

**From:** [Matt R](#)  
**To:** [Dean Packard](#)  
**Cc:** [Byrne, Kathleen](#); [Johnson, Nana](#); [Nichols, Greg](#); [josh.kaye@montgomeryplanning.org](mailto:josh.kaye@montgomeryplanning.org); [Butler, Patrick](#); [Salazar, Victor](#); [Beall, Mark](#); [Motazed, Ehsan](#); [Robert Kronenberg](#); [Jay, Barbara](#); [gjsimone@gmail.com](mailto:gjsimone@gmail.com); [caroljeanh@n@gmail.com](mailto:caroljeanh@n@gmail.com); [jilim105@gmail.com](mailto:jilim105@gmail.com); [kimberly.rooney7@gmail.com](mailto:kimberly.rooney7@gmail.com); [Kobylski, Linda](#)  
**Subject:** Re: CU 16-11; Show Cause Order  
**Date:** Tuesday, June 10, 2025 10:38:16 AM

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**[EXTERNAL EMAIL]**

Katy, Greg, and Josh,

Quick update prior to tomorrow's site visit. I'm sure it will not come as a shock to anyone that the asphalt topcoating for the private road was canceled again today, with no notice. After the entire neighborhood adjusted work schedules, canceled home improvements, canceled deliveries, and moved vehicles. Supposedly rescheduled yet again for tomorrow, but who knows at this point. Additionally, two unsupervised workers apparently grinded down the previously repaired guttering in front of one driveway such that it will have to be "fixed" yet again. I haven't seen their handiwork myself yet, but could certainly hear them grinding for a prolonged period of time this morning.

I won't belabor the point because this is the same story, different day for all of us. Dean's latest breathless explanation of why project management is so difficult and nothing is really his fault rings hollow to me and I'm sure many of the project/construction management professionals on this distribution list. Splitting projects and doing things on the cheap yields unprofessional results; of course it does...that's why project management is a profession. More than three years have elapsed, this entire ordeal was past the point of ridiculous a long time ago, and the constant excuses just make things worse.

Very, very, very frustrated,

Matt Rooney  
7009 Universal Ct  
Derwood, MD 20855

On Thu, Jun 5, 2025 at 8:20 PM Dean Packard <[dean@packardassociatesllc.com](mailto:dean@packardassociatesllc.com)> wrote:

The repairs to the curb and gutter started two weeks ago with six pieces of curb being replaced. After that occurred, the crew came back the following day to remove the wood boarding so that the affected homeowners could use their driveway.

I just got confirmation this morning that the paving company has moved the top coat of paving until next Tuesday at 7:30 am after they finish a job tomorrow they have been working on for two weeks. I am updating everything once again to reflect the work planned and in process.

When three pieces of curb were replace on the "T" turnaround at the end, the adjoining pervious pavers were pulled up to pour the concrete. Yesterday Mike got his 3 workers to show up to replace the pervious pavers and they are there today finishing up fixing several spots of pervious pavers. There is no equipment onsite and just 3 people fixing the pavers.

What I am trying to coordinate today is the removal of multiple pieces of sidewalk in the public right of way. As soon as I hear, I will be notifying Josh and Greg by text and the right of way inspector and the neighborhood because equipment will be onsite to jackhammer the concrete.

I am waiting to hear from Mike when he is bringing the Bobcat to the site to finish moving the stockpile at the second entrance. We have also discussed starting excavating the subgrade for the pervious sidewalk in the playground area and I am waiting on the timing for that to start in the next couple of days.

Mike Hines is using his own time and his crews from other jobs to split their time so that he has control over the work being done and control over the costs. I have been out there myself setting forms, delivering stone and working next to him to get the job done. We have make numerous trips to Home Depot and Contractor's Supply to rent equipment and purchase materials. We are doing a lot of the work ourselves to control the work product and costs.

Dean Packard, PE

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**From:** Matt R <[matthew.rooney1@gmail.com](mailto:matthew.rooney1@gmail.com)>

**Sent:** Thursday, June 5, 2025 10:20 AM

**To:** Dean Packard <[dean@packardassociatesllc.com](mailto:dean@packardassociatesllc.com)>

**Cc:** Byrne, Kathleen <[Kathleen.Byrne@montgomerycountymd.gov](mailto:Kathleen.Byrne@montgomerycountymd.gov)>; Johnson, Nana <[Nana.Johnson@montgomerycountymd.gov](mailto:Nana.Johnson@montgomerycountymd.gov)>; Nichols, Greg <[Greg.Nichols@montgomerycountymd.gov](mailto:Greg.Nichols@montgomerycountymd.gov)>; josh.kaye@montgomeryplanning.org; Butler, Patrick <[patrick.butler@montgomeryplanning.org](mailto:patrick.butler@montgomeryplanning.org)>; Salazar, Victor <[Victor.Salazar@montgomerycountymd.gov](mailto:Victor.Salazar@montgomerycountymd.gov)>; Beall, Mark <[mark.beall@montgomeryplanning.org](mailto:mark.beall@montgomeryplanning.org)>; Motazedi, Ehsan <[Ehsan.Motazedi@montgomerycountymd.gov](mailto:Ehsan.Motazedi@montgomerycountymd.gov)>; Robert Kronenberg <[robert.kronenberg@montgomeryplanning.org](mailto:robert.kronenberg@montgomeryplanning.org)>; Jay, Barbara <[Barbara.Jay@montgomerycountymd.gov](mailto:Barbara.Jay@montgomerycountymd.gov)>; gjsimone@gmail.com; caroljeanhan@gmail.com; jilim105@gmail.com; kimberly.rooney7@gmail.com; Kobylski, Linda <[Linda.Kobylski@montgomerycountymd.gov](mailto:Linda.Kobylski@montgomerycountymd.gov)>

**Subject:** Re: CU 16-11; Show Cause Order

Greg and/or Josh,

Did Dean provide you the updated "Site Cost Work to Finish Project" spreadsheet by May 16th as stipulated in the Order? The reason I ask is that Dean just indicated he was still working on it as of his last email on 6/3, an updated document doesn't appear to have been posted on the OZAH website, and scheduling/communication continues to leave much to be desired.

Two examples just this week. 1) We were informed on Sunday that repairs to concrete curbs and sidewalks would occur on Tuesday. Repairs weren't completed on Tuesday and work is currently underway today with no notice. 2) This morning, less than 24 hours before the road was supposed to be topcoated, plans were canceled and homeowners were informed paving was rescheduled yet again for Tuesday...during a stretch of several days with rain in the forecast, so another reschedule is entirely possible.

It's very difficult to go about daily life when we don't know what to expect in the neighborhood.

Thanks,

Matt Rooney

On Tue, Jun 3, 2025 at 8:52 PM Dean Packard <[dean@packardassociatesllc.com](mailto:dean@packardassociatesllc.com)> wrote:

Understood. We have made progress and will be making more progress by the end of the week. I am updating the spread sheet with realtime information now and I will be re-entering the text chain with Josh and Greg and updating the homeowners with the next steps this week this evening.

In addition to the spreadsheet, I am working on a summary of what has been done and what is being done now.

We have been meeting the contractors almost every other day to follow work being done and

work to be done. This will continue with the next items on the list, shrinking the list, not quite as fast as I want but toward completion.

Dean Packard, PE

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**From:** Byrne, Kathleen <[Kathleen.Byrne@montgomerycountymd.gov](mailto:Kathleen.Byrne@montgomerycountymd.gov)>

**Sent:** Tuesday, June 3, 2025 6:11 PM

**To:** Johnson, Nana <[Nana.Johnson@montgomerycountymd.gov](mailto:Nana.Johnson@montgomerycountymd.gov)>; Dean Packard <[dean@packardassociatesllc.com](mailto:dean@packardassociatesllc.com)>; Nichols, Greg <[Greg.Nichols@montgomerycountymd.gov](mailto:Greg.Nichols@montgomerycountymd.gov)>; [josh.kaye@montgomeryplanning.org](mailto:josh.kaye@montgomeryplanning.org); Butler, Patrick <[patrick.butler@montgomeryplanning.org](mailto:patrick.butler@montgomeryplanning.org)>; Salazar, Victor <[Victor.Salazar@montgomerycountymd.gov](mailto:Victor.Salazar@montgomerycountymd.gov)>; Beall, Mark <[mark.beall@montgomeryplanning.org](mailto:mark.beall@montgomeryplanning.org)>; Motazedi, Ehsan <[Ehsan.Motazedi@montgomerycountymd.gov](mailto:Ehsan.Motazedi@montgomerycountymd.gov)>; Robert Kronenberg <[robert.kronenberg@montgomeryplanning.org](mailto:robert.kronenberg@montgomeryplanning.org)>; Jay, Barbara <[Barbara.Jay@montgomerycountymd.gov](mailto:Barbara.Jay@montgomerycountymd.gov)>

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**Subject:** CU 16-11; Show Cause Order

All,

Attached please find the Show Cause Order in follow-up to the remote hearing held on May 14, 2025. Please see the OZAH website for updated exhibits <https://www.montgomerycountymd.gov/OZAH/hearings/virtual-meeting.html> under CU 16-11. As a reminder in place of the normal remote monthly hearing, the Hearing Examiner has scheduled a site visit on Wednesday, June 11, 2025 at 9:30 am at the corner of Redland Road and Garrett Blvd.

Katy Byrne

Kathleen E. Byrne

Director/Hearing Examiner

Office of Zoning and Administrative Hearings

Montgomery County, Maryland

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**For more helpful Cybersecurity Resources, visit:**

<https://www.montgomerycountymd.gov/cybersecurity>