



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ADDENDUM

DATE: August 28, 2014

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Chief *GK*
Area 2 Division

Khalid Afzal, Planner Supervisor
Area 2 Division

FROM: Patrick Butler, Senior Planner *P.B.*
Area 2 Division

SUBJECT: SRW 201402 and Site Plan No. 820140070, Montgomery Village – South Valley Park
(Item #12)

At the time this Staff Report was posted, Staff was not aware of any correspondence from residents or adjacent property owners on the proposal. After the Staff Report was posted, Staff was contacted by a resident of the community via telephone and electronic mail indicating that he had written a letter and mailed it to the Montgomery County Planning Department near the end of January, 2014 opposing the proposed permanent facilities. Staff has not been able locate this letter, but a copy was provided to Staff on August 25th. The following day, Staff received another email in opposition to the proposed permanent facilities (see letter and emails – Attachment A).

Community Concerns

Restrooms

The community residents who wrote in are concerned that the proposed facilities will be a visual irritant to the nearby residences, will attract vagrants, and will invite graffiti and possibly other vandalism.

Noticing

One community member is concerned that the Applicant did not properly notice the community regarding the proposed facilities. At the time the application was filed, the Applicant submitted a copy of: the Notice of Pre-Submission Meeting with the community; an Affidavit of the Pre-Submission Meeting and a copy of the meeting minutes; the Notice of Application; and the confronting and adjoining property owners and interested parties list as required (see Attachment B).

Conclusion

Staff appreciates the correspondence from the community members, and the Planning Board may require additional screening or other measures as it sees necessary. However, Staff considers the recommendations in the Staff Report to be appropriate for the proposed facilities.

Attachments:

Attachment A – Electronic Mail and Attached Letter from Community Members

Attachment B – Notices and Noticing Address List

ATTACHMENT A

From: Andrew Podolsky [mailto:a_podolsky@yahoo.com]

Sent: Monday, August 25, 2014 4:46 PM

To: Kreger, Glenn

Subject: MVF Restroom Application (820140070)

Dear Mr. Kreger,

Thank you for speaking with me by telephone this afternoon. I am concerned that the staff cover letter concerning the Montgomery Village Foundation's proposed restrooms in South Valley Park incorrectly states, "Staff has not received any correspondence from residents or adjacent property owners."

Attached is a scanned copy of the letter my wife and I submitted to Parks and Planning in January (prior to the Development Review Committee meeting). As noted in our letter, we provide both substantive and procedural objections to the proposed development. Recommending approval despite lack of appropriate notice to adjacent property owners by the applicant concerns me, as you can imagine.

I will look forward to hearing from you concerning this matter.

Thank you for your assistance.

Sincerely,

Dr. Andrew Podolsky

E-mail: a_podolsky@yahoo.com

Phone: 240-715-2881

January 21, 2014

Dr. Andrew Podolsky
Dr. Christina Devlin
18927 Mills Choice Road, #5
Montgomery Village, MD 20886

(240) 715-2881

Montgomery County Parks and Planning
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Application for Construction of Restrooms in Montgomery Village South Valley Park
Application Number: 820140070

To Whom It May Concern:

We oppose construction of two restrooms by the Montgomery Village Foundation (MVF) in South Valley Park, Montgomery Village. We particularly oppose the inclusion of a restroom that has been proposed to be constructed adjacent to the Park's Lawn Theater, which is very close to numerous residences including our own. We oppose construction for substantive and procedural reasons, as detailed below.

Substantive Objections

The MVF has applied to construct two restrooms in South Valley Park, one near the ballfield and one near the Lawn Theater. Local residents have long opposed such construction, and were surprised to learn recently of the second proposed restroom.

The MVF has stated that the second restroom would only be open when the Lawn Theater operates (about 15 evenings and a few mornings per summer). Of course, in practice the structure would be present year-round. It would be a visual (and likely olfactory) irritant to a large number of nearby residences (both townhouses and condominiums). Moreover, it would present an "attractive nuisance," and likely invite graffiti and possibly other vandalism.

Meanwhile, it is well known that each Lawn Theater event draws only a modest audience. It is not clear why a permanent restroom should be constructed for very occasional seasonal use by a handful of individuals.

Procedural Objections

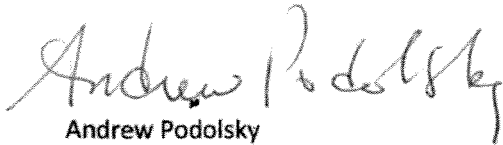
- (1) The MVF held a pre-submission meeting on July 9, 2013. The community closest to both proposed restrooms is Heron's Cove Condominium (400+ residential units). No notice was provided to individual owners or residents in this community (even though the MVF possesses current data for use in mailing annual MVF electoral ballots). Further, the two notices sent to the Association (rather than to individual owners) were incorrectly submitted: one was sent to a

prior member of the condominium Board who has been deceased for four years, and the other to an off-site manager who has not been associated with Heron's Cove for over five years.

- (2) After the MVF submitted its Development application in early October, 2013, it again failed to mail notice of the application to residents of Heron's Cove, and again only sent notice to the deceased prior Board member and to the long-departed off-site manager.
- (3) One of us personally attended the session held on July 9, 2013, and was assured that "everyone who signs in will receive notice of the formal application." The name and address appear explicitly on the sign-in sheet, as submitted by the MVF in its application. Nevertheless, we did not receive notice of the application (and it appears that at least ten other meeting attendees also were not provided with notice of the application).

Please feel free to contact us should you require any further information. Thank you for considering our correspondence as part of the Development Review process.

Sincerely,



Andrew Podolsky



Christina Devlin

From: Joe Simcox <JSimcox@skslaw.net>

Sent: Tuesday, August 26, 2014 5:30 PM

To: Kreger, Glenn

Cc: heronscove@verizon.net; Chris Adkins; dperper@zalco.com; Mary Jo Heneghan; Paula Waldt; prof.devlin@gmail.com

Subject: NO to Restrooms in MV Park

Application Name: Montgomery Village South Valley Park

Application Number: 820140070

Dear Mr. Kreger:

In regard to the above proposal, you can believe there are a lot of homeowners in the neighboring area who oppose this plan.

WE DO NOT NEED ANYMORE PERMANENT FACILITIES THERE!

We already have problems with vagrants and this will only multiply the problem by giving them another "place" to "go" and hide.

Like most small "Parks" there are no and should not be any restroom facilities. My Tax money should be for something more important like putting in more lighting in the area, etc.

Joe Simcox

19034 Mills Choice Rd. #1, M.V., MD 20886

301-943-8264

ATTACHMENT B

Benning & Associates, Inc.

Benning & Associates, Inc. / Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
Phone: 301-948-0240
Fax: 301-948-0241


To: Neighboring Property Owner or Other Interested Party
From: David W. McKee
Date: June 27, 2013
Re: Notice of Pre-Submission Meeting / South Valley Park - Montgomery Village

To whom it may concern:

The Montgomery Village Foundation is preparing to submit a project site plan to the Maryland National Capital Park and Planning Commission for review. You are hereby invited to attend a pre-submission meeting to be held on the 9th of July at North Creek Community Center, located at 20125 Arrowhead Road, Montgomery Village, MD 20886. The meeting will begin at 7:30 p.m. The purpose of the meeting is to show the community the proposed site plan and explain the project, address any concerns about potential impacts on the community, and to notify attendees of their right to participate in the review process.

This project consists of site improvements in South Valley Park. The proposed improvements include the construction of a concession stand with restrooms near the parking lot of the existing ball fields, and a small restroom building next to the amphitheater. As an interested party, you will receive a notice and copy of the plan when the application has been filed. A map showing the location of South Valley Park is on the back of this letter for your reference. If you have any questions related to this matter, please feel free to call my office at (301) 948-0240.

Sincerely,



David W. McKee

Benning & Associates, Inc.

LAND PLANNING CONSULTANTS
8933 Shady Grove Court
Gaithersburg, MD 20877
Phone: 301-948-0240
Fax: 301-948-0241

To: Glenn Kreger - M-NCP&PC / Area 2 Division Chief
From: David W. McKee
Date: September 26, 2013
Re: South Valley Park - Affidavit of Pre-Submission Meeting

Dear Mr. Kreger,

This purpose of this letter is to certify that a pre-submission meeting was held for the subject project in accordance with the Manual of Development Review Procedures for Montgomery County, Maryland (M-NCPPC – December 2007). The meeting was held at the North Creek Community Center on July 9, 2013.

If there are any questions related to this matter, please feel free to contact me.

Sincerely,



David W. McKee

Acknowledged by David W. McKee before me on the 26 day
of September, 2013
Signature Glenn McKee
Printed name Lu A. McKee
Notary public, State of MARYLAND, County of Frederick
My commission expires 7-2-16

Minutes of Meeting

COMMUNITY MEETING ON PROPOSED SITE PLAN FOR SOUTH VALLEY PARK RESTROOMS/CONCESSION STAND

July 9, 2013

A Community Meeting on the proposed site plan for the South Valley Park

Restrooms/Concession Stand was held at 7:30 p.m. on Tuesday, July 9, 2013 at the North Creek Community Center, Montgomery Village, Maryland.

Present

Dave McKee, Benning and Associates, Land Planning Consultants

Peggy Mark, MVF Director of Recreation, Parks and Culture

Scott Gole, MVF Assistant Director of Recreation, Parks and Culture

Allie Duzett, Recording Secretary

David Jacobs, Montgomery Village Sports Association President

Jocelyn Weinberg, MV Community Band President

Ric Okin, MV Community Band Member

Elana Peterson, Treasurer of the South Village Homes Corporation

Alicia Haughney, resident

Jane Wilder, resident

Brice Jackson, Montgomery Village Sports Association Assistant Commissioner of Football

Andrew Podolsky, resident

Six other interested parties

I. Presentation by Benning and Associates on Proposed Site Plan for South Valley Park Restrooms/Concession Stand

The meeting began at 7:31 p.m. Mr. McKee presented the site plan for the South Valley Park Restrooms/Concession Stand. He showed the locations of the two facilities on the plan. It was noted that the concession stand with connected restrooms would be next to the ballfield and would be about 20' x 60' in size. The unisex single use restroom would be adjacent to the music pavillion and would be approximately 12' x 13' in size. MVF would be responsible for maintenance of the restrooms, and the restrooms would be open when there were scheduled activities at the park. A question was asked whether the restroom near the music pavilion would block the view of the fountain in the pond. It was established that the building would not block the view of the fountain.

A meeting attendee suggested that the restroom near the music pavilion be located on the opposite side of the music pavilion or closer to the stage area so that it would not be near the

playground or in view of the Heron's Cove Condominium units. Another attendee suggested to build only the concession stand / restroom facility near the ballfield , and after a few years of observation, decide whether or not to build the additional restroom near the music pavillion. He noted that the restroom near the music pavilion would only really be used during the summer.

Another attendee noted that currently, elderly visitors to South Valley Park often have difficulties getting to the Port-O-Johns.

Another attendee noted that the playground already attracts loud teenagers at all hours of the night, who disrupt the atmosphere of the neighborhood, and it was suggested that the presence of these facilities might attract more unwanted attention in the evenings.

II. Public Comments

Mr. Jacobs expressed the belief that it is good to have the two separate restrooms. Having a restroom by the lawn theater, he said, would be good especially for elderly residents who currently struggle to get to the restroom area.

Ms. Weinberg expressed general agreement with the building of a restroom facility. She asked if there had been any vandalism in the area already. It was noted that there has been graffiti in the past but not recently, and there has been no more vandalism in this location than in any other similar location.

Mr. Okin noted that having a real restroom facility would go a long way toward making the music pavillion look like a professional performance area.

Ms. Peterson expressed a favorable view of the project.

Ms. Haughney strongly suggested moving the small bathroom to the other side of the stage. She lives near the near the music pavilion and she does not want to see a bathroom every time she looks out the window. She expressed the view that such a restroom is unnecessary. She also suggested that the elementary school donate the use of their restrooms for the area. It was established that the school has not agreed to the use of their restrooms for this purpose. It was further established that this would be a security risk for the school, as well as for young athletes using the school restrooms without supervision.

Ms. Wilder suggested merely upgrading the Port-O-Johns to a fancier version of a portable restroom that could be brought in for concerts and removed afterwards. In response to her question about storm water management, it was noted that this building will have more comprehensive storm water management than any other building of its nature in Montgomery

Village because of the new regulations this building must conform to. She questioned the maintenance costs of the new facilities, as well as the security measures that will be taken to protect residents from any negative security side effects of the new facilities. It was noted that there are already people paid to maintain that area, as far as both cleanliness and security. The responsibilities associated with these facilities will be handed to current maintenance and security staff. She suggested putting signage on the fence around the music pavilion area that it is not a dog park.

Mr. Jackson explained that it is difficult for the local football program to compete with neighboring programs, because of Montgomery Village's inferior facilities. He expressed the belief that while the restrooms may be considered by some to be an eyesore, it would be an upgrade from the porta-johns and be helpful to attendees who currently struggle with the present restroom facilities.

Mr. Podolsky noted that there may be unintended consequences of building these facilities, and suggested that the Board try thinking one step ahead to any potential unwanted consequences of these structures.

One attendee wondered if the buildings could be broken into. It was noted that these facilities would be patrolled by security.

III. Adjournment of Meeting

It was established that residents will be alerted to new developments regarding the site via mail. The meeting was adjourned at 8:17 p.m.

The reports, authorizations and other documents presented at the meeting have been initialed for identification and attached hereto or filed in the office of the Montgomery Village Foundation.

Allie Duzett
Recording Secretary

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Name	Address	E-Mail Address or Phone Number
Norm Berk	10929 Spur Hill Dr.	nberk@gmail.com
Mae Mitchell	10118 Blue Tree Terrace NW MD	mvm@aia.org @gmail.com
Linda Moore	9632 Duffin Way MVMD	lmoore@comcast.net
Jenna Thues	12443 Bristle Neck	jctlsx@gmail.com
Lisa Weddis	9929 Lake Landing	weddis@yahoo.com
Edyta Bigajski	18909 Mills Circle Rd	240-472-2615
D. Wilkie	9961 Lake Landing	
Aurelia Padarsky	18927 Mies Choice RD NJ	

Montgomery Village-South Village Park
Name of Plan

#820140070 / TS / 30.3 acres
M-NCP&PC File # / Current Zoning / Area of Property

To allow construction of a concession & restroom building
Purpose of Plan

Watkins Mill Road 1000' West of Stedwick Road
Geographical Location

October 4, 2013

NOTICE OF APPLICATION

Site Plan

PLAN TO BE CONSIDERED BY THE MONTGOMERY COUNTY PLANNING BOARD

The above referenced plan application has been filed with the Montgomery County Planning Board and is being reviewed under the provisions of the Montgomery County Code and according to the procedures outlined in the Manual of Development Review Procedures for Montgomery County, Maryland.

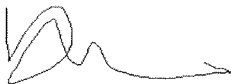
A copy of the proposed plan is enclosed. This plan may change because of specific reviews and changes suggested by M-NCPPC and other county and state agencies. You may participate in this review by sending written comments at any time to the Development Applications and Regulatory Coordination Division, Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760, or by contacting the M-NCPPC Lead Reviewer¹.

A copy of this plan has also been sent to the public library closest to the site and the public schools which serve the above site for posting on their listservs if the school or library chooses to do so.

The Montgomery County Planning Board will also hold a public hearing on the above referenced plan application to obtain public comment. Written notification of the public hearing date will be sent to you no later than ten days before the hearing.

If you have any further questions, please contact the Park and Planning Commission's Development Applications and Regulatory Coordination Division at 301-495-4595.

Sincerely,



David W. McKee

¹ Contact information for the lead reviewer is available by linking to the Development Activity Information Center on the M-NCPPC website at www.mc-mncppc.org/development or by calling the phone number referenced above. Please use the above-referenced plan number when using either of these sources.

Association	Name	Address	City	State	Zip
Center Court Condominium	Antoinette Negro	10022 Stedwick Road	Gaithersburg	MD	20879
Center Court Condominium	Richard Skobel	9 Park Avenue	Gaithersburg	MD	20877
Christopher Court Condominium	Mark Sagrain	18440 Bishopstone Ct.	Montgomery Village	MD	20886
Christopher Court Condominium	Bernice Stossel	Box 39	Germantown	MD	20875
Christopher Ct.Land Assn.& Park Place 2	Larry Beck	10120 Apple Ridge Road	Montgomery Village	MD	20886
City of Gaithersburg	Sidney Katz	31 South Summit Avenue	Gaithersburg	MD	20877
East County Citizens Advisory Board	Chair	3300 Briggs Chaney Road	Silver Spring	MD	20904
East Germantown Citizens Assn.	Edgar Neal	11809 Collins Drive	Germantown	MD	20876
Germantown Alliance	Beverly Magda	P.O. Box 702	Germantown	MD	20875
Goshen Run Homeowners Assn.	Linda Carter	3416 Olandwood Court	Olney	MD	20832
Heron's Cove Condominium	Lynne Schoenbeck	19101 Mills Choice Road	Montgomery Village	MD	20886
Heron's Cove Condominium	Andrew Stone	8701 Georgia Avenue	Silver Spring	MD	20910
Horizon Run Condominium	Cris Juarez	10120 Apple Ridge Road	Montgomery Village	MD	20886
Horizon Run Condominium	Karen Reyes	10120 Apple Ridge Road	Montgomery Village	MD	20886
Maryland Place Homes Corp.	April Steward	10120 Apple Ridge Road	Montgomery Village	MD	20886
Maryland Place Homes Corp.	William Holcomb	10120 Apple Ridge Rd.	Montgomery Village	MD	20886
Middle Village Homes Corporation	Cris Juarez	10120 Apple Ridge Road	Montgomery Village	MD	20886
Middle Village Homes Corporation	Kristin Mellott	10120 Apple Ridge Road	Montgomery Village	MD	20886
Montgomery County Air Park	John Luke	7940 Airpark Road	Gaithersburg	MD	20879
Montgomery County Civic Federation	Jim Humphrey	5104 Elm Street	Bethesda	MD	20814
Montgomery County Civic Federation	Carol Ann Barth	10602 Lockridge Drive	Silver Spring	MD	20901
Montgomery County Renters Alliance Inc.	Matthew Losak	1001 Spring Street #316	Silver Spring	MD	20910
Montgomery Meadows HOA	Ron Allen	10 Travis Court	Gaithersburg	MD	20879
Montgomery Preservation, Inc.	Judith Christensen	6 Walker Avenue	Gaithersburg	MD	20877
Montgomery Village Citizens Coalition	Martha Cadle	19310 Club House Rd Apt 615	Montgomery Village	MD	20886
Normandie on the Lake I Condo.	Deneen Martin	5250 Cherokee Ave. #100	Alexandria	MD	22312

Normandie on the Lake I Condo.	Stanley Morse	18709 Walkers Choice Road	Gaithersburg	MD	20879
Northern Montgomery County Alliance	Julius Cinque	22300 Slidell Road	Boys	MD	20841
Park Place 1	Cris Juarez	P.O. Box 8205	Gaithersburg	MD	20898-8250
Park Place 1	Paula Gibby	9804-C Feathertree Terrace	Montgomery Village	MD	20879
Quail Valley Homeowners Assn.	Dan Lowery	3414 Morningwood Drive	Olney	MD	20832
Quail Valley Homeowners Assn.	Kathleen Wallace	19032 Quail Valley Blvd.	Gaithersburg	MD	20879
Sharon Woods Citizens Assn.	Alex Spalding	2 Rolling Knott Ct	Gaithersburg	MD	20877
Sierra Club - Montgomery County Group	Jim Fary	2836 Blue Spruce Lane	Silver Spring	MD	20906-3166
South Village Homes Corporation	Ruchita Patel	20440 Century Blvd. Ste. 100	Germentown	MD	20874
Spanish Speaking People of Montgomery	Pedro Porro	5729 Bradley Boulevard	Bethesda	MD	20814
Stedwick Homes Corporation	Manager	10120 Apple Ridge Road	Montgomery Village	MD	20886
Thomas Choice Condominium	Cris Juarez	10120 Apple Ridge Road	Montgomery Village	MD	20886
Thomas Choice Condominium	Stephen Bryant	19573 Brassie Pl.	Montgomery Village	MD	20886
Thomas Choice Gardens Condo.	Euginia Mays	3414 Morningwood Drive	Olney	MD	20832
Thomas Choice Gardens Condo.	Tony Acevedo	19401 Brassie Place	Montgomery Village	MD	20886
Walnut Creek Homeowners Assn.	Contact	18568 Office Park Dr.	Montgomery Village	MD	20898
Walnut Creek Homeowners Assn.	James Terris	P.O. Box 2283	Gaithersburg	MD	20886
Washington Metro Area Transit Authority	Shyam Kannan	600 Fifth Street NW	Washington	MD	20001
Whetstone Homes Corporation	Manager	10120 Apple Ridge Rd.	Montgomery Village	MD	20886
Woodland Hills Homeowners Assn.	Peggy Toland	P.O. Box 1130	Germentown	MD	20875
Woodland Hills Homeowners Assn.	Ann Walsh	104 Kestrel Court	Gaithersburg	MD	20879
Benning & Associates, Inc	David W. McKee	8933 Shady Grove Ct	Gaithersburg	MD	20877
Montgomery County Public Libraries	Rita W. Gale	21 Maryland Avenue Suite 31C	Rockville	MD	20850
MNCPPC, Intake Section	Angela Brown	8787 Georgia Avenue	Silver Spring	MD	20910
Watkins Mill Elementary	Ms. Stephanie Spencer	19001 Watkins Mill Road	Montgomery Village	MD	20886
Montgomery Village Middle School	Dr. Edgar Walker	19300 Watkins Mill Road	Montgomery Village	MD	20866
Watkins Mill High School	Mr. Scott Murphy	10301 Apple Ridge Road	Gaithersburg	MD	20879

Montgomery Village Foundation

Scott Gole	10120 Apple Ridge Road	Montgomery Village	MD	20886
Isabel & Mario Espinoza	19000 Coltfield Court	Montgomery Village	MD	20886
Louis-Roi Deha	19001 Coltfield Court	Montgomery Village	MD	20886
Resident	19002 Coltfield Court	Montgomery Village	MD	20886
Karen Breeden	19003 Coltfield Court	Montgomery Village	MD	20886
William De Paula & Michael	19005 Coltfield Court	Montgomery Village	MD	20886
Michael Kraatz	19007 Coltfield Court	Montgomery Village	MD	20886
Koffi Sowe	19009 Coltfield Court	Montgomery Village	MD	20886
Karl Schickler	19011 Coltfield Court	Montgomery Village	MD	20886
Anita Booth	19013 Coltfield Court	Montgomery Village	MD	20886
Resident	19019 Coltfield Court	Montgomery Village	MD	20886
Shedra Hay	19021 Coltfield Court	Montgomery Village	MD	20886
Benjamin Jon Rebach	19023 Coltfield Court	Montgomery Village	MD	20886
Lawrence Boring & Victoria	19024 Coltfield Court	Montgomery Village	MD	20886
Shirley & William Best	19025 Coltfield Court	Montgomery Village	MD	20886
Eddie McCargo	19026 Coltfield Court	Montgomery Village	MD	20886
Love Horton	19027 Coltfield Court	Montgomery Village	MD	20886
Anthony Richley & Bacilia H	19028 Coltfield Court	Montgomery Village	MD	20886
Nikolai Chub & Svetlana Chi	19030 Coltfield Court	Montgomery Village	MD	20886
Oh Choi & Young Choi	19032 Coltfield Court	Montgomery Village	MD	20886
Daniel & Adrienne Layton	19034 Coltfield Court	Montgomery Village	MD	20886
C/O MONTGOMERY VILLAGE	10120 Apple Ridge Road	Montgomery Village	MD	20886
Karen Kodjanian	10120 Apple Ridge Road	Montgomery Village	MD	20886
MONTGOMERY VILL FOUND P O BOX 2130		MONTGOMERY VILLAGE	MD	20879
Paul Edery	18900 Montgomery Village Av	Montgomery Village	MD	20886
Uduak Ibanga	18902 Montgomery Village Av	Montgomery Village	MD	20886
Ronald White & Gladys Gise	18904 Montgomery Village Av	Montgomery Village	MD	20886

STEDWICK HOMES CORP

SOUTH VILLAGE HOMES CORP

Zion & Shoshana Darmon	18906 Montgomery Village Av Montgomery Village	MD	20886
Abe & Deborah Hirshorn	18908 Montgomery Village Av Montgomery Village	MD	20886
Jakaria Ahmed & Ibrahim Al	18912 Montgomery Village Av Montgomery Village	MD	20886
Wendy Lane	18914 Montgomery Village Av Montgomery Village	MD	20886
Katherine Feldman	18916 Montgomery Village Av Montgomery Village	MD	20886
Lycius & Nathalie Stephens	18918 Montgomery Village Av Montgomery Village	MD	20886
Rasoul Afsharzanjani	18920 Montgomery Village Av Montgomery Village	MD	20886
Resident	18922 Montgomery Village Av Montgomery Village	MD	20886
Gerard Rabemananjara	18924 Montgomery Village Av Montgomery Village	MD	20886
Yesenia & Saul Cruz-Ramos	18926 Montgomery Village Av Montgomery Village	MD	20886
Craig Ikeda Etal	18930 Montgomery Village Av Montgomery Village	MD	20886
Sigurd Knisley	18932 Montgomery Village Av Montgomery Village	MD	20886
Dutt Nkalluri & Uma Kalluri	18934 Montgomery Village Av Montgomery Village	MD	20886
Marvin Elster	18936 Montgomery Village Av Montgomery Village	MD	20886
Migdalia Valladares	18938 Montgomery Village Av Montgomery Village	MD	20886
Elizabeth Bealle	18940 Montgomery Village Av Montgomery Village	MD	20886
John Pepper	18944 Montgomery Village Av Montgomery Village	MD	20886
Jose Alvarez & Blanca Alvar	18946 Montgomery Village Av Montgomery Village	MD	20886
Mary Oberholtzer	18948 Montgomery Village Av Montgomery Village	MD	20886
Demeke Seyoum & Hirut De	18950 Montgomery Village Av Montgomery Village	MD	20886
Marcio Gurdian	18952 Montgomery Village Av Montgomery Village	MD	20886
Rosemary & William Clark	18954 Montgomery Village Av Montgomery Village	MD	20886
Ann Abrams	18956 Montgomery Village Av Montgomery Village	MD	20886
Michael Kaplan	18958 Montgomery Village Av Montgomery Village	MD	20886
Patricio & Marian Alvear	19000 Montgomery Village Av Montgomery Village	MD	20886
We Guang Hou	19002 Montgomery Village Av Montgomery Village	MD	20886
Mafida Mouhahe & Brahim	19004 Montgomery Village Av Montgomery Village	MD	20886

Zohreh Tehranchi	19006 Montgomery Village Av	Montgomery Village	MD	20886
Guillermo & Nancy Lazo	19008 Montgomery Village Av	Montgomery Village	MD	20886
Artenia Wroten & Leola Ber	19010 Montgomery Village Av	Montgomery Village	MD	20886
Aissatou Chipkaou	19014 Montgomery Village Av	Montgomery Village	MD	20886
Jose & Margoth Ventura	19016 Montgomery Village Av	Montgomery Village	MD	20886
Maria Lemus	19018 Montgomery Village Av	Montgomery Village	MD	20886
Eduardo & Cecilia Araya	19020 Montgomery Village Av	Montgomery Village	MD	20886
Constance Geerhart	19022 Montgomery Village Av	Montgomery Village	MD	20886
John Stephens	19024 Montgomery Village Av	Montgomery Village	MD	20886
Francisco Giraldo	19028 Montgomery Village Av	Montgomery Village	MD	20886
Jeanine Simmons	19030 Montgomery Village Av	Montgomery Village	MD	20886
Sheila & James Connors	19032 Montgomery Village Av	Montgomery Village	MD	20886
Sonia Avakian Et al	19050 Montgomery Village Av	Montgomery Village	MD	20886
James & Henrietta Fraizer-E	19052 Montgomery Village Av	Montgomery Village	MD	20886
Allen Bentley	19054 Montgomery Village Av	Montgomery Village	MD	20886
Rabia Hamid	19056 Montgomery Village Av	Montgomery Village	MD	20886
Ana Hernandez & Orlando I	19058 Montgomery Village Av	Montgomery Village	MD	20886
Dolores Kozloski	19060 Montgomery Village Av	Montgomery Village	MD	20886
David Dunn	19062 Montgomery Village Av	Montgomery Village	MD	20886
Lena Tamakloe	19064 Montgomery Village Av	Montgomery Village	MD	20886
Leon Potesman	19066 Montgomery Village Av	Montgomery Village	MD	20886
Justo & Lillian Osorio	19068 Montgomery Village Av	Montgomery Village	MD	20886
Chun Chang	9907 Lake Landing Road	Montgomery Village	MD	20886
Andrey & Gennaldy Andree	9909 Lake Landing Road	Montgomery Village	MD	20886
Saurav Seshadri	9911 Lake Landing Road	Montgomery Village	MD	20886
Antony Daly	9921 Lake Landing Road	Montgomery Village	MD	20886
Sohokouh & Houshmand Bt	9923 Lake Landing Road	Montgomery Village	MD	20886

Ravidatt & Nirvpa Patel	9925 Lake Landing Road	Montgomery Village	MD	20886
Resident	9927 Lake Landing Road	Montgomery Village	MD	20886
Gary Nash & Lisa Weddig	9929 Lake Landing Road	Montgomery Village	MD	20886
Angelica & Marc Reza	9931 Lake Landing Road	Montgomery Village	MD	20886
Jin-Di Wang	9933 Lake Landing Road	Montgomery Village	MD	20886
Frances Williams	9935 Lake Landing Road	Montgomery Village	MD	20886
Nilufa & Asiful Haque	9940 Lake Landing Road	Montgomery Village	MD	20886
Micheal Branch & Anjali Mittal	9941 Lake Landing Road	Montgomery Village	MD	20886
Gregory Dolgner	9942 Lake Landing Road	Montgomery Village	MD	20886
Eleen Stein	9943 Lake Landing Road	Montgomery Village	MD	20886
Judith Holdsworth	9944 Lake Landing Road	Montgomery Village	MD	20886
Qing Ming Wu	9946 Lake Landing Road	Montgomery Village	MD	20886
Duana Barnets	9947 Lake Landing Road	Montgomery Village	MD	20886
Simone Yaniv	9948 Lake Landing Road	Montgomery Village	MD	20886
Sigurd Knisley	9949 Lake Landing Road	Montgomery Village	MD	20886
Perry Farrar	9951 Lake Landing Road	Montgomery Village	MD	20886
Andrew Fok	9952 Lake Landing Road	Montgomery Village	MD	20886
Abbas Salimi	9954 Lake Landing Road	Montgomery Village	MD	20886
Jamil Nasir	9956 Lake Landing Road	Montgomery Village	MD	20886
Anoushiravan Ashraf	9958 Lake Landing Road	Montgomery Village	MD	20886
Habib Ahmed	9960 Lake Landing Road	Montgomery Village	MD	20886
Fidelio Acevedo	9961 Lake Landing Road	Montgomery Village	MD	20886
Kip Nailey	9962 Lake Landing Road	Montgomery Village	MD	20886
Dinesh Dave	9963 Lake Landing Road	Montgomery Village	MD	20886
Chris Rocus	9964 Lake Landing Road	Montgomery Village	MD	20886
Barry Datlof	9965 Lake Landing Road	Montgomery Village	MD	20886
Babak Najafi	9966 Lake Landing Road	Montgomery Village	MD	20886

Emmanuel & Marilyn Flieglt	9967 Lake Landing Road	Montgomery Village	MD	20886
Richard & Jane Ann Wilder	9969 Lake Landing Road	Montgomery Village	MD	20886
Latasha Armstead	9970 Lake Landing Road	Montgomery Village	MD	20886
Peter Duffy	9971 Lake Landing Road	Montgomery Village	MD	20886
Jonathan Lutz	9972 Lake Landing Road	Montgomery Village	MD	20886
Don Calogero	9974 Lake Landing Road	Montgomery Village	MD	20886
Lawrence Shapiro	9975 Lake Landing Road	Montgomery Village	MD	20886
Donald & Rosmary Hayden	9976 Lake Landing Road	Montgomery Village	MD	20886
Afsaneh Pangehali	9977 Lake Landing Road	Montgomery Village	MD	20886
James Luko	9978 Lake Landing Road	Montgomery Village	MD	20886
James Donegan	9979 Lake Landing Road	Montgomery Village	MD	20886
Jose Manuel Rivera	9980 Lake Landing Road	Montgomery Village	MD	20886
Susan & Igor Kozlov	9981 Lake Landing Road	Montgomery Village	MD	20886
Sallmon Soltani	9982 Lake Landing Road	Montgomery Village	MD	20886
Resident	9983 Lake Landing Road	Montgomery Village	MD	20886
Sergio Diaz-Portillo	9984 Lake Landing Road	Montgomery Village	MD	20886
WOODLAND HILLS HOMEOWNERS ASSOC II c/o MIMI SELIG MGNT	7 PARK AVE	Gaithersburg	MD	20877
SUZANNE M SORENSON	1352 Carlsbad Drive	Gaithersburg	MD	20879
IAN T KING	1354 Carlsbad Drive	Gaithersburg	MD	20879
JOHN D & M L APGAR	1356 Carlsbad Drive	Gaithersburg	MD	20879
JOHN T TATUM ET AL	1344 Carlsbad Drive	Gaithersburg	MD	20879
LORI L KMETZ LAI TAI &	1346 Carlsbad Drive	Gaithersburg	MD	20879
TRAN HONG	1348 Carlsbad Drive	Gaithersburg	MD	20879
Current Residence	105 Kestrel Court	Gaithersburg	MD	20879
CINTHIA J LUNN	106 Kestrel Court	Gaithersburg	MD	20879
MAYBODY ABDOLALI & MEHRANGIZ PASHA	107 Kestrel Court	Gaithersburg	MD	20879

Current Residence	108 Kestrel Court	Gaithersburg	MD	20879
MARYANNE J SACCO	111 Kestrel Court	Gaithersburg	MD	20879
JOSEPH SIMPSON	113 Kestrel Court	Gaithersburg	MD	20879
ALTSHULER ANDREW B				
REED CARROLL F	115 Kestrel Court	Gaithersburg	MD	20879
PETER F & YILING POON	117 Kestrel Court	Gaithersburg	MD	20879
BRANDON T & ANIKA M	LC 119 Kestrel Court	Gaithersburg	MD	20879
Current Residence	1606 Tanyard Hill Road	Gaithersburg	MD	20879
Current Residence	1607 Tanyard Hill Road	Gaithersburg	MD	20879
DAVID M & JENNIFER TYGIE	1610 Tanyard Hill Road	Gaithersburg	MD	20879
JESSE BARNWANIJAKUL & MA	1611 Tanyard Hill Road	Gaithersburg	MD	20879
Current Residence	1612 Tanyard Hill Road	Gaithersburg	MD	20879
LINDA L MUSSELMAN	1613 Tanyard Hill Road	Gaithersburg	MD	20879
MONROE & D PICKARD	1614 Tanyard Hill Road	Gaithersburg	MD	20879
SRINIVAS NAIDU &				
SUNITHA BODDULURI	1615 Tanyard Hill Road	Gaithersburg	MD	20879
THOMAS J GRAY	1616 Tanyard Hill Road	Gaithersburg	MD	20879
ADAM C FUGAL	1617 Tanyard Hill Road	Gaithersburg	MD	20879
IBRAHIM BAH	1618 Tanyard Hill Road	Gaithersburg	MD	20879
SYLVIA HERNANDEZ	1621 Tanyard Hill Road	Gaithersburg	MD	20879
BEN LEVITAN	1623 Tanyard Hill Road	Gaithersburg	MD	20879
LIU YIYUAN &				
MIN ZHANG	1625 Tanyard Hill Road	Gaithersburg	MD	20879
BONNIE M STEPHENS	1627 Tanyard Hill Road	Gaithersburg	MD	20879
LAURALEEN O'CONNOR	1629 Tanyard Hill Road	Gaithersburg	MD	20879
LY T NGUYEN	1631 Tanyard Hill Road	Gaithersburg	MD	20879
BOARD OF EDUCATION	850 HUNGERFORD DR	Rockville	MD	20850
THE PIOTROWSKI REVOCABLE	PO BOX 134	SABILLASVILLE	MD	21870

MIN JEEN SU	9423 FENS HOLLOW	LAUREL	MD	20723
SANDRA L RADCLIFF	5161 RENAISSANCE AVE UNIT	San Diego	CA	92122
ARI M BONNETT &				
KERI KAHN-BONNETT	23420 ARORA HILLS DR	Clarksburg	MD	20871
LIU ZHIHUI				
LI MOYI	633 CHESTNUT HILLS MEWS	Gaithersburg	MD	20878

Address	City	State	Zip
10022 Stedwick Road	Gaithersburg	MD	20879
9 Park Avenue	Gaithersburg	MD	20877
18440 Bishopstone Ct.	Montgomery Village	MD	20886
Box 39	Germantown	MD	20875
P.O. Box 8205	Gaithersburg	MD	20898-8205
31 South Summit Avenue	Gaithersburg	MD	20877
3300 Briggs Chaney Road	Silver Spring	MD	20904
11809 Collins Drive	Germantown	MD	20876
P.O. Box 702	Germantown	MD	20875
3416 Olandwood Court	Olney	MD	20832
19101 Mills Choice Road	Montgomery Village	MD	20886
8701 Georgia Avenue	Silver Spring	MD	20910
10120 Apple Ridge Road	Montgomery Village	MD	20886
10120 Apple Ridge Road	Montgomery Village	MD	20886
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10120 Apple Ridge Road	Montgomery Village	MD	20886
7940 Airpark Road	Gaithersburg	MD	20879
5104 Elm Street	Bethesda	MD	20814
10602 Lockridge Drive	Silver Spring	MD	20901
1001 Spring Street #316	Silver Spring	MD	20910
10 Travis Court	Gaithersburg	MD	20879
6 Walker Avenue	Gaithersburg	MD	20877
19310 Club House Rd Apt 615	Montgomery Village	MD	20886
5250 Cherokee Ave. #100	Alexandria	MD	22312
18709 Walkers Choice Road	Gaithersburg	MD	20879
22300 Slidell Road	Boyd's	MD	20841
P.O. Box 8205	Gaithersburg	MD	20898-8250
9814-B Feathertree Terrace	Montgomery Village	MD	20879
3414 Morningwood Drive	Olney	MD	20832
19032 Quail Valley Blvd.	Gaithersburg	MD	20879

2 Rolling Knott Ct	Gaithersburg	MD	20877
2836 Blue Spruce Lane	Silver Spring	MD	20906-3166
20440 Century Blvd. Ste. 100	Germantown	MD	20874
5729 Bradley Boulevard	Bethesda	MD	20814
10120 Apple Ridge Road	Montgomery Village	MD	20886
19401 Brassie Place	Montgomery Village	MD	20886
19573 Brassie Pl.	Montgomery Village	MD	20886
10120 Apple Ridge Road	Montgomery Village	MD	20886
19401 Brassie Place	Montgomery Village	MD	20886
18568 Office Park Dr.	Montgomery Village	MD	20898
P.O. Box 2283	Gaithersburg	MD	20886
600 Fifth Street NW	Washington	MD	20001
10120 Apple Ridge Rd.	Montgomery Village	MD	20886
P.O. Box 1130	Germantown	MD	20875
104 Kestrel Court	Gaithersburg	MD	20879
8933 Shady Grove Ct	Gaithersburg	MD	20877
21 Maryland Avenue Suite 310	Rockville	MD	20850
8787 Georgia Avenue	Silver Spring	MD	20910
19001 Watkins Mill Road	Montgomery Village	MD	20886
19300 Watkins Mill Road	Montgomery Village	MD	20866
10301 Apple Ridge Road	Gaithersburg	MD	20879
10120 Apple Ridge Road	Montgomery Village	MD	20886
19000 Coltfeld Court	Montgomery Village	MD	20886
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10120 Apple Ridge Road	Montgomery Village	MD	20886
20440 CENTURY BLVD STE 100	Germantown	MD	20874
P O BOX 2130	MONTGOMERY VILLAGE	MD	20879
18900 Montgomery Village Avenue	Montgomery Village	MD	20886
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7 PARK AVE	Gaithersburg	MD	20877
1352 Carlsbad Drive	Gaithersburg	MD	20879
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1631 Tanyard Hill Road	Gaithersburg	MD	20879
850 HUNGERFORD DR	Rockville	MD	20850
PO BOX 134	SABILLASVILLE	MD	21870
9423 FENS HOLLOW	LAUREL	MD	20723
5161 RENAISSANCE AVE UNIT B	San Diego	CA	92122
23420 ARORA HILLS DR	Clarksburg	MD	20871
633 CHESTNUT HILLS MEWS	Gaithersburg	MD	20878
10100 LITTLE POND PLACE #1	MONT VILLAGE	MD	20886
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19007 MILLS CHOICE ROAD #4	MONT VILLAGE	MD	20886
19007 MILLS CHOICE ROAD #5	MONT VILLAGE	MD	20886
19007 MILLS CHOICE ROAD #6	MONT VILLAGE	MD	20886
19009 MILLS CHOICE ROAD #1	MONT VILLAGE	MD	20886
18900 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18901 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18901 SMOOTHSTONE WAY #2	MONT VILLAGE	MD	20886
18901 SMOOTHSTONE WAY #3	MONT VILLAGE	MD	20886
18901 SMOOTHSTONE WAY #4	MONT VILLAGE	MD	20886
18901 SMOOTHSTONE WAY #5	MONT VILLAGE	MD	20886
18901 SMOOTHSTONE WAY #6	MONT VILLAGE	MD	20886
18902 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18903 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18903 SMOOTHSTONE WAY #2	MONT VILLAGE	MD	20886
18903 SMOOTHSTONE WAY #3	MONT VILLAGE	MD	20886
18903 SMOOTHSTONE WAY #4	MONT VILLAGE	MD	20886
18903 SMOOTHSTONE WAY #5	MONT VILLAGE	MD	20886
18903 SMOOTHSTONE WAY #6	MONT VILLAGE	MD	20886
18904 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18904 SMOOTHSTONE WAY #2	MONT VILLAGE	MD	20886
18904 SMOOTHSTONE WAY #3	MONT VILLAGE	MD	20886
18904 SMOOTHSTONE WAY #4	MONT VILLAGE	MD	20886
18904 SMOOTHSTONE WAY #5	MONT VILLAGE	MD	20886
18904 SMOOTHSTONE WAY #6	MONT VILLAGE	MD	20886
18905 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18905 SMOOTHSTONE WAY #2	MONT VILLAGE	MD	20886
18905 SMOOTHSTONE WAY #3	MONT VILLAGE	MD	20886
18905 SMOOTHSTONE WAY #4	MONT VILLAGE	MD	20886
18905 SMOOTHSTONE WAY #5	MONT VILLAGE	MD	20886
18905 SMOOTHSTONE WAY #6	MONT VILLAGE	MD	20886
18906 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886

18906 SMOOTHSTONE WAY #2	MONT VILLAGE	MD	20886
18906 SMOOTHSTONE WAY #3	MONT VILLAGE	MD	20886
18906 SMOOTHSTONE WAY #4	MONT VILLAGE	MD	20886
18906 SMOOTHSTONE WAY #5	MONT VILLAGE	MD	20886
18906 SMOOTHSTONE WAY #6	MONT VILLAGE	MD	20886
18907 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18907 SMOOTHSTONE WAY #2	MONT VILLAGE	MD	20886
18907 SMOOTHSTONE WAY #3	MONT VILLAGE	MD	20886
18907 SMOOTHSTONE WAY #4	MONT VILLAGE	MD	20886
18907 SMOOTHSTONE WAY #5	MONT VILLAGE	MD	20886
18907 SMOOTHSTONE WAY #6	MONT VILLAGE	MD	20886
18908 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18908 SMOOTHSTONE WAY #2	MONT VILLAGE	MD	20886
18908 SMOOTHSTONE WAY #3	MONT VILLAGE	MD	20886
18908 SMOOTHSTONE WAY #4	MONT VILLAGE	MD	20886
18908 SMOOTHSTONE WAY #5	MONT VILLAGE	MD	20886
18908 SMOOTHSTONE WAY #6	MONT VILLAGE	MD	20886
18910 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18910 SMOOTHSTONE WAY #2	MONT VILLAGE	MD	20886
18910 SMOOTHSTONE WAY #3	MONT VILLAGE	MD	20886
18910 SMOOTHSTONE WAY #4	MONT VILLAGE	MD	20886
18910 SMOOTHSTONE WAY #5	MONT VILLAGE	MD	20886
18910 SMOOTHSTONE WAY #6	MONT VILLAGE	MD	20886
18911 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18911 SMOOTHSTONE WAY #2	MONT VILLAGE	MD	20886
18911 SMOOTHSTONE WAY #3	MONT VILLAGE	MD	20886
18911 SMOOTHSTONE WAY #4	MONT VILLAGE	MD	20886
18911 SMOOTHSTONE WAY #5	MONT VILLAGE	MD	20886
18911 SMOOTHSTONE WAY #6	MONT VILLAGE	MD	20886
18912 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18912 SMOOTHSTONE WAY #2	MONT VILLAGE	MD	20886
18912 SMOOTHSTONE WAY #3	MONT VILLAGE	MD	20886
18912 SMOOTHSTONE WAY #4	MONT VILLAGE	MD	20886
18912 SMOOTHSTONE WAY #5	MONT VILLAGE	MD	20886
18912 SMOOTHSTONE WAY #6	MONT VILLAGE	MD	20886
18913 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18913 SMOOTHSTONE WAY #2	MONT VILLAGE	MD	20886
18913 SMOOTHSTONE WAY #3	MONT VILLAGE	MD	20886
18913 SMOOTHSTONE WAY #4	MONT VILLAGE	MD	20886
18913 SMOOTHSTONE WAY #5	MONT VILLAGE	MD	20886
18913 SMOOTHSTONE WAY #6	MONT VILLAGE	MD	20886
18914 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18915 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18915 SMOOTHSTONE WAY #2	MONT VILLAGE	MD	20886

18915 SMOOTHSTONE WAY #3	MONT VILLAGE	MD	20886
18915 SMOOTHSTONE WAY #4	MONT VILLAGE	MD	20886
18915 SMOOTHSTONE WAY #5	MONT VILLAGE	MD	20886
18915 SMOOTHSTONE WAY #6	MONT VILLAGE	MD	20886
18916 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18917 SMOOTHSTONE WAY #1	MONT VILLAGE	MD	20886
18917 SMOOTHSTONE WAY #2	MONT VILLAGE	MD	20886
18917 SMOOTHSTONE WAY #3	MONT VILLAGE	MD	20886
18917 SMOOTHSTONE WAY #4	MONT VILLAGE	MD	20886
18917 SMOOTHSTONE WAY #5	MONT VILLAGE	MD	20886
18917 SMOOTHSTONE WAY #6	MONT VILLAGE	MD	20886