



**Waterford Place  
Homeowners Association, Inc.**

**A Year in Review: 2024**  
*Board of Directors Report*

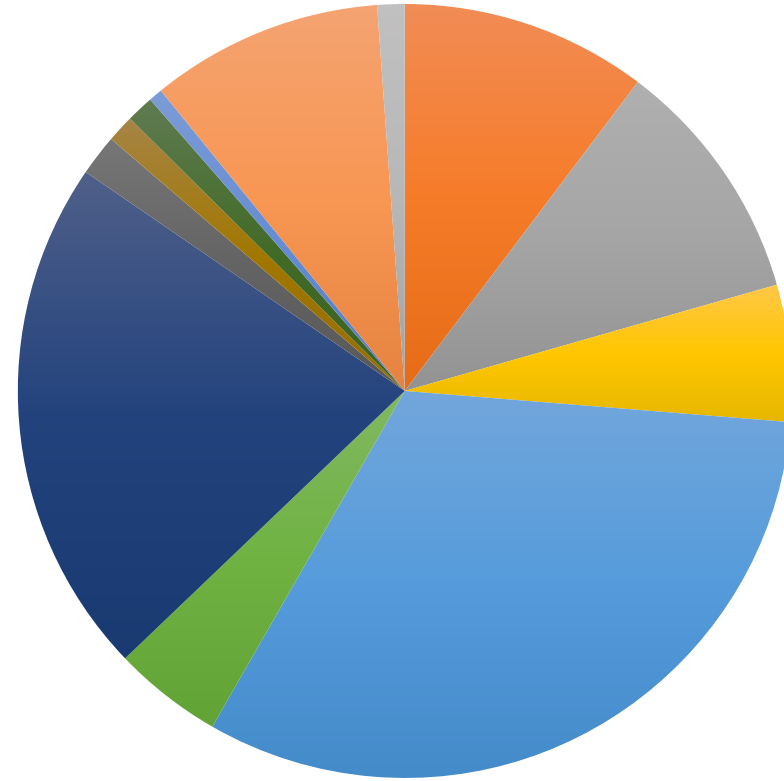


# Waterford Place HOA Activity Report 2024

- **Common Areas Tree Care:** Conducted walkthrough with arborists for a health assessment of Common Area trees to schedule *recommended* tree care, including removals and pruning. (December 2024-January 2025).
- **Community Safety & Security/Targeted Common Area Grounds Maintenance:** Scheduled the removal of the timbers in the tree well on the southside island and filled the remaining octagon hole with dirt, covered with sod (September). Scheduled the removal of overgrown weeds, vines, and tree branches in the common areas behind the row of townhomes (units #20248-#20262) (December/January). Installed updated landscaping at the community's front entrance (in front of the entrance monument) (November).
- **Delayed Maintenance Addressed:** Selected Gutierrez Construction, Inc. to complete the repairs to the community asphalt path, concrete patio, and stacked stone entrance monuments and split-rail fences/monuments. (May/June 2024).
- **Community Legal Services:** Retained the legal services of Nagle & Zaller, P.C., Attorneys at Law, to provide general legal counsel and delinquent assessment collections services for WPHOA. Nagle & Zaller, P.C. specializes in providing comprehensive legal services to community associations and is also a Maryland Licensed Collection Agency. (August 2024).
- **Community Safety & Security/Updated and New Association Policies:**
  - Updated and adopted the WPHOA Parking & Towing Policy, including permit parking for residents and overnight visitors.
  - Updated and adopted the WPHOA Assessment Collections Policy & Procedures.
  - Adopted a Due Process and Fines Policy Resolution to supplement the WPHOA Governing Documents to effectively enforce the covenants, conditions, and restrictions of the WPHOA, maintain uniform neighborhood appearance, and protect the property values in the WPHOA community.
- **Community Safety & Security/Signage and Parking Permits/Policy:** Purchased and installed "Parking by Permit Only" signage for the community and issued parking permits to residents whose vehicles will be parked in the common area parking lots. (*NOTE: Residents who reside in units with garages/driveways were not required to register for parking permits if they always park in the unit's garages/driveways.*)
- **Community Social Events:** On October 31, another successful and well-attended Halloween community event for WPHOA residents was held. Residents from neighboring communities also participated.

# Waterford Place Compliance Issues in 2024

## Compliance/Violations (175)



■ Driveways, Walkways (0)

■ Roof (18)

■ Porch, Stoops, Steps, Railings (56)

■ Paint (38)

■ Fences, Gates, Decks (3)

■ Lights, Lighting (0)

■ Trees (1)

■ Other Concerns (2)

■ Gutters & Downspouts (18)

■ Siding, Bricks, Trim, Pressure Washing, Cleaning (10)

■ Windows (8)

■ Storage (0)

■ Doors (2)

■ Signs, House Numbers (2)

■ Landscaping, Yard, General Appearance (17)





Happy Halloween @ Waterford Place



Happy Halloween @ Waterford Place



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# Community Social Events & Activities





Happy Halloween @ Waterford Place



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Happy Halloween @ Waterford Place

# Community Social Events & Activities

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Common Areas Assets  
Maintenance, Repairs & Replacements

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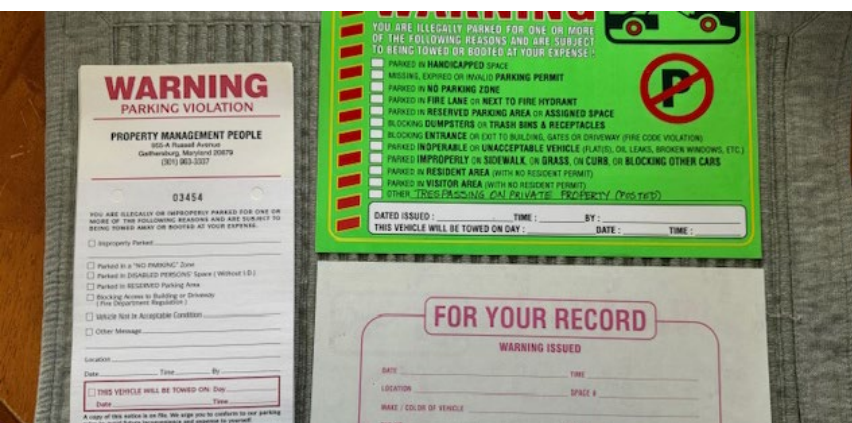
Reserved Parking (Residents/Visitors)



Parking Permits (Residents/Visitors)



Permit Parking Only Signage



Parking Violation/Tow Warnings

# New Community Parking Signs & Permits





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