

Good Evening Commissioners,

My name is Darryl L-a-n-s-e-y. I am a resident of the Parklands community in White Plains, MD. ~~This is my wife, Debra.~~

Before stating my request, I want to give you just a brief overview of my educational background, so you know that I speak with a level of expertise.

I have a graduate degree in environmental sciences from Johns Hopkins University.

I completed graduate work in physical geography with a concentration in H<sub>2</sub>O resources at the University of Delaware. I also received my undergraduate degree in geology & geography at Delaware.

I would like for the Commissioners to:

1. Deny Lennar's request for a waiver of the 85% rule before allowing it to start their next construction project in Charles County.
2. Withhold the release of any Lennar bonds until they address and resolve the numerous issues affecting the Parklands community, and my home specifically.
3. Why? Lennar's is attempting to quickly hopscotch from one new development to the next in Charles County before it has completed agreed upon work in prior communities.

There are numerous environmental issues that appear to be affecting the Parklands community that I have personally observed, these include:

- **Stormwater Flow & Drainage Problems**
  - Overall, drainage in the community appears to be poor with water stagnating for days in streets, dry ponds, and swales, even after a modest rainstorm.
  - Improper drainage of water down local sewer entrances, even after riprap and tarps are removed from sewer entrances due to poor grading of asphalt on the local streets.

- **Stormwater Retention & Health**

- Drainage ponds with no apparent mosquito mitigation, or safety fencing. According to the Charles County Department of Public Health, the West Nile & Zika viruses, which are endemic in Maryland, and Malaria have been detected.

- **Sinkholes**

- Numerous construction-related sinkholes on residents' properties and in common areas that appear to have been created as the result of improper settlement, compaction, and grading of the soil and the roads' subgrades during construction.

My specific concerns include:

- I have sinkholes in my lawn. In fact, Lennar's Warranty Manager, Mr. Ken Cave, tripped after stepping into one in my front yard. According to Mr. Cave, Lennar is NOT responsible for warranty claims beyond the façade of my home. Mr. Cave said that was an ICON Management (HOA) responsibility. However, Lennar hired ICON to serve as Parklands' HOA, which seems to me to be a conflict of interest.
- My lawn, like many of my neighbors' lawns is in poor health due to a lack of proper topsoil under the sod, and very poor drainage. Last quarter, my water bill was \$511.36 for 24K gallons of water. That's nearly 2X the amount of water that I have ever used for household needs and lawn watering.

Thank you for your time and attention

## Parklands Environmental, Health, and Safety

### Stormwater Management

#### Water Flow & Drainage

- Overall, drainage in Parklands appears to be poor. Large puddles remain in streets, for as much as a week, even after a modest rainfall.
- Even after riprap and tarp have been removed from sewer entrances following construction completion, water stagnates outside of sewer openings due to poor asphalt grading.
- Drainage problems in communities under construction are more prone to residential sewer back up issues, potentially leading to thousands of dollars in water damage. **NOTE: I have a sewer backup rider on my homeowner's insurance policy.**
- **Based on firsthand observation, streamflow under Everglades Parkway and Smoky Mountain Drive has been severely disrupted since at least June 2024. Prior to June 2024, streamflow was clear, continuous, and of sufficient volume to pass over riprap. Now, stream only flows after a heavy storm, and the flow is muddy.**

#### Stormwater Mitigation and Retention

- There are at least three large retention ponds in Parklands: one behind Katmai Street, and two others on Everglades Parkway.
- There are houses on Katmai Street that back to one pond. There are houses currently being built off Everglades Parkway that are adjacent to or are near two other ponds.
- None of the ponds have safety fencing or warning signs around them to prevent accidental drowning.
- All the ponds have stagnant water in them. All the ponds are potential breeding grounds for mosquitos. None of the ponds appear to be under treatment for mosquitos.
- According to the Charles County Department of Public Health, the West Nile & Zika viruses, and Malaria have been detected in Maryland.
- There are also numerous dry ponds and swales in Parklands used for stormwater mitigation that retain stagnant water for days. These are also potential breeding grounds for mosquitos.

## Sinkholes

- Sinkholes are prevalent in Parklands, including in residents' yards and under their driveways, and in the streets.
- A small sinkhole has been unfilled on Katmai Street since at least January 2024.
- The sinkholes appear to be both naturally occurring, and due to what appears to be poorly compacted construction fill and soil.

## Aquifers

- Parkland's water, like the rest of Charles County's, is drawn from local aquifers. The water in Parklands has a high rust content even after the water has been treated. Rust stains appear in sinks and showers less than two weeks after they are cleaned.

## Local Ecology – Good News

- Overall, the local ecology in and around Parklands appears to be healthy. I have observed numerous frogs and toads, dragonflies, moths, butterflies, and spiders. The frogs, toads, and dragonflies serve as natural mosquito control, but potentially more needs to be done.
- I have observed small herds of deer in the woods surrounding Parklands, as well as a limited number of squirrels. Geese and various other species of birds are in abundance.

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## How do these issues affect me personally?

- My lawn is developing small sinkholes, particularly in the front.
- On September 11, 2024, the Lennar Warranty manager, Mr. Ken Cave, accidentally stepped in one sinkhole in my front lawn and fell over, while visiting my home to discuss the problem.
- Last quarter, my water usage was 24K gallons, at a cost of \$511.13. Most of my water usage was for the purpose of trying to keep my lawn growing. However, my lawn remains very patchy as the soil

appears to be unable to retain water sufficiently long enough for the grass to use it along with any nutrients that are being drained away.

- Based on my regular observations from daily walks around my neighborhood, Lennar and its subcontractors appear to be placing little to no topsoil, let alone soil with sufficient organic content, down before sodding occurs. According to two soil test reports (10/22 & 3/24) that Mr. Cave gave me on September 11, 2024, the soil under my lawn has less than 5% organic content. My visual observations along with the soil reports indicate the soil is primarily sand, silt, and clay in that order, as well as a large amount of fill gravel.