

From: [Dean Packard](#)
To: [Byrne, Kathleen](#); [Kaye, Josh](#); [Nichols, Greg](#)
Subject: Cashell Estate Show Cause Case
Date: Wednesday, April 9, 2025 4:09:34 PM

[EXTERNAL EMAIL]

Ms. Byrne, I am pleased to report that everything regarding money is in place and everything is moving forward in order as discussed.

1. Word order #WO19635292 was processed and the invoice was paid for \$2,700. On Monday 4/11 Jack Chu, a subcontractor of PEPCO requested the release to move the HOA meter pedestal into the construction department for installation. I am supposed to follow up Friday to check the installation status. Once the pedestal is installed Lighting Maintenance will return to the site to connect the installed wires to the light poles.
2. The WSSC bonds for labor and materials (\$11,000) and performance (\$11,000) were paid by check and the permit was issued for construction of the yard watering tap and to cut the road.
3. Tomorrow, at 10:30 am, the WSSC inspectors and Curt & Sons are meeting with me for a pre-construction meeting. Curtis is ready to start the work and the timing will be set tomorrow.
4. A geotechnical soils report on the paving status was ordered and I expect delivery of the report this Friday to identify what paving areas still need to be cut and replaced. I will be forwarding the report to Josh and Greg for their review/approval.
5. Celerico Concrete has been to the property and has identified all of the curb and sidewalk to be replaced or repaired and is ready to proceed once Curtis installs the water tap and cuts the paving.
6. Cromwell Paving is on notice to meet at the site once Greg and Josh approve the geotechnical report to identify the additional areas to remove the paving and repair the base.
7. Upon the work being approved by Josh and Greg, Cromwell Paving will top coat the road to the finished paving level.
8. Permit #407630 has been returned to the review and I expect approval of the secondary entrance plan tomorrow based on my discussion with the reviewed. I have a check for \$3,500 to pay for the bond for permit release.
9. I have been communicating with Mr. Pippen, the reviewer from MCDOT regarding the two street lights on Garrett Road. He has promised me to make a final decision on whether the lights will be hung on the existing telephone poles or will be required to be dug in to the ground and set with new fiberglass poles. The work order has been filed with PEPCO and Jack Chu is awaiting Mr. Pippen's decision to send it to construction.
10. With issuance of the secondary entrance permit, Mike Hines has equipment on standby

to move part of the stockpile out of the way because at the site meeting it was determined that the new curb will be 15' inside of the stockpile. Once the pile is moved back and stabilized, the existing stone construction entrance will be removed and the ground will be cut to subgrade.

11. Celerico Concrete is prepared to lay out the curb and gutter forms for inspection by Montgomery County, then pour the concrete curb.
12. Cromwell Paving is under contract to then pave the secondary entrance and top coat Garrett Road with the inspector's approval.

This is what I have lined up for the next 30 days.

I will also be lining up the Landscaping, lighting bollard, playground and other remaining items for work once item #12 is completed.

Tomorrow, I will have a schedule for the water tap and paving cut. I will report to this to the neighbors and to Greg and Josh.

Dean Packard, PE