



Fieldside Neighborhood Association[®]
Est. 2011

Charles County Government

April 25 2023

Charles County Commissioners

200 Baltimore Street

LaPlata, MD 20646

Dear Commissioners,

**Re: Public Hearing: Docket 90 Amendment #22-90(22) Villages of Wooded Glen and Piney Reach
Docket 90 Amendment #22-90(22) Villages of Wooded Glen and Piney Reach**

Serving as President of Fieldside Homeowners Association designated under the Village of Wooden Glen, alongside our Board of Directors, my primary responsibility is to advocate for and communicate the interests of the 487 community homeowners within Fieldside. However, due to our similar interests and critical needs, I am also advocating for our Wooden Glen sister community Stonehaven and its 1093 homeowners today.


As a group of 1500 constituents, we request each Commissioner to DENY St. Charles Communities LLC's aka lennar's request to waive the 85% Rule. Their confirmation of completion rate in the Village of Wooden Glen is a disqualifying 29%. Which, by the very definition of the Rule, is grossly non-compliant.

Our HOA has been in ongoing, consistent talks with St Charles/ Lennar, the Charles County Planning and Growth Management division, and the county attorney's office about the conditions of our community since 2018. We have expressed vehemently our concerns to each party regarding a multitude of deficiencies that include:

- failing stormwater facilities
- improper and inadequate topsoil application
- erosion,
- excessive gravel in the community's common areas
- sink holes
- land slides
- dead or missing trees and plant materials

Despite meeting in person and communicating via email, however, progress has yet to be made.

As a result of our need to bring our community up to standard, we were forced to engage, at HOA's expense, a professional architect to assist us with our turnover inspections and evaluations of all parcels in our community.



Recently, to our dismay, we were surprised to discover that our community is a former gravel mining location. A fact that was not disclosed to any homeowner in Fieldside nor Stonehaven.


Also, in recent weeks Fieldside was informed by the Chief of Planning and Growth Management that inspections took place without our knowledge or participation in inspections and that bonds are or had already been released on parcels that Planning and Growth Management signed off on despite our requests to be present at each and every inspection.


The lack of oversight and support for homeowner constituents from this Administration's Planning and Growth Management Divisions' leadership is inconsistent and, frankly, negligent at best. Due to PGM's inaction, homeowners' investments in our community are at risk, and our environment with continued flooding, failed stormwater infrastructure, and erosion issues.

More specifically, for our sister community Stonehaven, the future of Piney Reach Village, and the remaining communities to be built, we expect and require unbiased and appropriate oversight of all deliverables and involvement of all stakeholders beyond the developer and county representatives as outlined in **Charles County, MD / Division 2: Code of Ordinances and Resolutions / Part II: General Legislation / Subdivision Regulations, Article VI, section 278-65.b** It is critical to involve homeowners before the first set of inspections. Unfortunately, this developer failed to abide by and adhere to the provisions outlined within this code. Please do not allow them to replicate the same behaviors moving forward.

We strongly recommend that the deliverable process flows from the developer to the HOA through homeowners rather than through the property management developer representatives who serve on the HOA boards within these communities. This is a biased and unfair practice that is going unchecked. The process is currently overtly biased and mismanaged.

Further, it is St Charles' attorney, Stephen Scott's assertion that the waiver should be granted because their non-compliance has been overlooked and unenforced in the past.





St Charles/Lennar has shown that granting a waiver will not compel them to strive to be compliant. To the contrary, they have demonstrated that they will ignore the pleas of the communities they build in, leaving them in disarray without recourse, resources, or support to ensure adequate completion and transition as they have demonstrated in Fieldside and are attempting to do in Stonehaven.

This developer should be taking all proper measures to ensure that systems are not failing, that the gravel is removed in its entirety, and that erosion has slowed down or has been resolved by adequate soil remediation and reforestation efforts.

They have not.

These facts alone prove that the existing practice of summarily waiving requirements needs to be more equitable, fair, and safe.

As your constituents and residents will be negatively impacted. We insist that this Board of Commissioners denies another waiver of the 85% Rule.

We contend that without your intervention and enforcement to ensure accountability and compliance from both the PGM Division and the developer, they will continue to fall short of meeting even a minimum standard.

I appreciate your consideration and for allowing me to share our collective experiences and, again, communicate that our Village, Wood Glen, united as one, strongly opposes St. Charles LLC's request to waive the 85% Rule at this time.



Eileen Britt

President

Fieldside Neighborhood Association

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