

From: [James Peters](#)
To: [Board of Appeals](#); [Jay, Barbara](#); bgoldenberg@thevalleymd.com
Subject: Special Exception Case # S-2324
Date: Friday, March 20, 2026 2:48:09 PM
Attachments: [AV Team Letter.docx.pdf](#)
[Police letter 2024-2025.pdf](#)

[EXTERNAL EMAIL]

To the Board of Appeals : Please find the certification of our camera operator that the cameras for the above referenced special exception have been in continuous operation since 2020. Also, attached is a letter from me informing the Board of all calls to Montgomery Police regarding criminal incidents at the above property. Both of these letters are part of the conditions of our special exception and this email is being sent to comply with those conditions. Thank you.

Regards

James Peters

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THE AV TEAM

AUDIO • VIDEO • SURVEILLANCE
8840 Brookville Rd., Silver Spring, MD 20910 | (301) 442-4765

March 20, 2026

James Peters

The Valley
19120 Muncaster Rd.
Derwood, MD 20855

Good afternoon Mr. Peters,

Please accept my apologies for any delay in providing you with support for your request. I am writing to confirm that the camera surveillance system, originally installed in December 2020, has been operating continuously and reliably through today's date, 3/20/2026. Over the years, we have added a few additional cameras to the system, but aside from these updates, the system has remained essentially the same as it was at the time of installation. There are now over twenty (20) cameras installed throughout the property, including the pool house, covering all egress areas and several interior common areas.

The recording system for the cameras is located in a lockbox inside office B closet. The system has the ability to store recorded footage for roughly 90 days before being recorded over as a continuous loop. Video clips can be extracted from the internal HD while on-site to a thumb drive for accessibility. We can either educate your staff on how to extract data or provide that to you as a service if necessary.

Please contact me if you need any additional support for your surveillance system.

Kindly,

Signed by:



Steve Usatin

President

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March 20, 2026

Montgomery County Board-Appeals
County government office in Rockville, Maryland
100 Maryland Ave
UNIT 217, Rockville, MD 20850

RE: Hagerstown Recovery LLC

Special Exception Case # S-2324

To the Board of Appeals:

This letter will outline the extent to which the above-mentioned facility has had to call the Montgomery County Police for criminal activity from July 1, 2024, through July 1, 2025. The above-mentioned special exception requires the facility to index calls to the police when a crime has occurred. During the period between July 1, 2024 and July 1, 2025, there were no calls to the police for criminal activity. There were a few calls to 911 for ambulatory assistance, but we did not index those dates as we are not required to do so under the terms of the special exception. On some of those occasions, the police accompanied an ambulance because our client reported suicide. Again, the dates of those calls were not indexed as they were not related to a criminal matter. I believe this letter fully complies with the terms of our special exception.

By way of explanation moving forward we will update the Board after July 1 of each subsequent year, starting the week following July 1, 2026. I thank you in advance for your attention to this matter.

Most respectfully,

James Peters

James Peters Esq.