

Good evening, Commissioners,

My name is Eileen Britt and I am here this evening to stand in agreement with improving developer accountability via legislative and or policy changes. As an HOA Board Member, I represent Fieldside, a neighborhood in District 4 of 487 homes. Like the neighborhood Ms. Moore spoke about, our developer promised our community amenities that never came to fruition. We were promised a pool, tennis courts, and biking trails. As a result, homeowners made arguably the most consequential purchase of their lifetime based on their desire to reside in a community with these amenities, especially the private pool access. Unfortunately, we are not getting this pool or access to a pool. This is just one example of several struggles in getting our developer to do as promised.

I want to note that this is not an attempt to malign our developer. I want to shed light on a bigger issue, the limitation in County regulations. Throughout this process, it's become apparent that the County is largely ineffectual in its ability to help based on several factors. One is being stymied in enforcement ability. This needs to be addressed through adequate legislation.

Additionally, advocating for my community has brought to light that there are massive challenges within the Department of Planning and Growth Management. I can attest to the fact that there are a multitude of dedicated employees within the department who desperately want to help. However, they face challenges with serving the public in the way that we need to be served, particularly in the areas of enforcement and interpretation of specific regulations and guidelines.

In addition to legislation, there needs to be a dedicated resource such as a Compliance & Quality Assurance Officer who is the conduit between PGM and county's legal division; and can provide administrative support for guaranteeing compliance, mitigating risk, and ensuring quality and follow-through of inspections of common elements, permits and activities performed and completed by developers in community and business development projects. PGM employees need and deserve this type of support to function efficiently, and citizens deserve this support to ensure that someone is accountable for proper oversight and adequate authority.

In closing, on behalf of the 1,000+ residents of Fieldside and countless other impacted citizens in Charles County, I ask that you enact legislation as proposed during Ms. Moore's testimony and consider a dedicated resource outside of PGM to improve oversight and developer accountability.

Thank you for allowing me to share my testimony with you today and considering Ms. Moore's proposed legislation.