

Mary Kay Sigaty,

I saw that Thomas Coale posted testimony concerning CR1-2017. Let me clarify, my communications with Thomas Coale as I feel he has mischaracterized what occurred.

My email communications with Thomas Coale:

On 02/08/2017, Thomas Coale sent me an email stating:

"My name is Tom Coale and I represent Windsor Crossing Forest Fox HOA, which owns property on both sides of Winter Thicket Road. I have seen your email regarding concerns about the closing of this road and was wondering if you may be willing to meet with me or discuss this matter over the phone.

The purpose of closing Winter Thicket is to deter any future utilization of the road that may be harmful to the surrounding community. The Howard County School System owns the parcel at the dead-end portion of Winter Thicket and could, conceptually, use Winter Thicket as an access road. This would result in significant new traffic coming through the neighborhood. We have requested a letter from HCPSS indicating that they have no intention to use the road, but so long as the road remains County property, that risk remains. Feel free to call me to discuss."

On 02/10/2017, I replied via email:

*"Can you first tell me who is "Windsor Crossing Forest Fox HOA"?
What development do they represent?
Where is the development?
How many homes are part of the HOA?"*

On 02/10/2017, Thomas Cole replied:

"Certainly. Windsor Crossing Forest Fox HOA, LLC, owns two non-developable parcels on either side of Winter Thicket. The "HOA" part of the title is misleading, as homes were never built and the HOA never created."

On 02/13/2017, I replied:

"You still have not answered my question. WHO does Windsor Crossing Forest Fox HOA represent. In other words who are the people behind the LLC. I don't feel comfortable engaging in a discussion with unknown entities. Unless I know who is/are the people behind Windsor Crossing Forest Fox HOA, I will not provide any info. I don't respond to unknown entities requesting my phone number or other personal information.

Thank you and have a nice day"

I NEVER received a reply to my 02/13 email. It was a reasonable request, on my part, to know who would have my contact info. Thomas Coale never provided any info about who he represents.

In testimony dated 02/28/2017 that was submitted to the Council, Thomas Coale now states:

<<https://apps.howardcountymd.gov/olis/GetFile.aspx?id=12663>>

"Shortly after being made aware of Ms. Larson's email, I reached out to her to see if I could address some of her concerns. In particular, I wanted to assure her that Windsor Crossing Forest Fox HOA had no intention of developing the property on either side of Winter Thicket Road and would be prevented from doing so due to preservation and forest conservation easements across both properties. Ms. Larson refused to provide her phone number and said she would not

communicate with me any further. As such, I was unable to address her concerns."

I have a number of concerns with the resolution.

Note: for purposes of brevity: GH = "Gaither Hunt HOA" & WCFF = "Windsor Crossing Forest Fox HOA"

- Improper notification:
 - The sign that was posted, for the 01/17/2017 Council meeting, disappeared shortly after it was posted. On 12/16/2016, I called the Department of Public Works (410-313-4401) and left a VoiceMail stating that the sign was gone and that it needed to be replaced, I also asked someone to call me back. I never got a return call and the sign was never replaced. So adequate notice was not given.
 - Specifically "notice of the proposed closing and abandoning of Winter Thicket Road has been posted and advertised in accordance with Section 18.204" – the requirement HAS NOT BEEN MET.
 - We directly abut Parcel B and did not get any written notice.
 - Note: In Gaither Hunt, there are about 25 properties that directly abut parcels B & D. At our HOA meeting, on 03/02, many homeowners said they did not get notification. While one homeowner who does not abut Parcels B or D did get notification.
- Standing:
 - In his testimony on 01/17/2017, Thomas Coale stated the he represented GH. He did not and does not.
 - To the best of my knowledge Thomas Coale does not live on property that abuts the parcels next to Winter Thicket Road.
 - Thomas Coale has failed to identify, to me, who are the people behind WCFF.
 - In fact, the HOA for WCFF was never created and therefore I don't see why his client professes concerns for a community where they do not live.
 - On 01/12/2017, I received an email from our community manager, Astria Contee:
 - *"The Board of Directors has advised while they did not make the request to have the road closed, however they have expressed concern with the county in the past with regards to random vehicles driving over the grass to get down the road, which seemed suspicious."*
 - GH held a meeting on 03/02/2017 to discuss the resolution. All present voted to have CR1-2017 VETOED.
- The reasons that Thomas Coale states to close the road change depending on who is audience is. It is either:
 - "an attractive nuisance" that "brings people down unto the street" and that "planters have repeatedly been broken" (the part about the planter being repeated broken is not all accurate) or
 - "to deter any future utilization of the road that may be harmful to the surrounding community" or
 - "this road is of no benefit to Windsor Crossing Forest Fox HOA, Gaither Hunt HOA, or the County at-large. It is, quite literally, a "road to nowhere" and should be closed."
- While the road may be of no use to WCFF, it is used by the residents of Gaither Hunt.
 - It is used for recreation such as walking, biking, bird watching, etc.
 - One of the residents has even spotted an eagle near the pond.
- WCFF is requesting that the approximately 1.3 acres of land for Winter Thicket Road is to be transferred to them with no recompense to the county. "The petitioner has requested that the road be surplus and conveyed to them." <<http://apps.howardcountymd.gov/olis/GetFile.aspx?id=%2012065>>

- Our approximately 1 acre property is assessed at \$267,900. Is the county in the habit of giving money/land away? Sign me up!
- On 01/17/2017, Thomas Coale testified that he represented both GH and WFFC.
 - Thomas Coale does represent WFFC.
 - Thomas Coale did not and does not represent GH.
 - GH did not make any request to close Winter Thicket Road. Thomas Coale made a **gross misrepresentation** that had the **potential for financial costs to GH**.
 - If CR1-2017 had been approved, GH along with WCFF would be responsible for the costs to remove the road, even though GH did not sponsor the request.
 - Excerpts from "RESOLUTION NO. 1 - 2017" <<http://apps.howardcountymd.gov/olis/GetFile.aspx?id=%2012064>>
 - That the petitioner shall bear all of the costs and expenses associated with closure of Winter Thicket Road.
 - The petitioner, at its cost and expense, shall cause the closure of Winter Thicket Road, as shown and described in Exhibits A and B, in accordance with all applicable Howard County standards and specifications.
- There have been several attempts to close Winter Thicket Road and have the property transferred to WCFF.
 1. The current resolution CR1-2017 <<https://apps.howardcountymd.gov/olis/LegislationDetail.aspx?LegislationID=2723>>.
 2. Sometime around October 2013, Donald Reuwer requested that GH deed Winter Thicket Road to him. <<http://ghhoa.com/Minutes/2013-10-01.pdf>> Gaither Hunt HOA • Minutes for October 1st 2013:
 - Winter Thicket & Letter from Donald Reuwer - Mitzi Christ reported on a letter that was received from Donald Reuwer who owns the land behind the flower pots on Winter Thicket. A call was made originally to Mr. Reuwer's office regarding people driving around the rocks that were put along Winter Thicket to deter people from driving on the property. One of the individuals is a friend of Mr. Reuwer's who likes to hunt on the property. Mr. Reuwer indicated he will ask the person to enter the property from the other side, but also offered to install a gate with a lock and a fence along the property if the Gaither Hunt community would deed the road over to him. The Board discussed and decided that they would not deed the land over to him at this time.
 3. A previous attempt was made to close the road - CR138-2005. On Legislative day #14 in 2005, Manor Lane Golf LLC requested that Winter Thicket Road be closed <<https://apps.howardcountymd.gov/olis/GetFile.aspx?id=10726>>. It was vetoed by the County Council.
- **Why** does WFFC want Winter Thicket Road closed **SO MUCH**?
 - Why use the HOA moniker as part of the WCFF name if no development is/was intended.
 - Despite assertions that "WFFC had no intention of developing the property on either side of Winter Thicket Road and would be prevented from doing so due to preservation and forest conservation easements across both properties."
 - It does not appear that WCFF has been completely forthcoming as to the reason(s) for wanting the road closed.
 - Why so much time and effort if there is no long term intent to develop the property.
 - Here is a potential reason: the two parcels directly abutting Winter Thicket Road are zoned RC-DEO. A recent rezoning of property from RC-DEO to R-ED occurred not too far away <<https://apps.howardcountymd.gov/olis/GetFile.aspx?id=4916>>. While parcels B & D are not currently in the planned water and sewer area, the property is very close to the

school which **has** public water and sewer. By removing the road, parcels B & D would be **contiguous**, and they would be about 51 acres. All in a very prime area for development.

- We have a new administration, with new policies. The EPA is not as keen to protect the environment as it once was. So the fact that some of Parcels B & are in currently in forest preservation does not mean it will be protected forever.
- The owner of the "preserved" parcels B (42.469 acres) & D (8.044 acres) is WFFC, their address is: 5300 Dorsey Hall Dr, Suite 102, Ellicott City, MD. The property was sold at "non-arms-length" for \$0 in 2014 from Donald R. Reuwer, Jr. to WFFC. Also, Donald R. Reuwer is currently listed as the registered agent for WFFC.
 - By public records, Donald Reuwer is a developer.
 - a developer will do what they are best at: developing land.

Because of all the above, especially since the request was NOT made by GH, please vote on CR1-2017 and **VETO** it, please do not leave it tabled as I am concerned that the resolution could be reactivated at a later time.

Another concern, that I only recently became aware of, is that the land is being used for hunting by friends of Mr. Reuwer. Is hunting allowed so close to residential and school properties? Is trapping allowed? On a few occasions, I have heard the what sounded like the sickening sound of dying animals. I thought it was nature being nature. I wonder now if it was for sport.

Alice Larson, homeowner Gaither Hunt HOA