

**From:** [Sokoni, Khandikile Mvunga](#)  
**To:** [Brian Fellner](#); [Mary Dolbashian](#)  
**Cc:** [Fabayo, Ifeoluwapo "Ife"](#); [Espin, Ramon](#); [Guisao-Ospina, Jony](#); [Johnson, Nana](#); [Office of Zoning and Administrative Hearings](#)  
**Subject:** RE: Submission of Signed Statement Pursuant to January 13, 2026 Conference  
**Date:** Wednesday, February 4, 2026 12:53:35 PM  
**Attachments:** [04.10.2014.Ethics Opinion.CCOC Disposition FINAL.pdf](#)  
[image001.png](#)

---

Good Afternoon,

I will plan to see the parties on the conference call on Teams shortly. While I had hoped to rule on Ms. Dolbashian's request today, I will need to hold that ruling in abeyance while I consider the following:

1. Please see attached advisory opinion of the Montgomery County Ethics Commission on whether panel chairs can represent associations. I would like to seek out confirmation from the Ethics Commission what their position is now on this issue given this opinion is from 2014.
2. Based on the submission made by Ms. Dolbashian on January 14, 2026 (OZAH Case No. CCOC 26-01, Docket 6.c), I learned for the first time that the parties have a pending action in Circuit Court, Civil Case No. C-15-CV-25-006397, which as far as I can tell has some overlap with this matter that was referred to OZAH by the Commission on Common Ownership Communities (CCOC). I need clarification from the parties as to whether the Court has been informed of this matter before OZAH.
3. Ms. Dolbashian it appears that you are represented by an attorney in the Circuit Court matter. Can you please confirm whether or not you are also represented by an attorney before OZAH?

We can discuss these matters further during our conference at 1:00 PM.

Sincerely,



Khandikile Mvunga Sokoni  
Director/Hearing Examiner  
Office of Zoning & Administrative  
Hearings  
100 Maryland Ave  
Suite 200  
Rockville MD 20850  
Telephone: 240-777-6664

Docket 8  
OZAH Case No: CCOC 26-01

---

**From:** Brian R. Fellner <bfellner@flslawyer.com>  
**Sent:** Friday, January 23, 2026 12:44 PM  
**To:** Sokoni, Khandikile Mvunga <Khandikile.Sokoni@montgomerycountymd.gov>  
**Cc:** Mary Dolbashian <hairmary@gmail.com>; Fabayo, Ifeoluwapo "Ife" <ifeoluwapo.Fabayo@montgomerycountymd.gov>; Espin, Ramon <Ramon.Espin@montgomerycountymd.gov>; Guisao-Ospina, Jony <Jony.Guisao@montgomerycountymd.gov>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>; Office of Zoning and Administrative Hearings <OZAH@montgomerycountymd.gov>  
**Subject:** Re: Submission of Signed Statement Pursuant to January 13, 2026 Conference

**[EXTERNAL EMAIL]**

Respondent's response in opposition is attached.

On Wed, Jan 14, 2026 at 4:35 PM Sokoni, Khandikile Mvunga <[Khandikile.Sokoni@montgomerycountymd.gov](mailto:Khandikile.Sokoni@montgomerycountymd.gov)> wrote:

Good Afternoon Ms. Dolbashion,

I wish to acknowledge receipt of your submission.

Sincerely,  
Khandikile



Khandikile Mvunga Sokoni  
Director/Hearing Examiner  
Office of Zoning & Administrative Hearings  
100 Maryland Ave  
Suite 200  
Rockville MD 20850  
Telephone: 240-777-6664

---

**From:** Mary <[hairmary@gmail.com](mailto:hairmary@gmail.com)>  
**Sent:** Wednesday, January 14, 2026 4:23 PM  
**To:** Sokoni, Khandikile Mvunga <[Khandikile.Sokoni@montgomerycountymd.gov](mailto:Khandikile.Sokoni@montgomerycountymd.gov)>  
**Cc:** Fabayo, Ifeoluwapo "Ife" <[Ifeoluwapo.Fabayo@montgomerycountymd.gov](mailto:Ifeoluwapo.Fabayo@montgomerycountymd.gov)>; Espin, Ramon <[Ramon.Espin@montgomerycountymd.gov](mailto:Ramon.Espin@montgomerycountymd.gov)>; Mary Dolbashion <[hairmary@gmail.com](mailto:hairmary@gmail.com)>; Guisao-Ospina, Jony <[Jony.Guisao@montgomerycountymd.gov](mailto:Jony.Guisao@montgomerycountymd.gov)>; Johnson, Nana <[Nana.Johnson@montgomerycountymd.gov](mailto:Nana.Johnson@montgomerycountymd.gov)>; Office of Zoning and Administrative Hearings <[OZAH@montgomerycountymd.gov](mailto:OZAH@montgomerycountymd.gov)>; Brian Fellner <[bfellner@flslawyer.com](mailto:bfellner@flslawyer.com)>  
**Subject:** Submission of Signed Statement Pursuant to January 13, 2026 Conference

**[EXTERNAL EMAIL]**

Dear Hearing Examiner Sokoni,

Pursuant to your direction during the January 13, 2026 scheduling conference, I am submitting my Signed Statement in Support of Preliminary Objection Based on Conflict of Interest, together with the referenced exhibits.

For ease of reference, I also wish to note that the official minutes and record of the Commission's November 5, 2025 jurisdictional meeting are maintained by the CCOC, and any confirmation of that record should be obtained directly from the Commission. If helpful, Commission staff, including Ife Fabayo, can assist with access to or verification of those materials plus any email correspondence between Mr. Fellner, myself and Ms. Fabayo.

Thank you for your attention to this matter.

The exhibits are attached in the order referenced in the statement.

Respectfully,

Mary Dolbashian



--

**Brian R. Fellner, Esq.**  
**Fellner Legal Services**



485 Ritchie Highway, #203-D  
Severna Park, Maryland 21146  
<https://www.FLSlawyer.com>  
Office Phone: (443) 906-0117  
"Service. Success. Simple."

This law firm engages in the collection of debts. If the subject of this communication concerns the collection of a debt, this communication is itself an attempt to collect a debt, and any information obtained may be used for that purpose.

This e-mail is ATTORNEY PRIVILEGED and CONFIDENTIAL. If you are not the intended recipient, any dissemination, distribution, or copying of this communication is strictly prohibited. Please delete and notify the sender immediately.