

Carol DeSoto

From: Crystal Hunt
Sent: Thursday, September 19, 2024 3:17 PM
To: Julie Losh; Carol DeSoto
Cc: Anita Nichols-Swann; Erica Rizor; Jesse L. Bungcayao; Deborah Hall; Jenifer M. Ellin
Subject: Fw: Request from Public Meeting on Sept 17 2024

FYI

From: E M <eursell54@gmail.com>
Sent: Thursday, September 19, 2024 3:12 PM
To: Reuben B. Collins, II <CollinsR@charlescountymd.gov>; Gilbert "B.J." Bowling <BowlingG@charlescountymd.gov>; Thomasina Coates <CoatesT@charlescountymd.gov>; Amanda Stewart <StewartA@charlescountymd.gov>; PattersonR@charlescountymd.gov <PattersonR@charlescountymd.gov>
Subject: Request from Public Meeting on Sept 17 2024

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September 19, 2024

To:
Mr. Reuben B. Collins, II Esq. President, Charles County Board of Commissioners
Mr. Gilbert O. Bowling III, District 1, Charles County Board of Commissioners
Ms. Thomasina O. Coates, M.S. District 2, Charles County Board of Commissioners
Ms. Amanda M. Stewart, M. ED. District 3, Charles County Board of Commissioners
Mr. Ralph Patterson, II M.A. District 4, Charles County Board of Commissioners

Dear Charles County Commissioners,

After having spoken with Mr. Bowling at the conclusion of the Charles County Board of Commissioners meeting on September 17, 2024, I decided to write to you.

In particular, I would like to address the 85% Rule waiver requested by Lennar Corporation.

As I listened to all the public testimonies, each backed by concrete examples of the problems Lennar left behind on unfinished projects, I was appalled by Lennar's brazen, irresponsible request.

Lennar is currently positioned as one of, if not the largest Home Building company in the United States. Being such an established, experienced entity, Lennar has a particular responsibility to every community they work with to deliver, **in full**, every item they advertise to their customers and every item their customers pay for, before moving on to the next project, which diverts their attention from the previous one. As one of the homeowners stated, abolishing the 85% Rule will allow Lennar to create expensive slums in Charles County.

It was stated during the meeting that Lennar delivered a mere 47% of their commitment to the developments in question and yet they want to move on to the next one, leaving behind a myriad of unresolved issues that may never be settled. Reminds me of a Hit and Run approach.

ALL of the public comments were a testament to why the 85% Rule should NOT be waived. Without the guard rails this rule ensures Lennar will move on with impunity and without a shred of concern or accountability for the mess they left behind. Lennar is **fully** aware of these issues, however, as the mighty behemoth they are, they are counting on being untouchable.

As the Charles County Board of Commissioners, you are the gate-keepers to our communities and we count on you to listen and satisfactorily resolve our valid concerns. At this point Charles County is a desirable place to live in. It will not remain so if you grant Lennar permission to basically craft their own rules in order to

get away with substandard practices. All of us work very hard for our money. I am certain that you would not want to invest half a million dollars or more to live in an environment created by Lennar's disregard for their customers. Lennar's reputation may not suffer from their deficient practices, but our communities' reputation certainly will, impacting real estate, schools and pride of home ownership.

We, you constituents, are counting on you to do the right thing and uphold the 85% Rule, with no possibility of Lennar being able to request this waiver in the future.

Respectfully,
Eva Ursell

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La Plata, MD 20646