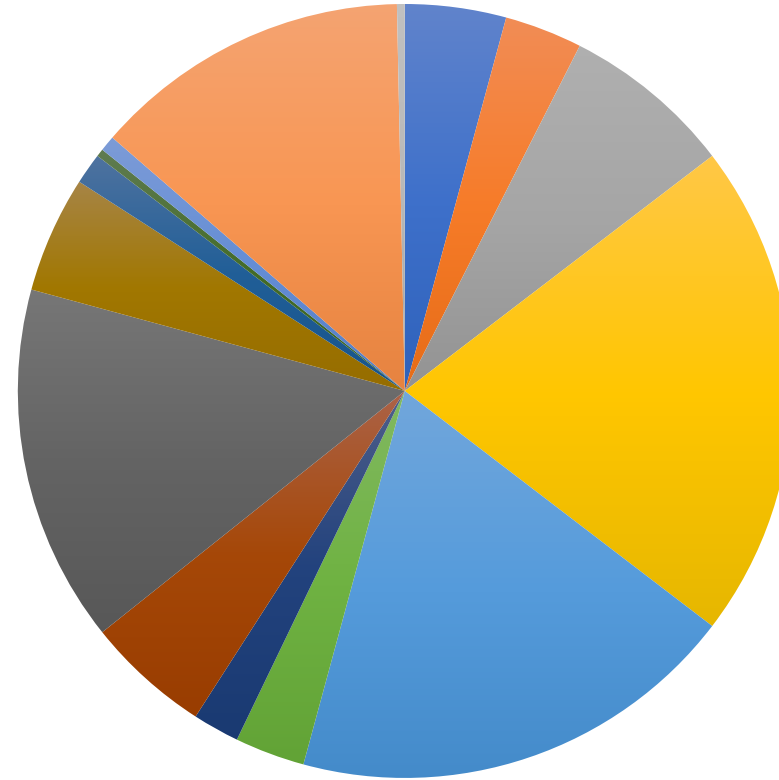
A Year in Review: 2023
Board of Directors Report

Waterford Place HOA Activity Report 2023

- Conducted *recommended* tree care for Common Area trees: including removals (7), pruning (3), and building clearance (13) based upon tree health assessments and the recommendations from the Arbor Note Tree Inventory report conducted by certified arborists.
- Selected Gutierrez Construction, Inc. to complete the concrete project (including sidewalks, curbs, and gutter replacements).
- Installed a solar light source to supplement and enhance illumination near the parking areas and the Cluster Box Unit (CBU) located near 20203/20201 Waters Row Terrace.
- Purchased and installed new “Private Property/No Trespassing” signs, “No Smoking/No Vaping” signs, Pet Waste stations with signage, and MCPD Authorized Agent signs.
- Adopted a community-wide smoking policy for the Association’s Common Areas.
- Adopted a Violation Notices, Disputes, and Sanctions (Fines) policy for the Association.
- Scheduled and implemented community social activities, including an outdoor “Coffee With a Cop” event and two (2) “Food Truck Fridays” events during the summer of 2023, and a Halloween community event for WPHOA.
- Reaffirmed continuation of Property Management People management contract for 2024.
- Renewed the Howell Brothers Landscaping & Lawn Care contract for two years (2024 and 2025).
- Renewed the Howell Brothers Snow Removal contract for the periods between November 2023-April 2024 and November 2024-April 2025.
- Installed “donated” lighting on the trunks of the 8 trees located in the picnic/sitting area (south side cul-de-sac island) to enhance the illumination in the area.

Waterford Place Compliance Issues in 2023

Compliance/Violations (308)



■ Driveways, Walkways (13)

■ Roof (22)

■ Porch, Stoops, Steps, Railings (58)

■ Paint (6)

■ Fences, Gates, Decks (46)

■ Lights, Lighting (4)

■ Trees (2)

■ Other Concerns (1)

■ Gutters & Downspouts (10)

■ Siding, Bricks, Trim, Pressure Washing, Cleaning (64)

■ Windows (9)

■ Storage (16)

■ Doors (15)

■ Signs, House Numbers (1)

■ Landscaping, Yard, General Appearance (41)



Food Truck Fridays



Food Truck Fridays



Food Truck Fridays



Food Truck Fridays



Food Truck Fridays

Community Social Events & Activities



Happy Halloween @ Waterford Place



Happy Halloween @ Waterford Place



Happy Halloween @ Waterford Place



Happy Halloween @ Waterford Place



Happy Halloween @ Waterford Place

Community Social Events & Activities



Coffee With A Cop (July)



Coffee With A Cop (July)



Coffee With A Cop (July)



Coffee With A Cop (July)



Coffee With A Cop (July)

Community Social Events & Activities



Concrete Replacement Project (Curbs, Gutters, Sidewalks)

PET WASTE
TRANSMITS DISEASE
LEASH-CURB AND CLEAN UP
AFTER YOUR
PET
PLEASE KEEP
THIS AREA CLEAN



Fido
House.



ALL COMMON AREAS OF THIS COMMUNITY ARE



SMOKE FREE

No Smoking ♦ No Vaping ♦ No E-Cigarettes ♦ No Marijuana
Waterford Place Homeowners Association, Inc.

<https://www.waterfordplacehoa.org/>



MONTGOMERY COUNTY POLICE
DEPARTMENT IS AN
AUTHORIZED AGENT FOR THE
WATERFORD PLACE HOA
COMMUNITY.

Pursuant to Maryland Criminal
Law Section 6-403

PRIVATE PROPERTY
NO
TRESPASSING

Md. Code, Crim. Law § 6-402

New Community Signage



BrightView Tree Care Services



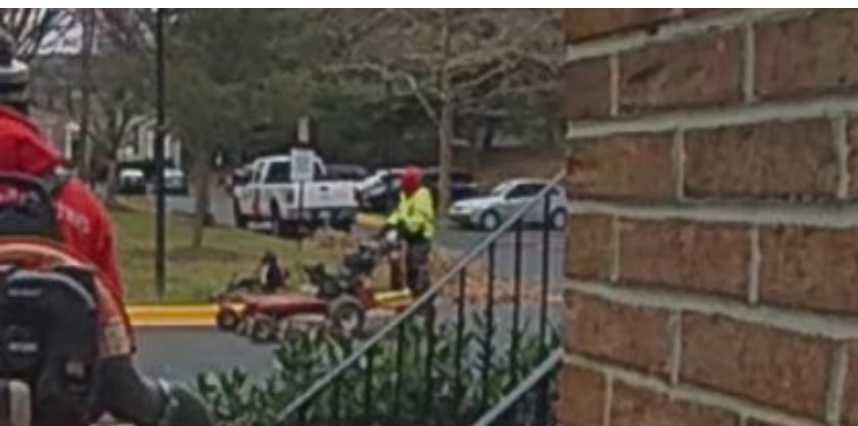
Howell Brothers Snow & Ice Removal



Unity Disposal & Recycling



J&J Trash Service



Howell Brothers Lawn & Landscaping

Providers of Grounds Maintenance, Tree Care, Trash Service & Recycling Service



Pet Waste Stations (3)



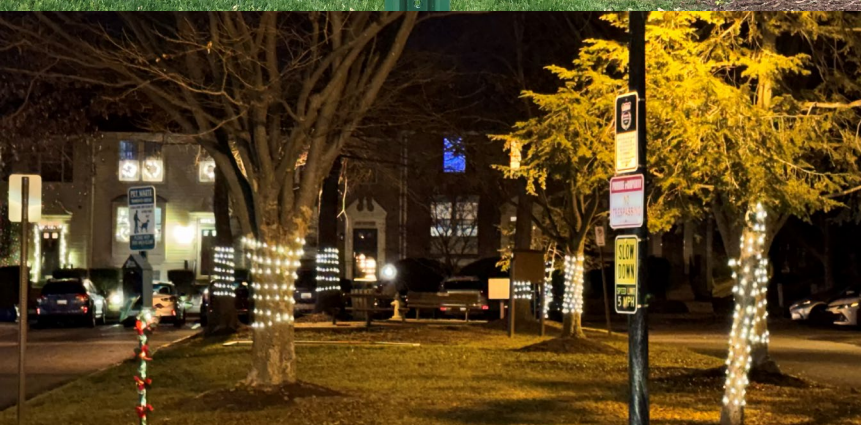
Tree Care Services



Maple Tree Removal



Solar Street Light



Tree Lights/Illumination (Picnic Area)

Common Areas Assets Maintenance, Repairs & Replacements