

Good day,

I have been a resident of the Stonehaven community since March 2022 and ask the Charles County Commissioners to deny the approval of Docket 90 Amendment #22-90(22) waiving the “85% rule.

Lennar has accumulated countless complaints from Stonehaven residents spanning from rodent infestation in the walls of newly constructed homes (<https://wjla.com/news/local/noises-are-rodents-in-the-wall-jeff-mason-md-man-says-lennar-builders-responsible-for-mice-developers-exterminator-orkin-pest-control-health>), residents facing tax liens/tax property sales due to Lennar’s unpaid construction taxes, increased loitering and vandalism (mostly non-Stonehaven residents), and minimal open space/gathering areas for older children in the community. The issues are negatively impacting property value, public safety, and quality of life.

The developer states in their letter to the planning commission that they are not doing a “hopscotch” or “leapfrog” approach with this waiver request. It is difficult to understand this statement is true considering only 29% of Highlands is built and the number of construction and community safety complaints from Stonehaven residents.

We were the last section of homes to be built in our area of homes and we walked into grass that was improperly installed without putting topsoil underneath, which resulted in all four of the units’ grassy areas dying before the first summer in the home was over, despite our daily ministrations to maintain its health. We ended up as a group investing in a landscaper to come in and strip all of the lawns and start over through a healthy administration of topsoil and new seed. We have spent at the minimum 1k to remediate the lawn and landscaping. This is unacceptable as we have barely moved in. As far as we are concerned we should be reimbursed for our trouble as it was clear that the sod was laid on clay and other debris left by the build. The sod laid in the backyards was no better.

In addition to the developer being held accountable to complete me and my neighbors outstanding construction issues that are negatively impacting our property values, I propose the County Commissioners also ask the developer to support our public safety issues by installing signage:

1. Identifying the Stonehaven community (in alignment with the Highlands, Parklands, and Gleneagles communities);
2. No Trespassing, Drug Free Zone, Park Close at Dark (installed at every community common area including the playgrounds and clubhouse); and
3. Under Surveillance (around the Stonehaven clubhouse entrances)

Additionally, I propose the developer identify a location along St. Charles Parkway to relocate the middle school, if a resolution to keeping the school in the Highlands community is not feasible.

Thanks for your support and consideration.

LaZ Watkins
5378 Phillis Wheatley Place
White Plains, MD 20695