



Pre-Submission Community Meeting Minutes
Worldshine Home Assisted Living
Preliminary Plan
June 27, 2024

The pre-submission community meeting was held virtually through the Zoom Meeting platform, with an optional dial-in number for those not joining online. The meeting was held on Thursday, June 27, 2024 and commenced promptly at 7:00 PM.

The following representatives of the Applicant's development team attended the meeting:

Becky Jia	Worldshine Home
Kevin Huang	Endesco
Nancy Randall	Wells & Associates
Steven Robins	Lerch, Early & Brewer Chtd.
Elizabeth Rogers	Lerch, Early & Brewer Chtd.

Several community members attended the meeting, and were directed to sign-in on an online sign-in sheet – please refer to the attached sign-in sheet.

Ms. Rogers began the meeting by introducing herself and the Applicant’s team. She explained that the purpose of the meeting was to share the Applicant’s plans for the proposed Preliminary Plan and solicit the community’s feedback. She provided some background on Worldshine Home, a senior care management company whose mission is to provide a vibrant lifestyle for seniors during their golden years. Worldshine has identified a strong unmet demand for assisted living services in Montgomery County, particularly in the up-county region. The proposed project is aimed at addressing that need.

Next, Ms. Rogers gave an overview of the property location and explained that a Conditional Use was recently approved by the Hearing Examiner for the redevelopment of the property with up to 120 beds in eight residentially-scaled cottages. She explained that the Applicant is now seeking approval of a Preliminary Plan to allow for the consolidation of the parcels into a single record lot. The proposed Preliminary Plan will implement the project approved by the Conditional Use.

Ms. Rogers walked through the proposed project layout, noting the significant design iterations that occurred during the prior application review. She highlighted the fact that all vehicular access will be off West Old Baltimore Road, which allows the parking and trash to be located at the rear of the Property. As a result, the parking will be substantially buffered and screened from view of the surrounding neighborhood. Although the building architecture was approved with the Conditional Use, she noted that the Applicant has paid particular attention to ensure that the buildings are designed to be residential in appearance and compatible with the

surrounding community. Ample landscaping is also proposed to provide additional buffers to the surrounding residential community.

Ms. Rogers concluded the presentation by describing the next steps. She explained that the Applicant will be filing a Preliminary Plan application in the coming weeks. Ultimately, the Montgomery County Planning Board will hold a public hearing to act on the Application, which is anticipated later this year (if not early next). Meeting attendees were then invited to ask questions and/or provide comments. Representative questions and comments include:

Q: How many cars will come in and out of the site?

The trip generation table anticipates that 22 cars in the AM peak hour (with 13 in and 9 out) and 29 cars in the PM peak hour (with 11 in and 18 out).

Q: Do those trip generation numbers include all vehicular trips to the Project, including trips by visitors etc.?

Yes. The trip generation table includes all vehicular activity commonly associated with an assisted living facility.

Q: Will cars be parking on-site overnight?

Yes. This is a Residential Care Facility that provides 24-hour care. While the peak shifts are not overnight, there will be Staff on-site during the evening hours.

Q: Have you evaluated the impacts of the proposed project on surrounding well and septic?

The Project will be closely evaluated by the County and other government agencies to ensure there are no adverse impacts on the surrounding community. The Project will be connecting to water/sewer (not well and septic). The Project also provides stormwater management on-site (the Preliminary Water Quality Plan was already approved by DPS and a Final Water Quality Plan will be approved in connection with the Preliminary Plan Application).

Q: How will you manage construction impacts to the surrounding community?

Applicant will develop a construction management plan. The County has strict construction noise guidelines, which the Applicant will adhere to.

Q: How frequent do you anticipate ambulances coming to the site?

The Applicant anticipates that ambulances will come to the site approximately 4 times a month. The Project provides on-site nursing care which helps mitigate the need for ambulances.

Q: Will you have security to ensure that residents with dementia are safe?

There is no memory care component to the Project, so no residents will have dementia on-site.

Q: Will there be a fence around the perimeter of the site?

Yes. A fence is currently proposed along Ruby Drive and West Old Baltimore Road. There is landscaping proposed along the western boundary (and existing fences on the adjacent properties).

Q: What light impacts will the Project have?

As demonstrated at the Conditional Use, the Applicant has strategically placed and specified lighting to minimize impacts to the surrounding community. The lighting levels will fall to zero before approaching the property boundaries.

Q: How will trash be handled?

Trash will be stored in a dumpster at the rear of the site and will be picked up approximately twice per week.

Q: Will there be any impacts on the school bus stop on West Old Baltimore Road?

The Project will only have positive impacts by facilitating safer pedestrian connections along West Old Baltimore Road. The Applicant is not only providing improvements along the Property's frontage but voluntarily agreeing to provide extensions of the sidewalk off-site to complete the missing connection to the east and west.

Q: How do you plan to ensure the safety of wildlife that may traverse through the site?

There are no threatened or endangered species on the Property. We appreciate this comment regarding other wildlife and will take it under advisement.

Q: How many employees will there be at the facility?

There will be a total of approximately 75 employees, with no more than 44 on-site at any given time.

Q: Have there been complaints filed against Worldshine Home for their other assisted living facilities?

This will be Worldshine's first assisted living facility. But they operate several adult day care facilities in the area and have received numerous recognitions from members of the Congressional Delegation including Senator Chris Van Hollen and Congressman Jamie Raskin, Maryland Gov. Hogan, the County Executives of Montgomery, Prince George's and Frederick Counties; Senators and Delegates from the Maryland Delegation; and others.

**Worldshine Homes
Preliminary Plan Application Community Meeting**

On June 27, 2024 at 7:00 PM

Virtual Location: <https://bit.ly/4c4Qfce>

Dial In: 1-301-715-8592 Meeting ID: 821 4325 7058 Passcode: 166621

Name¹ (Please Print)	Complete Mailing Address (Please include City, <u>Zip code</u> and, if applicable <u>Apt. number</u>)	Phone Number	E-Mail Address	Would you like to receive future notices?
Daniel Pais	12314 W Old Baltimore Rd, Boyds, Md 20841	3017582266		Yes
Adria Schwarber	21809 Diller Lane , Boyds, Maryland 20841	8598663385	ad.sub@avm-mail.com	Yes
Carl Martin	21909 Ruby Drive, Boyds MD, Maryland 20841	3015402092	csm650@gmail.com	Yes

¹ This sign-in sheet has been compiled to the best of the Applicant’s ability. Given the virtual format, the Applicant requested that individuals provide their contact information via an online sign up/attendee form to be included in the sign-in sheet and to indicate if they wished to receive additional notices moving forward. Those individuals who did not provide their contact information were identified from their log-in information in the GoTo Meeting platform.

Steven A. Robins*Attorney*

301-657-0747

sarobins@lerchearly.com**Elizabeth C. Rogers***Attorney*

301-841-3845

ecrogers@lerchearly.com

June 12, 2024

RE: Worldshine Homes
12405 West Old Baltimore Road and 21908 Ruby Drive, Boyds, Maryland
Preliminary Plan Application Pre-Submission Community Meeting

Dear Neighbor:

On behalf of Worldshine Homes, LLC (the "Applicant"), we cordially invite you to attend a virtual meeting to review plans for the development of the property located in the northwest quadrant of the intersection of West Old Baltimore Road and Ruby Drive (including 12405 West Old Baltimore Road and 21908 Ruby Drive), in Boyds, Maryland (collectively, the "Property"). The Property is zoned Residential-200 (R-200) and has a net lot area of approximately 202,898 square feet or 4.66 acres. The Montgomery County Hearing Examiner recently approved a Conditional Use to allow for the redevelopment of the Property with a Residential Care Facility (over 16 persons), in either cottage-style buildings which collectively contain up to 120 assisted living beds, with associated services and amenities (the "Project"). To facilitate this redevelopment, the Applicant will be submitting a Preliminary Plan application (the "Application") to create one record lot.

In compliance with the County's Zoning Ordinance, a pre-submission community meeting will be held to share our plans with you and give you an opportunity to provide input. At this meeting, the Applicant will discuss the proposal and answer any questions. The virtual meeting details are as follows:

Date/Time: Thursday, June 27 at 7:00 PM¹**Virtual Location: <https://bit.ly/4c4Qfce>****Dial In: 1-301-715-8592 Meeting ID: 821 4325 7058 Passcode: 166621****Presentation slides available: on June 21st at <https://bit.ly/3x8dBio>**

Comments can be made during the meeting via noted methods, or submitted by e-mail to ecrogers@lerchearly.com outside the meeting. Please note that if your computer does not have a microphone and you would like to provide comments during the meeting, you will need to use the call-in number provided above or through the Zoom Meeting comment box.

The Applicant will be filing the Application with the Maryland-National Capital Park and Planning Commission ("M-NCPPC") shortly after the meeting. Once filed, the Application will be assigned an application number. For more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their website at www.montgomeryplanning.org.

Because this meeting will be held virtually, we are asking you to provide your name and complete contact information for inclusion on the meeting attendee list at <https://forms.office.com/r/zZ2V5ZgQwn>. If you

¹ You can join the meeting from your computer, tablet or smartphone. You can also dial in using just your phone.

would like to be added to the mailing list for future application updates, please make that selection when completing your information. The link to provide your contact information will remain available noon on June 28th. We look forward to meeting with you (virtually) on June 27th.

Sincerely,



Steven A. Robins



Elizabeth C. Rogers

Worldshine Ruby Drive
Preliminary Plan Application
June 27, 2024 Community Meeting
Notice List

	Adjoining/Confronting Property Owner	Organization	Mailing Address	City	State	Zip	Block	Lot/Parcel	Tax Account Number	
1	BARON INVESTMENTS SERVICES LLC		12827 GORMAN RD	BOYDS	MD	20841	A	7	02-00026061	
2	HAROLD R & DEBRA DUFFIN ET AL		21917 RUBY DR	BOYDS	MD	20841	A	P4	02-00026254	CU-POR
3	HAROLD R & DEBRA DUFFIN ET AL		21917 RUBY DR	BOYDS	MD	20841	A	P4	02-00026868	
4	ELIAS SEVILLA		21913 RUBY DR	BOYDS	MD	20841	A	5	02-00028504	CU-POR
5	CARL S & JEANEAN MARTIN		21909 RUBY DR	BOYDS	MD	20841	A	6	02-00028834	CU-POR
6	QILI LI		21901 RUBY DRIVE	BOYDS	MD	20871	A	8	02-00029007	
7	Joaquim and Sandra Pais		12314 W. Old Baltimore Road	BOYDS	MD	20841	A	2	02-00031171	
8	DAVID SPEYER		12408 W OLD BALTIMORE RD	BOYDS	MD	20841	A	6	02-00032186	
9	Joselyn Ortega Estefani Burgos	Darwin Manzanares	12400 W. Old Baltimore Road	BOYDS	MD	20841	A	3	02-01721992	
10	Endesco Developments LLC		15245 Shady Grove Road, Suite 355	ROCKVILLE	MD	20850	A	4	02-01722006	
11	HURLEY RIDGE LTD PRTNSHP		3103 PHILMONT AVE	HUNTINGDON VALLEY	PA	19006		OUTLOT A	02-03153092	
12	HURLEY RIDGE LTD PRTNSHP		3103 PHILMONT AVE	HUNTINGDON VALLEY	PA	19006	A	OUTLOT B	02-03153104	
13	RAPHAEL ROY	RASHMI ROY	21907 IVY LEAF DR	BOYDS	MD	20841	A	1	02-03153115	
14	KEVIN D & DEBORAH MALPASS		7 IVY LEAF COURT	BOYDS	MD	20841	A	8	02-03153183	
15	ALAIN D CHU &	GIAO C TRAN	9 IVY LEAF CT	BOYDS	MD	20841	A	9	02-03153194	
16	MICHELE L & JEROME PAJOT		11 IVY LEAF CT	BOYDS	MD	20841	A	10	02-03153206	CU-POR
17	ALI SOLIMANI ABYANEH	FERESHTEH BASIR ABYANEH	13 IVY LEAF CT	BOYDS	MD	20841	A	11	02-03153217	
18	HELEN LUCKS O'CONNOR		22003 IVY LEAF DR	BOYDS	MD	20841	A	12	02-03153228	
19	TERRI J MEYER		22005 IVY LEAF DR	BOYDS	MD	20841	A	13	02-03153412	CU-POR
20	LAURIE MCLEOD-FLYNN		22007 IVY LEAF DR	BOYDS	MD	20841	A	14	02-03153423	
21	PAWAN KUMAR	FNU NEHA RANI	22009 IVY LEAF DR	BOYDS	MD	20841	A	15	02-03153434	
22	BARONE FAMILY PROTECTION TR		22011 IVY LEAF DR	BOYDS	MD	20841	A	16	02-03153445	
23	DONALD H & N HECHT		22013 IVY LEAF DR	BOYDS	MD	20841	A	17	02-03153456	
24	CLARKSBURG DEVELOPMENT LLC		22010 FREDERICK RD	BOYDS	MD	20841	A	11	02-03707321	
	Civic, Community, Condominium and HOAs registered with MNCPPC (1 mi radius)	Contact	Street	City	State	Zip				
25	Arora Hills Homeowners Association	c/o Keith Miller, Owner	12107 Cypress Spring Road	Clarksburg	MD	20871				
26	Arora Hills Homeowners Association	c/o Michael Eckloff, Administrative Agent	3414 Morningwood Drive	Olney	MD	20832				
27	Autumn Breeze Condominium	c/o Tyson Whiting, President	22787 Autumn Breeze Avenue	Clarksburg	MD	20871				
28	Autumn Breeze Condominium	c/o Jeffrey Luther, Vanguard Management Assn	19536 Amarath Drive	Germantown	MD	20874				
29	Brookfield At Milestone	c/o B.S. Venkatesh, Primary Contact	21223 Owls Nest Circle	Germantown	MD	20876				
30	Brookfield at Milestone	c/o Michael Lainez, Main Street Property Mgm	9 Park Avenue	Gaithersburg	MD	20877				
31	Clarkbrooke Estates Homeowners Assn	c/o Nancy Villadsen, President	23016 Timber Creek Lane	Clarksburg	MD	20871				
32	Clarksburg Chamber of Commerce	c/o Stephanie Graves, President	P O Box 368	Clarksburg	MD	20871				
33	Clarksburg Civic Association	c/o John Cook, Planning Chair	13625 West Old Baltimore Road	Boyds	MD	20841				
34	Clarksburg Civic Association	c/o Tom Leedy, Treasurer	15720 Comus Road	Clarksburg	MD	20871				
35	Clarksburg Civic Association	c/o Kathie Hulley, Vice President	21809 Diller Lane	Boyds	MD	20841	CU-POR			
36	Clarksburg Civic Association	c/o Lynn Fantle, Secretary	P O Box 325	Clarksburg	MD	20871				
37	Clarksburg Civic Association	c/o Steven Howie, President	P.O. Box 325	Clarksburg	MD	20871				
38	Clarksburg Heights HOA	c/o Marc Farley, Owner	22015 Ivy Leaf Drive	Boyds	MD	20841				
39	Clarksburg Heights HOA	c/o Donna M, Administrative Agent	26223 Ridge Road	Damascus	MD	20872				
40	Clarksburg Village Community Association	c/o Praveen Patel, Owner	1355 Beverly Road #240	Mclean	VA	22101				
41	Clarksburg Village Community Association	c/o Jeffrey Luther Luther, Vanguard Managemen	19536 Amarath Drive	Germantown	MD	20874				
42	Clarksburg Village Community Association	c/o Teresa Harrington, Vanguard Managemen	PO Box 39	Germantown	MD	20875				

Worldshine Ruby Drive
Preliminary Plan Application
June 27, 2024 Community Meeting
Notice List

43	Courts at Clarksburg Village Condominium	c/o Douglas Clayton, President	11605 Emerald Green Drive	Clarksburg	MD	20871			
44	East County Citizens Advisory Board	c/o Rachel Evans, Chair	3300 Briggs Chaney Road	Silver Spring	MD	20904			
45	East Germantown Citizens Association	c/o Edgar Neal, President	11809 Collins Drive	Germantown	MD	20876			
46	Fetrow's Area Neighborhood Assn.	c/o Marilee Paron, Coordinator	11305 Wacomor Drive	Germantown	MD	20876			
47	Fetrow's Area Neighborhood Association	c/o Christine McGrew, Board Member	22708 Ward Ave	Germantown	MD	20876			
48	Gallery Park Community Association Inc	c/o Alex Johnson, Board Member	22502 Tate Street	Clarksburg	MD	20871			
49	Gallery Park Community Association Inc	c/o Susan McCurdy, Community Association S	18401 Woodfield Road, Suite H	Gaithersburg	MD	20879			
50	Gallery Park Community Association Inc	c/o Susan McCurdy, Community Association S	18401 Woodfield Road, Suite H	Gaithersburg	MD	20879			
51	Gallery Park Condominium, Inc	c/o Edwin Gonzales, Vice-President	142 Prado Lane	Clarksburg	MD	20871			
52	Germantown Historical Society	c/o Susan Soderberg, President	19313 Liberty Mill Road	Germantown	MD	20874			
53	Germantown Historical Society	c/o Kristen Staley, Secretary	P.O. Box 475	Germantown	MD	20875			
54	Glen at Hurley Ridge HOA	c/o Gyan Sagar Mishra, Owner	21907 Manor Crest Lane	Boyd's	MD	20841			
55	Glen at Hurley Ridge HOA	c/o Ronald Godsey, Administrative Agent	26223 Ridge Road	Damascus	MD	20872			
56	Goshen Community Association	c/o Patrick Smith, President	8831 Warfield Road	Gaithersburg	MD	20882			
57	Greater Goshen Civic Association	c/o Board of Directors, Board Members	PO Box 2025	Gaithersburg	MD	20886			
58	Greenridge Estates Homeowners Assn	c/o Roxanne Stone, Owner	P. O. Box 1753	Clarksburg	MD	20871			
59	Laing @ Milestone Condominium	c/o Donna Burroughs, Administrative Agent	26223 Ridge Road	Damascus	MD	20872			
60	Laing @ Milestone Condominium	c/o Donna Burroughs, Administrative Agent	9 Park Avenue	Damascus	MD	20872			
61	Laing @ Milestone Condominium	c/o Catherine Holmquist, Owner	13932 Alderton Road	Silver Spring	MD	20906			
62	Majestic Elm Condominium	c/o Jeffrey Luther, Administrative Agent	PO Box 39	Germantown	MD	20875			
63	Majestic Elm Condominium	c/o Teresa Harrington, Management Contact	PO Box 39	Germantown	MD	20875			
64	Majestic Elm Condominium	c/o Michelle Baruccheri, Owner	22610 Majestic Elm Court #61	Clarksburg	MD	20871			
65	Meadows at Hurley Ridge Homeowners Assn	c/o Ron Godsey, Administrative Agent MTM M	26223 Ridge Road	Damascus	MD	20872			
66	Meadows at Hurley Ridge Homeowners Assn	c/o Ron Godsey, Administrative Agent MTM M	PO Box 506	Damascus	MD	20872			
67	Meadows at Hurley Ridge Homeowners Assn	c/o Jeff Woodward, Owner	22112 Havenworth Way	Clarksburg	MD	20871			
68	Milestone HOA	c/o Laura Etchison, Management Contact - RK	3416 Olandwood Court Suite 210	Olney	MD	20832			
69	Milestone HOA	c/o Marcia Grove, IKO Community Manageme	3416 Olandwood Court, #210	Olney	MD	20832			
70	Milestone HOA	c/o Aaron Tweedy, Treasurer	21207 Sparrow Court	Germantown	MD	20876			
71	Milestone II Townhouse Condominium	c/o Jeffrey Luther, Vanguard Management Ass	19536 Amarath Drive	Germantown	MD	20874			
72	Milestone II Townhouse Condominium	c/o Barqatul Bari, Owner	21017 Sojourn Court #25	Germantown	MD	20876			
73	Milestone II Townhouse Condominium	c/o Nancy Keen, Management Contact	P.O. Box 39	Germantown	MD	20875			
74	Montgomery Countryside Alliance	c/o Caroline Taylor, Executive Director	P.O. Box 24	Poolesville	MD	20837			
75	Montgomery County Civic Federation	c/o Alan Bowser, Co-President							alan.bowser@gmail.com
76	Montgomery County Renters Alliance Inc.	c/o Matt Losak, Executive Director							mattlosak@rentersalliance.org
77	Montgomery County Taxpayers League	c/o Edward Amatetti, President							info@mctaxpayersleague.org
78	Newcut Condominium	c/o Jennifer Littlejohn, Owner	22826 Arora Hills Drive	Clarksburg	MD	20871			
79	Newcut Condominium	c/o Jeffrey Luther, Administrative Agent	PO Box 39	Germantown	MD	20875			
80	Newcut Condominium	c/o Teresa Harrington, Management Contact	PO Box 39	Germantown	MD	20875			
81	Northern Montgomery County Alliance	c/o Julius Cinque, Chair	22300 Slidell Road	Boyd's	MD	20841			CU-POR
82	Pointe at Clarksburg Village Condominium	c/o Kevin Hennigan, Corporation President	11909 Echo Point Place	Clarksburg	MD	20871			
83	Pointe at Clarksburg Village Condominium	c/o Chauntae Crutchfield, Administrative Ager	12200 Tech Road	Silver Spring	MD	20904			
84	Pointe At Clarksburg Village Condominium	c/o Kayla Knotts, Legal Agent - Resident Agent	12200 Tech Road	Silver Spring	MD	20904			
85	Running Brook Acres Community Assn Inc	c/o Chris Forrest, Owner	12604 Running Brook Drive	Clarksburg	MD	20871			
86	Running Brook Acres Community Assn Inc	c/o Melissa McNeill, Community Association S	18401 Woodfield Road, Suite H	Gaithersburg	MD	20879			
87	Seneca Crossing Section I HOA	c/o Gene Stevens, Chambers Management Co	12051 Tech Rd. Ste. B	Silver Spring	MD	20904			
88	Seneca Crossing Section I HOA	c/o George Moore, Owner	11428 Seneca Forest Circle	Germantown	MD	20876			
89	Sierra Club - Montgomery County Group	c/o Jennifer Rossmere, Treasurer	P O Box 4024	Rockville	MD	20849			
90	Sierra Club - Montgomery County Group	c/o Al Carr, ExCom Member							alfred.carr@gmail.com

Worldshine Ruby Drive
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91	Summerfield Crossing Homeowners Assn	c/o Jin Qian, Board Member	13023 Ethel Rose Way	Boyd	MD	20841			
92	Summerfield Crossing Homeowners Assn	c/o Ravi Parkhie, Administrative Agent	20440 Century Boulevard	Germantown	MD	20874			
93	Summerfield Crossing Homeowners Associat	c/o Vyjayanthi Krishnan, Owner	408 Lodgepole Drive	Prescott	AZ	86301		CU-POR	
94	Summerlin Milestone Condominium	c/o Stephen Collins, The Management Group	20440 Century Boulevard Suite	Germantown	MD	20874			
95	Summerlin Milestone Condominium	c/o Athena Russo, President	12708 Found Stone Road #305	Germantown	MD	20876			
96	Timber Creek Homeowners Association	c/o Martin Meadows, Owner	12617 Foreman Boulevard	Clarksburg	MD	20871			
97	Timber Creek Homeowners Association	c/o Ronald Godsey, Administrative Agent	26223 Ridge Road	Damascus	MD	20872			
98	Timber Creek Homeowners Association	c/o Dr. Adib Jarrar, Board Member	12610 Foreman Boulevard	Clarksburg	MD	20871			
99	Timbercreek II Homeowners Assn Inc	c/o Ray Brown, Primary Contact	12323 Houser Drive	Clarksburg	MD	20781			
100	Timbercreek II Homeowners Assn Inc	c/o Heidi Oliver, Administrative Agent	18401 Woodfield Road	Gaithersburg	MD	20879			
101	Timbercreek II Homeowners Assn Inc	c/o Kimberly Hanger, Community Association	3416 Olandwood Court, #210	Olney	MD	20832			
102	Turtle Rock Condominium	c/o Jeffrey Luther, Vanguard Management	PO Box 39	Germantown	MD	20875			
103	Turtle Rock Condominium	c/o Laudie Baer, Owner	12412 Horseshoe Bend Circle	Clarksburg	MD	20871			
104	Turtle Rock Condominium	c/o Teresa Harrington, Management Contact	PO Box 39	Germantown	MD	20875			
105	Vistas at Clarksburg Village Condo Inc	c/o Chauntae Crutchfield, Tidewater Management	12200 Tech Road #105	Silver Spring	MD	20904			
106	Vistas at Clarksburg Village Condominium	c/o Kayla Knotts, Management Contact	12200 Tech Road	Silver Spring	MD	20904			
107	Vistas at Milestone Condo (Vistas PH)	c/o Gen Awanohara, President	13023 Vaden Terrace	Germantown	MD	20876			
108	Vistas at Milestone Condo (Vistas PH)		26223 Ridge Road	Damascus	MD	20872			
	Others Required to be Notified	Organization	Street	City	State	Zip			
109	Intake and Regulatory Coordination	M-NCPPC	2425 Reedie Drive, 14th Floor	Wheaton	MD	20902			
	Land Use and Zoning Attorney	Organization	Street	City	State	Zip			
110	Elizabeth C. Rogers	Lerch, Early & Brewer, Chtd.	7600 Wisconsin Avenue, Suite 700	Bethesda	MD	20814			
111	Steven A. Robins	Lerch, Early & Brewer, Chtd.	7600 Wisconsin Avenue, Suite 700	Bethesda	MD	20814			
	Condintional Use Parties of Record (not already ACPO or HOA/CA)	Organization	Street	City	State	Zip			
112	MARILYN EICHNER		14139 FLINT ROCK RD	ROCKVILLE	MD	20853			
113	Leslie Saville		9900 Georgia Ave, Apt. 160	Silver Spring	MD	20902			
114	Anne Cinque		22300 SLIDELL RD	BOYDS	MD	20841			
115	Vyjayanthi Krishnan		12800 GORMAN CIR	BOYDS	MD	20841			

AFFIDAVIT OF COMMUNITY MEETING

I hereby certify that a community meeting was held virtually on June 27, 2024 at 7:00 pm through the Zoom Meeting platform, with an optional dial-in number, in advance of the filing of the Preliminary Plan of Subdivision application for the Worldshine Homes project located at 12405 West Old Baltimore Road and 21908 Ruby Drive in Boyds, Maryland. The presentation materials were made available to the public for download on June 21, 2024, in advance of the meeting, on the previously advertised website.

I solemnly affirm that notice was properly given and the said community meeting was held in accordance with the Zoning Ordinance requirements and development procedures, as modified by the Planning Department for virtual community meetings in response to the COVID-19 public health emergency.

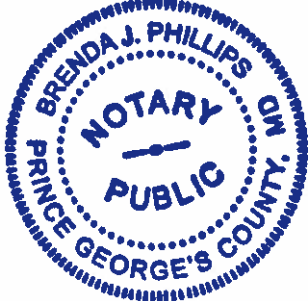
SA Robin
Signature

July 22, 2024
Date

Steven A. Robin
Print Name

Attorney
Title

Sworn and subscribed to before me this 22nd day of July, 2024.



Brenda J. Phillips
Signature of Notary Public

Brenda J. Phillips
Printed Name of Notary Public

My Commission Expires: 8/11/2024