

October 8, 2025

Jonathan Casey, Planner III, Upcounty Division
Montgomery County Planning Department
2425 Reedie Drive, 13th Floor
Wheaton, Maryland 20902
jonathan.casey@montgomeryplanning.org

RE: Primrose at 16650 Georgia Avenue, Preliminary Plan No. 120250090

Dear Mr. Casey,

I am writing to you on behalf of the Victoria Springs Homeowners Association, Inc. (the "Victoria Springs HOA"), which owns certain real property adjoining the Olney Antique Village Shopping Center.

The Victoria Springs HOA is aware of the above-captioned Preliminary Plan related to the potential development of a Primrose child-care center at the Olney Antique Village Shopping Center (the "Project"). We also are aware of the following aspects of the application, which relate to our abutting property:

1. That the Planning Department intends to recommend that the Project be required to install a shared use path extension on the Victoria Springs HOA's property, subject to any necessary future construction and use easements, as well as agreements with the County for maintenance and liability (including indemnification of the Victoria Springs HOA from the public's use of the path); and
2. That the limits of disturbance associated with the potential Project include restoration work on the Victoria Springs HOA's property from the removal of existing sheds and gravel, the installation of new native plantings, and the construction of the shared use path extension.

The Victoria Springs HOA hereby consents to the aspects of the Preliminary Plan described above and acknowledges its intent to enter into such easements and agreements as may be needed to facilitate the completion of this work at an appropriate future date, assuming that the Project is able to proceed in connection with the Preliminary Plan and other required County approvals.

Please feel free to contact me should you have any questions. I may be reached at 301-367-4605.

Sincerely, *Paula M. Cooley*