

THE EDGE



<http://www.victorymgt.com/commun/waters.html>
amanda@victorymgt.com

From the President:

Dear Fellow Residents,

As incoming president of the Homeowners Association, I first wanted to take this opportunity to thank Sally Stone, Kerry Ostrominski and Carol Richner for their years of service on the Waters Edge Board. I would also like to welcome our new board members, Lori DeLooze, Timothy Lowe and Sarah Taylor. I appreciate their interest in the community and look forward to working with them throughout this year.

As many of you are aware, we are still in need of volunteers to serve on our various committees. I hope you had the opportunity to meet one of us during our recent drive this summer to reenergize these subcommittees. Board members have been going door to door soliciting volunteers. If we missed you I hope that you'll consider contacting Sarah Taylor [jenkin25s@hotmail.com] to join a committee. We need added members for all committees, but especially those listed below:

Landscape/Land Use
Recreational/Social
Safety and Security
Architecture and Aesthetic Control

Although we would like to have people serve for a period of one year we would certainly appreciate any donation of your time, even if you chose to serve for only a few months.

Also, we have several projects under way and I wanted to take some time to update you on a few of them. First, the new locking mailboxes were approved at a special meeting held on July 25th with 76% of the votes in favor of the special assessment needed to pay for the upgrade. We reviewed the proposed plan with the Distribution Manager at our local post office and awarded the job to a local supplier. As of August 25th, all 8 mailboxes have been installed. We are hoping to have postal implementation and key distribution in early September. There is a question and answer piece included in this newsletter.

In addition, the issue regarding options for investing our reserve funds has also come into play. On July 17th, a subset of the board participated in a conference call with Victory Management to review the balance sheets and to discuss potential investments. One of the items on the agenda for the September 10th board meeting is to vote on a plan to move a significant portion of reserve fund into staggered CDs.

Finally, our 12+ year old floating pier is on its last legs. Some structural fixes were implemented over the summer however significantly more will be needed. A pier contractor was brought in to assess the condition. It appears that a replacement seems to be the most prudent option. We plan on evaluating the feasibility of constructing a new floating pier with the help of some of our resident experts.

I hope you have very safe and enjoyable fall. Please feel free to contact me with any community related questions or concerns.

Best regards,
Tom Mercer

Board Meeting
Mon, Sept 10, 2007
6:00 p.m.
510 Wood Duck Ln

Waters Edge Board

Tom Mercer, President, 410/757-9278,
513 Wood Duck Lane
Lori DeLooze, VP, 410/626-7415
510 Wood Duck Lane
Katherine Engleman, Treasurer,
642 Snow Goose Lane
Sarah Taylor, Secretary, 410/757-6638,
511 Wood Duck Lane
Tim Lowe, Chair AACC, 410/626-8426
303 Pintail Lane

Board Meeting

This is a great time to get involved, meet your elected Board members and neighbors while learning more about our community. If you have topics, issues and concerns that you would like to have discussed at Board Meetings, please call Amanda Stewart at Victory Management at 410/553-9500 or by e-mail at Amanda@victorymgt.com to have those items put on the agenda.

As you know, our Board Members and Committee Chairs are volunteering their time to keep our community moving forward. Join a committee, get involved and help us take care of business. In order to move forward in an organized way, please forward routine issues to Victory Management. Just a friendly reminder to community members to respect Board Members privacy and private time.

Volunteers Needed

The Waters Edge board would like to thank all residents who have volunteered to serve on a community committee. These committees advise and assist the board in conducting the business of the association. The committees are as follows:

Architecture and Aesthetic Control Committee

Assists the board in regulating external design, appearance, use and maintenance of the common areas. Issues notices of violations, conducts hearings, and hears appeals. Reviews policies, procedures, rules, and regulations periodically for need and enforceability. *Committee Chair: Tim Lowe*

Landscape/Land Use Committee

Preserves and enhances the physical environment of all common areas including the property on Woods Landing, solicits information and bids from appropriate maintenance providers, and monitors maintenance contracts for compliance. *Committee Chair: Kerri Ostrominski*

Safety and Security Committee

Identifies safety hazards, develops programs to promote the safety and security of the community, inspects common areas and equipment, and recommends improvements. *Committee Chair: Tom Mercer*

Newsletter Committee

Prepares the association newsletter, promotes community events, and maintains the community directory. *Committee Chair: Meg Beck*

Recreational/Social Committee

Develops social programs according to the needs of the community, develops programs for all interests and ages, and conducts orientation for new residents. *Committee Chair: Lori DeLooze*

Nominating Committee

Nominates candidates for board positions and organizes, prepares for, and conducts association elections. *Committee Chair: Tom Mercer*

To enhance community involvement, the Board of Directors is striving for **at least 3 people** on each committee in order to conduct business. We would love to have representation from each street within each committee.

Interested residents of the community are invited to volunteer for committees where they have an interest, please email or call Sarah Taylor at jenkin25s@hotmail.com or 410 757 6638 with your name, address, phone number, email and the committees on which you would like to participate.

**Security Committee Meeting: Sept 4, 2007
7 PM at Mercer home at 513 Wood Duck Lane**

**Architectural and Aesthetic Control Committee Meeting: Sept 20, 2007
6:30pm at Lowe home at 303 Pintail Lane**

**Landscape/Land Use Committee: TBD
Recreational/Social Committee: TBD**

Treasurer's Report

As you all know, due to legal fees incurred 2005 – 2007 to defend Water's Edge in lawsuits initiated by Woods Landing, our Replacement Reserve account was reduced below acceptable levels. Accordingly, our dues temporarily increased April 1, 2007 – March 30, 2008 from \$48.75/month to \$82/month. The total increase per month for 114 townhouse units is \$3,790.50/month. Each month, this amount should go towards replenishing the Replacement Reserves. Also, each month, our budget allots \$715/month for Replacement Reserves. Our Replacement Reserves should be appropriately funded again by the end of 2008.

Below is a summary of Water's Edge Financials, including Replacement Reserve status and projections:

The board will continue to provide periodic updates so that community members can track our progress.

Thank you!
Katherine Engleman, Treasurer

Waters Edge Directory

A Directory of our community's residents will be distributed soon. Our thanks to Carol Rechner for all her hard work compiling the directory information. If you have not already replied to Carol please contact Sarah Taylor, at 410/757-6638 or jenkin25s@hotmail.com with your information, or fill out and return the form below to Sarah at 511 Wood Duck Lane.

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Name of Resident: _____

Address : _____

_____ I do not wish to be included in the directory.

_____ I do not want my email info in the directory.

_____ I do not want my phone # in the directory.

Please include the following additional information:

Phone: _____

Email: _____

Interests: _____

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July 2007 Water's Edge Treasurer's Report	
Current Financials	
July Income	\$9,632.69
July Expenses	4,702.73
Monthly Profit/Loss	\$4,930
Year to Date Profit/Loss	\$14,496.76
Total Current Assets (including Replacement Reserves)	\$69,662.44
(up from \$49,522.70 on 3/31/07)	
Replacement Reserve Account Status and Projections	
Replacement Reserve Account portion of current assets	\$59,662
Remaining Replacement Reserves income from dues increase (\$3,790.50 for 8 months)	\$30,324
Monthly budgeted Replacement Reserves expense (\$715/mo for 8 months)	\$5,702
Projected Replacement Reserves as of April 1, 2008	\$95,706
Suggested Replacement Reserves by end of 2007 (per the 2003 Replacement Reserve Report)	\$101,000
Suggested Replacement Reserves by end of 2008 (per the 2003 Replacement Reserve Report)	\$104,000
Projected Replacement Reserves by end of year 2008	\$102,141

Mailbox Q and A

How will I get my keys and know which box is mine?

Jeremy and Tom will be going door to door distributing you new keys. We will try to canvas the community at least twice during nonworking hours. If we miss you we will put a note on your door requesting you pick the keys up at a designated time and place. Please bring a picture ID with you for security reasons.

Each set of 16 boxes has been designated with a letter on the base of the unit. You will get three keys as well as a map identifying what your box number is and where your unit is located.



Why is my address not on the outside of my new mailbox?

Your address is located on the front of the shelf and is clearly visible when the post office opens the larger doors. The absence of your address on the outside is an added security feature and is meant to combat targeted mail theft where, for example; an individual may be interested in stealing a specific resident's mail. The boxes lock but they are not indestructible.

How do I send outgoing mail?

Place all outgoing mail in the outgoing mail slot. Each unit has only one. Do not place outgoing mail in your individual mail box. It will not be sent.

I understand each unit has two large package boxes. How will we all share two boxes?

If you receive a large package through the US postal service a key for one of the two package boxes will be placed in your individual box. When you see a key in your box, please remove the package from the associated package box.

The key will automatically lock in the package key slot so it can only be removed by the post office. This is to help insure that our package keys are not lost.

What if I lose my mailbox key or the key is stolen?

Top Notch Mailboxes (410-461-2334) can replace your lock for a fee of approximately \$100. Each key has a code scribed on one side. If that code is provided to Top Notch Mailboxes, a replacement key can be cut for approximately \$10.00. Please keep a record of your key code. In addition, we will log these codes with Victory Management as an added measure.

How much mail do the new boxes hold?

The boxes are 12.87" wide 16" deep and 3.25" high. They are deceptively large if you consider the fact that your mail will lay flat rather than be folded. If you receive a lot of large envelopes and magazines, the capacity will be greater than the existing unit. If you want to convince yourself of this, take a 3" stack of paper and try to insert it in your current unit. On the other hand, if you receive a great deal of small letters, it might be possible to hold more mail in the current units.

Why is my new unit further away than my older unit?

As part of the agreement with the post office to move to locking mailboxes, we were requested to reduce the number of mail stops from 11 down to 4. This also helped curb costs and impact to the esthetics in our community. We did our best to place these units in locations that were central to homes without negatively impacting neighborhood appearance. I hope we find that when the new units are installed and the older units removed, the net affect will be a cleaner, more clutter free community. We do plan to add additional plants and bushes around the mailbox units to lessen the impact of their appearance

When will the old units be removed?

Shortly after the post office begins using the new units. Please keep in mind that the post office will need to redo our mail distribution schema. This might take up to two weeks after the new units are installed.

What if I have difficulty with my keys or other questions? Please feel free to give Tom Mercer at 410-757-9278.

Our Neighbors Really Cleaned-up

Did you notice how great our tot lot, pond, nature trails, community areas and the fenced area on Wood's Landing looked after the hard work put in by your neighbors at the Summer Community Clean-Up held on June 9, 2007.

Tip your hat in appreciation to: John White; Pamela and Tim Lowe; Lori and Jason DeLooze; Beth Boyd; Tom Mercer; Katherine Engleman; Eric Schwartz; Tom McGarry; Jim Foels; Becky and Dolph Hill; and coordinators Beverly and John Mueller. Thank you all!

Fall Community Clean-up

Look for the Waters Edge Sandwich Board at the traffic circle to be posted with the Fall Clean-up date and time. Our focus will be the tot lot. As a side note – have you noticed all the new babies that have arrived in our community over the summer??

Congratulations to all new and experienced parents!

Fall Townhouse Tip

Have you had trouble locating air filters for your furnace? You can order them on-line at www.filtermarket.com Fall is a great time to get furnaces and ducts serviced and repaired before you turn on the heat.

Trees and Leaves

We hope you have had the opportunity to sit out on your deck and enjoy the summer. Do you start to daydream, sky gaze and follow the vapor trails high above? Then do you start to notice trees that have few or no leaves on branches? If you have concerns or questions about the health of the trees both on your property and in the common areas, please contact Katherine Engleman (Landscape/Land Use Committee member), at kengleman@comcast.net.

Are You Really in that Much of a Hurry?

There have been concerns expressed by several neighbors regarding the unsafe speed of some of our residents and visitors. We don't have many sidewalks. Our streets are narrow with cars parked in front of houses, children playing, neighbors walking babies in strollers, toddlers and adults walking with and without pets, kids getting on and off school buses and visibility limited by curves on some streets. Stop signs at the circle are placed there for safety and need to be observed. The traffic flow around the circle moves only to the right. Please be aware of these safety concerns as you drive into and out of our community.

PLEASE SLOW DOWN and observe the normal rules of traffic flow and safety. It will only take you a few extra moments to get to your house or out of the community... and it may avoid a tragic accident. As a side note – have you noticed all the toddlers running about during the summer and playing in paddling pools? **Let's keep them safe.**

Poop and Scoop

We are finding doggy deposits in common areas, including mailbox areas and the nature trail. Dog feces is more than just a nuisance - it can pose a serious health hazard. Here's why: A number of common parasites, including round worm, are transmitted via dog feces. When infected dog droppings are left on the ground beyond 24 hours, the eggs of the roundworms and other parasites can linger in the soil for years. As a result, anyone who comes in contact with the soil also comes in contact with the infected eggs. Children run the greatest risk of infection because they're prone to play in the dirt at the park or playground and then put their hands in their mouths or rub their eyes with their hands. But even a group of teens or adults playing Frisbee or touch football in an open area could be at risk. Parasitic infections can make humans extremely sick, and for pregnant women, can pose a serious risk to their unborn child. For more information check out <http://kidshealth.org/parent/infections/parasitic/toxocariasis.html>

Security

While out and about in our community, have you noticed broken beer bottles, graffiti, vandalism, street light out, experienced mail theft, or other security issues? Do you know who to call to report problems or concerns? The answer is to call Amanda at Victory Management at 410/553-9500 or by e-mail at Amanda@victorymgt.com

Another helpful number to have handy is Anne Arundel County Police Department. The Non-emergency Number is 410/222-8610.

Waste Management - Collection at Your Home

<http://www.aacounty.org/DPW/WasteManagement/curbside.cfm>

Waters Edge collection days are Wednesday for garbage, recycling and yard waste and Saturday for garbage only. Containers may be placed at the curb the night before.

For trouble free recycling, put all paper, cardboard, cans, bottles and jars together in the same container(s). Yard waste should be bundled, bagged or put in containers marked with an "X."

Call (410) 222-6100 for more information about your collection schedule

Dumpster

Start collecting your dumpster treasures for next summers dumpster event. Our community arranges for a dumpster to be delivered each spring/summer for one weekend. Next year we plan on adding a community yard sale to the weekend's activities.

Disclaimer: The statements and opinions stated in The Edge are not necessarily those of the Waters Edge Home Owners Association Board or its individual board members. The Edge is published periodically and sent to all residents of Waters Edge. Send articles or advertising to Meg Beck (504 Wood Duck Lane) or e-mail megbeck1008@yahoo.com Submissions are preferable in electronic form using Microsoft Word.

Architectural and Aesthetic Control Reminder

Are you planning to make changes to the exterior of your town home? If so, please utilize the Architectural Control Request form. This form can be downloaded at http://www.victorymgt.com/download_files/ArchControlRequest.doc

Please outline in detail all proposed improvements, changes or modifications to your common area and/or dwelling unit. Include color(s), materials, shape, dimensions, location and a drawing of the proposed improvement. Completed forms must be submitted to Victory Management, 7954 B & A Blvd. #2a, Glen Burnie, MD 21060 for approval prior to commencement of any work.

Please note that all Architectural Control Requests must come from the homeowner, not the property renter.

Architectural Guidelines

When repainting, please use only these approved colors. If you want to change your home's colors, download an Architectural Control Request form http://www.victorymgt.com/download_files/ArchControlRequest.doc through Victory Management <http://www.victorymgt.com>.

Please remember that homes may not be painted with the same color shutters and door as your adjoining neighbors.

Outside Lighting

Home Depot supplies the approved Wall Lantern Hampton Bay # 560 293 polished Brass Finish.

The tail is to be used in assembly.

Dimensions: 7" W x 23-3/4" H x 6-3/4" ext.

Waters Edge Home Owners Association Newsletter
504 Wood Duck Lane
Annapolis, MD 21409