

**Whispering Woods Homeowners Association  
Meeting August 3, 2004**

Oakland Hall Subdivision Notes

The following information was gathered from Carolyn Sunderland at the Department of Planning & Zoning: 410-535-1600 x 380.

Oakland Hall Subdivision

- Main Entrance on Route 4 – 800 ft. from our main entrance
  - Over 250 lots
  - Connector to our neighborhood using only small residential road
  - Lots back up to Whispering Drive homes and Recreation Area
  - One Historic Site and two small recreation areas
  - Fire Road – Electrical access cuts through both neighborhoods creating easy access.
1. The plan shown is preliminary plan approved by the county and state. It is good for 3 years (2 additional years on plan) the owner may request an extension up to the 5 year mark.
  2. Engineering firm retained is Barrett and Associates from Dunkirk. 410-257-2255 Address is 3140 West Ward Rd. Suite 208 Dunkirk, MD 20754
  3. Current problems with plan according to zoning office – lots are small and some lots do not meet zoning office requirements. Lots can be as small as ½ to ¼ acre.
  4. There is currently no developer attached to this site. Ms. Sunderland believes this would be a project for a local developer such as Marrick, Quality Built Homes, Folwer Homes, etc. The rumor is that Quality Built Homes pulled out the project early on.
  5. Timeline:
    - Preliminary Plan in existence – good for 3 years. They can get up extension on preliminary plan for up to 5 years total.
    - The state Access and Permits Division must approve surrounding road improvements plan.
    - A traffic study would need to be completed by Terry Carlson in Calvert County 535-1600 ext. 2415. We are not certain if this has been completed at this time. (Note: Traffic studies are controversial as it is not guaranteed what time of day the study will be completed.)
    - The developer can then build on up to 3 lots in the community as models. The community must then sit for 5 years to let the school system make plans to accommodate. The builder can then sell homes after the 5 year period – regardless of whether the schools can accommodate additional children.

Concerns:

- Lot size and cost of housing – Ms. Sunderland explained that developer may choose to sell houses as moderate income neighborhood – housing possibly beginning at \$200,000.
- Community Entrance – the main entrance is off Route 4 and is 800 feet from ours. The minimum state requirement is 700 ft. They are VERY close.
- The connecting road across from Abigail is a wonderful safety idea yet the road is not large enough to accommodate the potential traffic.
- What will be the road improvements made on Route 4? Are there plans for a half light?
- How will we protect our Recreation area?

Suggestions: (most from Ms. Sunderland)

- Call and write immediately as an Association (on our letterhead with all board members signatures and that of committee members) to Mr. Frank Coxon at Access and Permits Division with the state of Maryland. His phone is 1-800-876-4742 ext: 5582. (Or 410-545-5582). Express our concerns about traffic and entering and exiting the community. Also express our concern for safety of school buses and children. Questions are:
  - What does the state have planned to improve the roads at this main entrance? Will there be a half light?
  - Can the main entrance be moved? It is VERY close to ours creating traffic hazards. What does the state police and local police think about these main entrances being so close?
  - Can the entrance from Sixes Road be made the main entrance and all road improvements done from that side? A light a Sixes Road?
  - What improvement will be made to the road connecting to Whispering Drive across from Abigail? Will that road be wide enough to handle through traffic?
- Express our concern to Mr. Coxon's office also about maintaining the integrity of our Recreation Area. The current plan has no buffer area between our Rec Area and the back of many Oakland Hall lots. What can we require of the builder and developer to create a buffer or require a fence? (Oakland Hall is short on Recreation Areas for the size of the community so there will definitely be spill over.) Ms. Sunderland suggested we may be able to put enough pressure on the builder chosen to provide the fence just to maintain good will with our neighborhood.
- Whenever building permits are issued, have our Recreation Area surveyed independently to preserve our community's property.
- Suggest to homeowners on Whispering Drive to have their lots surveyed.

Create a committee of concerned WWHOA residents, with one board member in charge, to work on these issues. Ms. Sunderland was quite helpful and commented that a strong voice and professional pressure from our homeowners association can have significant impacts on this development. While build out may take up to 10 years from now, major planning for roads and improvements may be decided upon in the next 2 – 5 years.