

From: [Dean Packard](#)
To: [Byrne, Kathleen](#)
Cc: josh.kaye@montgomeryplanning.org; [Nichols, Greg](#)
Subject: RE: Cashell Estates CU16-11
Date: Monday, August 25, 2025 4:41:13 PM
Attachments: [SITE COST WORK TO FINISH KEB FORMAT 081825.xlsx](#)

[EXTERNAL EMAIL]

Attached is the updated spreadsheet.

We were able to get all of the meter pedestal and street lights wired and finished moving dirt for the 2nd entrance. I requested an electrical inspection this morning for the lighting work.

Mike is working on getting the framers onsite by Thursday to start setting up for the curb to be poured in the playground area and then for the 2nd entrance curb.

Dean Packard, PE

From: Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>
Sent: Monday, August 18, 2025 9:34 AM
To: Dean Packard <dean@packardassociatesllc.com>
Cc: josh.kaye@montgomeryplanning.org; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>
Subject: RE: Cashell Estates CU16-11

Dean,

I never received a copy of the updated spreadsheet on Friday. Please forward as soon as possible.

Katy Byrne

Kathleen E. Byrne
Director/Hearing Examiner
Office of Zoning and Administrative Hearings
Montgomery County, Maryland
100 Maryland Avenue, Room 200
Rockville, Maryland 20850
240-777-6660
Kathleen.byrne@montgomerycountymd.gov

From: Dean Packard <dean@packardassociatesllc.com>
Sent: Thursday, August 14, 2025 8:47 AM
To: Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>
Cc: josh.kaye@montgomeryplanning.org; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>
Subject: Re: Cashell Estates CU16-11

[EXTERNAL EMAIL]

Thank you!

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

From: Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>

Sent: Thursday, August 14, 2025 8:44:08 AM

To: Dean Packard <dean@packardassociatesllc.com>

Cc: josh.kaye@montgomeryplanning.org <josh.kaye@montgomeryplanning.org>; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>

Subject: RE: Cashell Estates CU16-11

Received. I'll be reaching out directly to DPS for more information on the code violations and will copy you on the correspondence.

Katy Byrne

From: Dean Packard <dean@packardassociatesllc.com>

Sent: Wednesday, August 13, 2025 7:05 PM

To: Byrne, Kathleen <Kathleen.Byrne@montgomerycountymd.gov>

Cc: josh.kaye@montgomeryplanning.org; Nichols, Greg <Greg.Nichols@montgomerycountymd.gov>

Subject: Cashell Estates CU16-11

[EXTERNAL EMAIL]

Katherine, attached are the court orders and pictures of what the site looks like today.

To answer the question as to why Mike and I are supplying hard labor at the site, for example, Curtis wanted \$35,000 to do the digging, and \$4000 to repour the concrete sidewalk, you are seeing in these pictures. We are doing it for \$5000 in rentals and concrete. Even though Mike has approximately \$100,000 left in his account to be able to pay for finishing this work, he would rather save money by working himself, with me there with shovel in hand working beside him. He wants to make sure that there is enough money available to pay the people he hires to do the electrical work, pay PEPCO, the county, landscaper and other skilled workers. With the way subcontractors are these days, they will take all of the money in a heartbeat. Mike believes that if he is in control of the work, it will get done right and at the best price possible. I have to be at the site to oversee establishing subgrade so if I am not there it won't get done right and if I am not sweating next to Mike, what incentive does he have to help me out of the situation and protect me from the investors

only interested in submitting phase 2. The timing of the work getting done is when Mike is available and he is acutely aware of the deadlines and pressure from the investors. I have brought multiple projects to Mike we are trying to bring additional funding in with so that we are less squeezed every day. I really do understand the neighbor's frustrations and this has and is no simple task to complete. We are paying 12% interest on the money and need to move forward to pull money out of other projects to pay off. Several people have told me to just walk away, but that is not me and if it means finishing, I will continue to dig ditches myself.

I understand the request for updated spreadsheets and will comply. It is so hard to plan beyond a day or two with schedule certainty and a week with what we are hoping to accomplish because there is always something that changes every day. We will get it done but flip flopping everything with different people working tends to get everyone more pause. I have always hired firm contractors to start and finish work the way you expect. Juggling everything on a daily basis is nothing I am used to but if that is what it takes to finish the job, I will break myself to get done. I will do my best to comply with your spreadsheet update, and keep the county, commission and neighbors updated without driving anyone more crazy, including myself.

It was very hot today and the rain felt nice.
Dean.

For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>