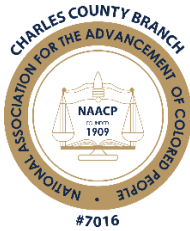


National Association for the Advancement of Colored People (NAACP) Charles County Branch

Post Office Box 2401 ♦ Waldorf, Maryland 20604 Phone: 240-776-2828



September 16, 2024

Reuben B. Collins, II, Esq.
President
Board of Charles County Commissioners
200 Baltimore Street
La Plata, MD 20646

Dear President Collins:

On behalf of the Charles County NAACP (CCNAACP), I am writing to express the deep concerns of our community regarding the premature transfer of Homeowners' Associations (HOA) responsibilities from developer Lennar and Parkland one of our 55 plus communities, many of whom are now burdened with unresolved issues in their brand-new homes. These homes—marketed as new and reliable—have displayed serious defects, and Lennar has not taken adequate steps to resolve legitimate infrastructure construction issues.

It is unacceptable that developers, who are responsible for ensuring the quality and integrity of these homes, are attempting to wash their hands of responsibility by transferring control of the development to the Parkland HOA without first addressing these significant concerns. By doing so, Lennar is unfairly shifting the financial and logistical burden of necessary repairs to the very homeowners who have already invested heavily in these properties.

We urge the Charles County Commissioners to exercise your authority to immediately halt the transfer of HOA responsibilities between Lennar and Parkland development under Charles County Code 244-22 Bond requirement paragraphs B & C and County Code 297-265 Bonding and Surety until every homeowner's issues are fully addressed and resolved. The county has a responsibility to protect its residents from this predatory practice, which leaves them vulnerable to financial strain and deteriorating living conditions. Allowing developers to abandon their obligations is a dereliction of the duty they owe to our community.

As Dr. Martin Luther King Jr. once said, "We are now faced with the fact that tomorrow is today. We are confronted with the fierce urgency of now." The urgency to act on this matter cannot be overstated. The homeowners of Charles County deserve immediate protection from the unfair practices of developers, and delaying action will only deepen the harm caused.

Founded in 1909, the NAACP is the nation's oldest and largest nonpartisan civil rights organization. Its members throughout the United States and the world are the premier advocates for civil rights in their communities. You can read more about the NAACP's work and our six "Game Changer" issue areas by visiting [NAACP.org](https://www.naacp.org).

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This matter requires urgent attention. The residents of Charles County should not be forced to bear the cost and responsibility for repairs that are rightfully the responsibility of the Lennars. We trust that the Board will take swift and decisive measures to protect the interests of the homeowners of Parkland, ensuring that Lennar is held accountable.

Thank you for your attention to this critical matter. We look forward to your prompt action to uphold the rights and interests of all Charles County residents.

Sincerely,

Dyotha R Sweat

Dyotha R Sweat
President
Charles County NAACP

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