

I have been a resident of the Stonehaven community since February 2022 and ask the Charles County Commissioners to deny the approval of Docket 90 Amendment #22-90(22) relocating the middle school from the Villages of Wooded Glen Neighborhood #3 and waiving the “85% rule.”

St. Charles Community LLC/Lennar rationale to relocate the middle school from the Villages of Wooded Glen to Piney Reach includes there not being enough acreage available to erect two schools. School construction projects for this community has been a point of contention between the Commissioners and Lennar for at least five years. In 2018, the Commissioners approved an amendment to Docket 90 (C. Section VII, School Allocations) after Lennar agreed to reduce the number of dwellings to be built by 2,592 between the two communities and pay approximately \$4M over three years for school construction infrastructure. In compromise, the county agreed to reduce the number of school allocations by 38% due to lack of public comments. At that time, Lennar purchased an additional 2.4K acres of commercial, industrial, and residential property (the largest land purchase in the county).

There are approximately 100% more residential units in the Villages of Wooded Glen compared to the planned Piney Reach community. Per Charles County school construction excise tax (passed by the MD General Assembly in 2015) amortized over 10-years in our property tax (\$17,385 - single house / \$17,392 – townhome / \$14,554 – multi-family dwelling), most of the property tax for school construction has been and will continue to be paid by the residents of the Villages of Wooded Glen. With the neighborhood population need, amount of property taxes paid, and Lennar’s 2018 land acquisition (the largest in the county), there is sufficient public records to request a revised masterplan that includes maintaining the middle school in the Villages of Wooded Glen.

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.

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