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Subject: *NEW SUBMISSION* Docket 90 & Villages of Wooded Glen & Piney Reach Master Plan Amendment Notes
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Docket 90 & Villages of Wooded Glen & Piney Reach Master Plan Amendment Notes

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Public Hearing Comment Form

Questions or More Information (301) 645-0555

Name

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Are you:

Against Topic

Comment

In terms of the "85% rule," the residents of Gleneagles, Stonehaven, and Fieldside attended the April 25th public hearing as a united Villages of Wooded Glen neighborhood. Lennar has accumulated countless complaints from the residents spanning from rodent infestation in the walls of newly constructed homes, residents facing tax liens/tax property sales due to Lennar's unpaid construction taxes, neighborhood sink holes due to improper soil stabilization, and a community – my community – experiencing increased loitering and vandalism, lack of HOA financial transparency, minimal open space/gathering areas for the youth, and no timeline to giving Stonehaven residents control of the HOA. The issues are negatively impacting property value and quality of life. It is understood the public works infrastructure is already set up in the Piney Reach Neighborhood and was sufficient to start building in the past. With a significantly larger residential community now, it is not sufficient reason to start building

with only 29% of the Highlands neighborhood complete, lack of support from the community to relocate the middle school, and unresolved issues Lennar have with current residents. We, the residents of the Villages of Wooded Glen propose at least 50% of the Highlands neighborhood is completed, an amendment to the masterplan to keep the middle school in the Wooded Glen neighborhood, a soil stabilization analysis is conducted in Fieldside and Piney Reach, and Stonehaven has control of our HOA before Lennar is considered for a waiver of the "85%" rule. Thanks for your consideration and support. Kelly Howard 11239 Saint Luke Drive White Plains, MD 20695

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Charles County, MD

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