

**Office of Zoning & Administrative Hearings
Attn: Sara Behanna 100 Maryland Avenue, Room 200 Rockville,
Maryland 20850**

Please accept this letter to be admitted into the record for supporting documents of the upcoming case on February 11, 2025, regarding Special Exception S-2385 for the Olney Boys & Girls Club LLC (Commonly known as OBGC). According to previous arguments and statements made by OBGC during their Board of Appeals

February 5, 2025

My name is Wendy Atkinson. My husband T.J. and I have lived here in our home for going on 27 years. Our property backs up to OBGC so we share a property line. OBGC purchased their property shortly after we purchased ours. I'm not sure of an actual date. I believe it was in 1999.

At first, we were happy to have kids sports going on and enjoyed the sounds of kids at play during the day. Soon after, they started their field of screams trail that they called a "fund raiser" for OBGC. We thought OBGC has always OWNED and put on field of screams. We had no idea it was contracted by another FOR PROFIT company called SHP. That only recently came into light.

Due to this FOS trail, we have had a problem with trespassing. We asked OBGC to put up fences or no trespassing signs repeatedly, but they never have. We have come upon places in our woods, where people have started campfires and left beer cans and booze bottles sitting around. We believe they came from the OBGC trail. We have also had kids fishing in our pond, saying they thought it belonged to OBGC.

We asked for a public hearing about their baseball field lights. Since then, the situation has skyrocketed. One of the people on their staff, Kevin McLaren (not sure of the spelling- they call him "THE FIXER") showed up unannounced at our house. I was in the backyard mowing and he was standing at the fence watching me. It scared me to death when I realized a large, strange man was standing there watching me. He introduced himself and asked if he could discuss OBGC with us. My husband happened to be working from home that day, so he took a break, we invited Kevin in and sat down at our kitchen table and served

coffee. Kevin proceeded to show us MAPS OF OUR PROPERTY and THREATENED us. He said that OBGC wanted to build a berm along the property line to "BENEFIT US"! That OBGC would be "building this berm AT GREAT COST TO THEMSELVES...FOR US"!!!

We found out that it was Kevin's business who built the berm. They unloaded tons and tons of dirt, (with no permit) and probably got paid to dump said dirt. Much of this dirt ended up on our property. We asked repeatedly for them to remove it, it's still there. We told Kevin over and over that we "didn't want the berm!!!" WE DON'T WANT THE BERM! Kevin has stated (and this statement is in the county record) that "he has worked closely with the neighbors to address any concerns they may have" and explained steps that they've taken including building a berm. A berm none of the neighbors want. Kevin has not worked closely with the neighbors. He talked to us this one time.

He states that the buildings on the trail have been there for 22 years. Absolutely false. Some of them were built 22 years ago, but many have been built since. Including a building with a giant frightening skull and a giant slide that someone got injured on. And a giant building that was built almost on the property line. He states that they cannot be seen from anywhere and don't impact the area. The houses themselves on the trail may not be seen but the thousands of people who block traffic to walk this trail make a huge impact on traffic, sound, lights, smoke, nature, wildlife, and the quiet enjoyment of our own properties.

Randy Stabler is the farmer that leases the land from us to plant crops. He definitively did not want the berm and has stated to the county that their dirt is on our property and is concerned that it may cause problems with water runoff in the crop field. They built the berm without a permit (although I think they got permitted after a hand slapping from the county). We have asked them for well over a year to remove the dirt, that spilled onto our property. Which they STILL HAVE NOT!

OBGC has continued to harass the neighbors. They called the police on us for flying six-foot drones over their property which is ludicrous! None of us have anything like that!

The police showed up questioning all of us! OBGC called the county and reported completely false things about us and our neighbors. Like "that my barn wasn't permitted" like Caraugh Faye's barn wasn't permitted,

that Caraugh "built a road", etc. This retaliation wastes the time and money of our county, county employees and county recourses.

We don't understand how OBGC can build so many permanent buildings without permits. OBGC states that the houses are "temporary" and are closed when not in operation. This is completely false! They are always there, have never been boarded up or taken away.

Maybe now since they are under investigation, they are doing that, but they never have in all the years they've been there.

Ourselves and our neighbors are being harassed by them. They've publicly listed our names and addresses to everyone on their mailing list and Caraugh Faye's children are being bullied at school. I am afraid to go to the back of my property because they frighten me. They threw rocks at Caraugh Faye when she was standing on our property with permission, to take pictures.

What I want to stress the most is that I don't understand why they are allowed to have all these permanent unpermitted buildings and remove so many large trees to build those structures. This is AG reserve land on a conservation easement. If they are allowed to basically have an amusement park in the AG reserve, then I should be allowed to do the same. If I am also allowed, then what's the point of having an AG reserve or a conservation easement. This is setting a huge precedent in our county!

OBGC was told repeatedly by the county not to open, and not to have fires, during a statewide fire ban. (They had something like 30 fires!) They opened anyway with all their fire pits going! They do whatever they want!

Thank you,

A handwritten signature in black ink, appearing to read "Wendy Atkinson", written in a cursive style.

Wendy Atkinson