

Windsor Manor Home Owners Association, Bryans Road 20616

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Property Management – CMC – Ms. Dijon Saunders (301) 569-1490

Ongoing concerns within the community with the developer, W.F. Chelsey.

1. Ongoing rainwater drainage over four (4) years. Significant rainwater drainage due to grading issues causing the basements of homes to receive more rainwater than the grounds and sub-pump system is designed to handle. As a result, at least seven (7) homes had basement flooding during the rainstorm a few weeks ago. Of those homes, several had previous flooding issues and one home flooded at least five (5) times.
 - a. Homeowner who had the 5 floodings had their insurance dropped due to the number of claims and now pays over \$4,000 annually for insurance.
 - b. Another homeowner's insurance will only cover \$5,000 of the approx. \$18,000 in damage.
 - c. Homes affected (all basement flooding with exception of last two):
 - i. Robinson family – 2929 Galahad Ct
 - ii. Henry family – 6540 Jousting Ct
 - iii. El-Amin family – 6436 Excalibur St
 - iv. Wright family – 2978 Knight Ct
 - v. Little family – 2966 Knight Ct
 - vi. Chase family – 2991 Knight Ct
 - vii. Easley family – 2903 Merlin Pl
 - viii. Banks family – 2937 Galahad Ct (significant pooling of water in yard)
 - ix. Servito family – 6539 Jousting (significant pooling of water in yard)

Of note, W.F. Chelsey has plans recently approved by the county to address this concern. However, the HOA has not been briefed on the plans or the expected start and completion dates of the project.

2. Rain water from the community drains to a holding pond. The pond is severely overgrown with vegetation. As a result, the pond is likely not to function as designed.
 - a. There is no fence or sign to keep people away from the pond and no warning signs.
 - b. Pathway to the pond is covered by large stones vice paved
3. Street lighting throughout, but especially, on Lady of the Lake.
 - a. Significant concerns during Winter months of children walking to the bus stop in the dark.

4. Trees affected by the construction. Numerous trees located throughout the community have died and may fall onto houses or structures such as decks/fences/sheds. A couple of weeks ago representatives from Charles County and the developer have been through the neighborhood to determine which (if any) trees are to be cut down. No report has been provided to the HOA.
5. Street signs erected with wooden post. Needs to be replaced.

Questions:

1. What steps is the county taking to hold the developers accountable for structural and drainage issues especially those identified since construction?
2. Has/does the municipality or the governing body conducted independent/third party inspections or assessment beyond what is provided by the developer?
 - a. Note: county reps have assessed the grading with focus on affected homes. Report has not been provided to the HOA.
 - b. Lead County representative is in contact with HOA to coordinate a meeting.
3. Are there legal avenues, being explored to compel developers to address unresolved construction defects or design flaws?
4. What interim measures are being taken to prevent further damage or erosion, while a long-term solution is developed?
5. Are you as the County Officials holding the developers responsible with complying with local building codes and environmental regulations set to protect the well-being, health, safety, and investment of families and homeowners within our community?
6. Does the County require financial compensation for out-of-pocket and insurance claims to the affected homeowners? *(from the developer)*

County POC: Mr. Paul Zrelinski

