

# Attachment K

**From:** [McPherson, LaTifah](#)  
**To:** [eraskauskas@comcast.net](mailto:eraskauskas@comcast.net)  
**Cc:** [Nissel, John](#); [Williams, Kristi](#); [Chung, Megan](#); [Feldman, Aaron](#); [Presmy, Tiffany](#); [Turnbull, Christy](#); [Cadigan, Nancy](#); [Riley, Mike](#); [Baker, Arie](#); [McManus, Patricia](#)  
**Subject:** MPIA/FOIA Request CRM:0033322  
**Date:** Monday, July 13, 2015 12:05:06 PM

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Good morning Mr. Raskauskas,

Thank you for contacting Montgomery Parks, part of the Maryland National Capitol Park and Planning Commission. We received your Maryland Public Information Act Request on July 12, 2015. To the extent available, the responsive documents will be made available to you on or before July 24, 2015. Due to the broad scope of the request, there may be a fee incurred in which we would send a notice to you with the amount that would need to be received before the release of the documents. Please feel free to contact me if you have any other parks related questions or concerns.

Best,

**LaTifah M. McPherson**  
**Customer Service Specialist/Sr. Administrative Assistant**  
**Public Affairs and Community Partnerships**  
**Montgomery County Department of Parks**  
9500 Brunett Avenue  
Silver Spring, MD 20901  
Tel. 301-670-8013  
*The Maryland-National Capital Park and Planning Commission*

**From:** [McManus, Patricia](#)  
**To:** [McManus, Patricia](#)  
**Subject:** FW: Raockwood Manor Park  
**Date:** Monday, July 13, 2015 1:34:53 PM

---

Begin forwarded message:

**From:** "Cadigan, Nancy" <[Nancy.Cadigan@montgomeryparks.org](mailto:Nancy.Cadigan@montgomeryparks.org)>  
**Date:** July 11, 2015 at 5:00:39 PM EDT  
**To:** "Turnbull, Christy" <[Christy.Turnbull@montgomeryparks.org](mailto:Christy.Turnbull@montgomeryparks.org)>  
**Subject:** Fwd: Raockwood Manor Park

Begin forwarded message:

**From:** "Ernest C. Raskauskas, Sr." <[eraskauskas@comcast.net](mailto:eraskauskas@comcast.net)>  
**Date:** July 11, 2015 at 4:54:48 PM EDT  
**To:** [Nancy.Cadigan@MontgomeryParks.org](mailto:Nancy.Cadigan@MontgomeryParks.org)  
**Cc:** "altman, nancy" <[user880050@aol.com](mailto:user880050@aol.com)>  
**Subject:** Raockwood Manor Park

**Please send me the operating statement, profit and loss, for Rockwood Manor Park for the last three years. I need it in preparation of my holistic analysis of Rockwood Manor Park in conjunction with the hearing scheduled for July 30, 2015. I am an adjacent property owner at 7726 Laurel Leaf Dr. Potomac, MD 20854. If there is any problem with this request please call me.**

**Ernest C. Raskauskas, Sr.  
Attorney at Law  
(301) 299-7020 land  
(240) 994-8575 cell**

**From:** [McManus, Patricia](#)  
**To:** [McManus, Patricia](#)  
**Subject:** FW: Utilization Review  
**Date:** Monday, July 13, 2015 1:35:21 PM

---

Begin forwarded message:

**From:** "Ernest C. Raskauskas, Sr." <[eraskauskas@comcast.net](mailto:eraskauskas@comcast.net)>  
**Date:** July 12, 2015 at 12:33:18 PM EDT  
**To:** <[RockwoodManor@montgomeryparks.org](mailto:RockwoodManor@montgomeryparks.org)>  
**Subject:** Utilization Review

**I am an adjacent property owner and resident of Woodrock at 7726 Laurel Leaf Dr. In conjunction with the hearing scheduled on Rockwood on July 30, 2015, I need a list of the rentals of any of the facilities that were rented during calendar 2014, and during 20 15 to date. I need this for an utilization review. Your cooperation is appreciated. If there is any question, please call me.**

**Ernest C. Raskauskas, Sr.  
Attorney at Law  
(301) 299-7020 land  
(240) 994-8575 cell**

**From:** [McManus, Patricia](#)  
**To:** [McManus, Patricia](#)  
**Subject:** FW: Rockwood Manor Park  
**Date:** Monday, July 13, 2015 1:36:05 PM

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**From:** Ernest C. Raskauskas, Sr. [<mailto:eraskauskas@comcast.net>]  
**Sent:** Saturday, July 11, 2015 5:25 PM  
**To:** Feldman, Aaron  
**Cc:** altman, nancy  
**Subject:** Rockwood Manor Park

**Please send me a record of the funds expended, hard and soft costs to date in the studies and consulting fees and other costs whatsoever concerning the preparation of the feasibility study concerning the traffic plan being considered for Rockwood Manor Park and on which there will be a hearing on July 31, 2015. This information is essential for my preparation to testify at said hearing. I am an adjacent property owner at 7726 Laurel Leaf Dr., Potomac, MD 20854. If there is any problem in responding to this request please call me.**

**Ernest C. Raskauskas, Sr.  
Attorney at Law  
Potomac, MD 20854  
(301) 299-7020 land  
(240) 994-8575 cell**

**From:** [Feldman, Aaron](#)  
**To:** [ginnybarnes@juno.com](mailto:ginnybarnes@juno.com)  
**Cc:** [Anderson, Casey](#); [McManus, Patricia](#)  
**Subject:** RE: Rockwood Manor Park Hearing?  
**Date:** Monday, July 06, 2015 8:38:37 AM

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Ginny –

We will, in fact, be presenting the Rockwood Manor Feasibility Study to the planning board on Thursday, 30 July. We will be mailing postcard notifications to the community this week. I also posted the notification to the project's webpage. ([http://montgomeryparks.org/pdd/cip/rockwood\\_manor\\_special\\_park.shtm](http://montgomeryparks.org/pdd/cip/rockwood_manor_special_park.shtm)). Please let me know if you have any additional questions.

Regards,  
Aaron

Aaron Feldman | M-NCPPC | 301.650.2887

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**From:** [ginnybarnes@juno.com](mailto:ginnybarnes@juno.com) [mailto:[ginnybarnes@juno.com](mailto:ginnybarnes@juno.com)]  
**Sent:** Saturday, July 04, 2015 8:34 AM  
**To:** Feldman, Aaron  
**Cc:** Anderson, Casey  
**Subject:** Rockwood Manor Park Hearing?

## West Montgomery County Citizens Association

*founded 1947*

Aaron -

I wrote you sometime back about the Rockwood Feasibility Study. In your email you said you would send out notification on the hearing before the Planning Board. I have heard nothing back from you but understand through the Woodrock HOA that it is now scheduled for July 30th.

As I've indicated previously, WMCCA is opposed to any exit from the Park onto either Belfast Road or Whiterim Terrace. While we appreciate the effort to make improvements to the Park, an additional exit road where proposed is a clear impingement on the adjacent Woodrock community which surrounds the Park on 3 sides.

To our knowledge, Parks has already failed to take into account the unique qualities of the geography when it comes to noise and the community has made legitimate complaints. Sitting as it does on the cusp of a river valley leading to the Potomac, Rockwood Manor Park essentially overlooks homes in the Woodrock community and beyond. When built, much effort went into tucking the 200+ homes into the rolling terrain amidst forest, thus keeping them from having an adverse impact on the bucolic nature of Rockwood Manor. We

believe Parks owes the community the same consideration.

I would appreciate any updated information on the hearing.

regards.....ginny

Ginny Barnes, *Enviromental Chair*  
**West Montgomery County Citizens Association**  
[www.wmcca.org](http://www.wmcca.org)

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**From:** [McManus, Patricia](#)  
**To:** [McManus, Patricia](#)  
**Subject:** FW: Old Anglers proposal - impact on Rockwood  
**Date:** Tuesday, July 07, 2015 10:43:28 AM

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**From:** Feldman, Aaron  
**Sent:** Monday, June 08, 2015 5:16 PM  
**To:** 'ginnybarnes@juno.com'; Turnbull, Christy  
**Cc:** Riley, Mike; McManus, Patricia; Ma, Michael  
**Subject:** RE: Old Anglers proposal - impact on Rockwood

Hi, Ginny –

Parks Department Staff regularly reviews the DRC schedule and will attend the DRC meetings when there is an item that appears to directly impact parkland. We have been keeping abreast of the zoning changes and related development proposed at Old Angler's Inn. Although the owner is proposing a use similar to the uses that occur at Rockwood Manor, the proposed improvements will not have a direct impact on Rockwood Manor Special Park or any other Department of Parks property. As such, we do not feel it is appropriate for the Department of Parks to take a position on the matter.

The entire feasibility study for Rockwood Manor is available for download through the project's web page, here: [http://montgomeryparks.org/pdd/cip/rockwood\\_manor\\_special\\_park.shtm](http://montgomeryparks.org/pdd/cip/rockwood_manor_special_park.shtm). From there you can also download the Powerpoint from the January 14<sup>th</sup> public meeting in which we presented the feasibility study, as well as an acoustic analysis Parks commissioned to address some specific noise concerns. We are continuing to study the impacts of the recommendations made in the feasibility study and will make a formal presentation to the Planning Board on the evening of 30 July, 2015. Once I receive confirmation on what time this agenda item will go on, I will put together a mailer to send out to the same recipients of the previous public meeting announcement (hopefully to be sent out the end of this month).

Regards,  
Aaron

Aaron Feldman | M-NCPPC | 301.650.2887

---

**From:** [ginnybarnes@juno.com](mailto:ginnybarnes@juno.com) [<mailto:ginnybarnes@juno.com>]  
**Sent:** Monday, June 08, 2015 9:24 AM  
**To:** Turnbull, Christy  
**Cc:** Riley, Mike; [ginnybarnes@juno.com](mailto:ginnybarnes@juno.com); Feldman, Aaron  
**Subject:** Re: Old Anglers proposal - impact on Rockwood

Hi -

I'm curious why there was no representative from the Parks Dept. at the DRC meeting on this project held on 5/11. The purpose of the meeting was to give Maryland Catering Company (the

applicant, aka Old Angler's Inn) the opportunity to discuss design elements of the proposed country inn project with the staff.

This proposal, if it is approved has a direct effect on your uses of nearby Rockwood Park and will become not only a competitor with you but also a contributor to the traffic congestion and public safety problems already in play along MacArthur Blvd.

I believe WMCCA has made it clear to Parks that we oppose your idea of an exit driveway onto Belfast Rd. in the adjacent Woodrock community. The proposal flanking Old Angler's adds an additional entrance road to access their site and concentrates 2 similar venues with identical impacts on the surrounding neighborhood.

I'd like to be apprised of where the Feasibility Study for Rockwood stands and if/when you are taking your proposal to the Planning Board.

thanks.....ginny

Ginny Barnes, *Environmental Chair*  
**West Montgomery County Citizens Association**  
[www.wmcca.org](http://www.wmcca.org)  
(301) 762-6423

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On Mon, 4 May 2015 12:01:08 +0000 "Turnbull, Christy"  
<[Christy.Turnbull@montgomeryparks.org](mailto:Christy.Turnbull@montgomeryparks.org)> writes:

Thank you Ginny for letting us know about this proposal. We will certainly look into it.

Sincerely

Christy Turnbull  
Enterprise Division Chief  
Montgomery Parks  
301-495-2592

On May 4, 2015, at 6:36 AM, Riley, Mike <[Mike.Riley@montgomeryparks.org](mailto:Mike.Riley@montgomeryparks.org)> wrote:

Thanks, Ginny. We will follow this development.

Mike

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**From:** [ginnybarnes@juno.com](mailto:ginnybarnes@juno.com) [<mailto:ginnybarnes@juno.com>]

**Sent:** Sunday, May 03, 2015 2:21 PM

**To:** Turnbull, Christy; Feldman, Aaron

**Cc:** Riley, Mike

**Subject:** Old Anglers proposal - impact on Rockwood

Hi all -

We are already concerned about several aspects of your proposal for Rockwood. Having weekend events concentrated on an already congested MacArthur Blvd. is already a worry. I'm wondering if you are aware of this:



Old Anglers Inn is proposing to develop 5.83 acres and build a 9,000 ft<sup>2</sup>, two story (38 ft high) wedding pavilion including 4 rental condominiums. The parking lot is expected to hold 100 cars and will have lights. The property is currently zoned R-200 - designated for residential use with a minimum lot size of 20,000 ft<sup>2</sup>. That would change to a Conditional Use as a Country Inn. Montgomery County BOA has scheduled a July 20th, 9:30 am hearing to consider the zoning change request by the owners of Old Anglers Inn.

regards.....ginny

Ginny Barnes, *Enviromental Chair*

**West Montgomery County Citizens Association**

[www.wmcca.org](http://www.wmcca.org)

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### **Old School Yearbook Pics**

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[classmates.com](http://classmates.com)

**From:** Feldman, Aaron  
**To:** ["Michele Rosenfeld"](#)  
**Subject:** RE: Rockwood Manor  
**Date:** Monday, June 01, 2015 12:55:00 PM

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Michele -

All of the documents posted on the project's web page are up to date. We currently have an evening slot on the Planning Board's long range calendar for July 30. Once we have a confirmation of the time, I will send out notifications to the community. I will be sure to add your name and address to the distribution list.

Thanks,  
Aaron

Aaron Feldman | M-NCPPC | 301.650.2887

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**From:** Michele Rosenfeld [mailto:[rosenfeldlaw@mail.com](mailto:rosenfeldlaw@mail.com)]  
**Sent:** Monday, June 01, 2015 8:30 AM  
**To:** Feldman, Aaron  
**Subject:** Rockwood Manor

Aaron: Thank you for taking the time to talk with me last week about Rockwood Manor. As you requested, I am providing you with the names of my clients:

Nancy Altman  
Judith Moore  
Helen Lynch

Please add my name to the official mailing list for this project (see address below).

I have looked at the Rockwood Manor project profile documents that you referenced. The feasibility study is dated October 10, 2014. Has there been any update to this study, or to the noise study?

Finally, I understand that this is tentatively scheduled for a Board hearing on July 23 or 30. Once you have confirmation of one of these dates (or confirmation that the date will shift to the fall), please let me know.

Thank you again for your help.

Regards, Michele.

Michele Rosenfeld  
The Law Office of Michele Rosenfeld LLC  
11913 Ambleside Drive  
Potomac MD 20854-2107  
301-204-0913 (direct)  
[rosenfeldlaw@mail.com](mailto:rosenfeldlaw@mail.com) (email)  
[michelerosenfeldllc.com](http://michelerosenfeldllc.com) (website)

**From:** Feldman, Aaron  
**To:** [rossi@alliedrealtycorp.com](mailto:rossi@alliedrealtycorp.com); [gh.millermd@gmail.com](mailto:gh.millermd@gmail.com)  
**Cc:** [Presmy, Tiffany](#); [MCP-CTRACK](#); [Lane, Brittany](#); [McPherson, LaTifah](#); [MCP-Chair](#); [Turnbull, Christy](#); [Boone, Rebecca](#); [Pedoeem, Mitra](#); [Ma, Michael](#); [McManus, Patricia](#)  
**Subject:** RE: CTRACK #2015-0292 - Miller/Request for inclusion of Woodrock Homeowners Association, Inc. in notifications regarding Rockwood Manor Park CRM:0023546  
**Date:** Monday, May 18, 2015 8:47:00 AM

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Dear Dr. Miller & Ms. Rossi,

I received your letter regarding proposed improvements at Rockwood Manor on May 1, 2015. Based on feedback received at the January 14, 2015 community meeting, we are continuing to study potential impacts to the surrounding roads and neighborhoods. We will be sure to notify the Woodrock Homeowners Association of any upcoming public meetings regarding this site.

Regards,  
Aaron Feldman

**Aaron Feldman**

Landscape Architect | Park Development | Montgomery County Parks  
Maryland-National Capital Park and Planning Commission  
9500 Brunett Avenue | Silver Spring | Maryland | 20901  
telephone 301.650.2887 | fax 301.585.1921  
[www.montgomeryparks.org](http://www.montgomeryparks.org)

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**From:** McPherson, LaTifah  
**Sent:** Thursday, May 07, 2015 11:41 AM  
**To:** [rossi@alliedrealtycorp.com](mailto:rossi@alliedrealtycorp.com)  
**Cc:** Feldman, Aaron; Presmy, Tiffany; MCP-CTRACK; Dugan, MaryBeth; Lane, Brittany  
**Subject:** FW: CTRACK #2015-0292 - Miller/Request for inclusion of Woodrock Homeowners Association, Inc. in notifications regarding Rockwood Manor Park CRM:0023546

Good morning Ms. Rossi,

Thank you for contacting Montgomery Parks. This email acknowledges receipt of your request. I am sharing your complaint as well as your request for notification to the project manager Aaron Feldman. If you have any questions regarding the Rockwood Manor Special Park Project you may contact Mr. Feldman at 301.650.2887 or [aaron.feldman@montgomeryparks.org](mailto:aaron.feldman@montgomeryparks.org).

I hope this information was helpful; if you have any other park related questions, please feel free to contact our Parks Information and Customer Service Office at 301.670.8080 or [mcp-parks@montgomeryparks.org](mailto:mcp-parks@montgomeryparks.org).

Best,

**LaTifah M. McPherson**

**Sr. Administrative Assistant**  
**Public Affairs and Community Partnerships**  
**Montgomery County Department of Parks**  
 16641 Crabbs Branch Way, Bldg. B  
 Rockville, MD 20855  
 Tel. 301-670-8013  
*The Maryland-National Capital Park and Planning Commission*

**From:** MCP-CTRACK  
**Sent:** Friday, May 01, 2015 10:17 AM  
**To:** Riley, Mike  
**Cc:** Presmy, Tiffany; Dugan, MaryBeth; McPherson, LaTifah; Williams, Kristi; Turnbull, Christy; Boone, Rebecca; Pedoeem, Mitra; Feldman, Aaron; MCP-Parks; Wright, Gwen; Krasnow, Rose; Pugh, Carolyn; MCP-CTRACK  
**Subject:** CTRACK #2015-0292 - Miller/Request for inclusion of Woodrock Homeowners Association, Inc. in notifications regarding Rockwood Manor Park

**C-TRACK ROUTING SLIP**  
**MONTGOMERY COUNTY PLANNING BOARD**  
**CHAIR'S OFFICE**

<b>C-Track Number:</b>	2015-0292	<b>Date Received:</b>	5/1/2015
<b>Correspondence Type:</b>	Letter	<b>Date Of Letter:</b>	4/27/2015
<b>Agenda Date:</b>	N/A		
<b>To:</b>	Casey Anderson		
<b>From:</b>	Gary H. Miller, MD		
<b>Description:</b>	Request for inclusion of Woodrock Homeowners Association, Inc. in notifications regarding Rockwood Manor Park		
<b>Transmitted To:</b>	Director and Chair		
<b>Action For:</b>	Riley, M		
<b>Copies To:</b>	Presmy, T; Dugan, M; McPherson, L; Williams, K; Turnbull, C; Boone, R; Pedoeem, M; Feldman, A; <a href="mailto:Info@montgomeryparks.org">Info@montgomeryparks.org</a>		
<b>Date Due:</b>	N/A		
<b>Action or Remark:</b>	For staff action		

RECEIVED  
0292  
MAY 01 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Casey Anderson, Board Chair  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910  
[MCP-Chair@mncppc-mc.org](mailto:MCP-Chair@mncppc-mc.org)

Christine Brett, Chief  
Montgomery County Department of Parks - Enterprise Division  
10611 New Hampshire Avenue  
Silver Spring, MD 20903-1124  
[Christine.Brett@montgomeryparks.org](mailto:Christine.Brett@montgomeryparks.org)

Christy Turnbull, Regional Operations Manager  
Montgomery County Department of Parks - Enterprise Division  
10611 New Hampshire Avenue  
Silver Spring, MD 20903-1124  
[Christy.Turnbull@mncppc-mc.org](mailto:Christy.Turnbull@mncppc-mc.org)

Rebecca Boone  
M-NCPPC - Area 3  
8787 Georgia Avenue  
Silver Spring, MD 20910  
[Rebecca.Boone@mncppc-mc.org](mailto:Rebecca.Boone@mncppc-mc.org)

Mitra Pedeem, Chief  
Montgomery County Parks - Park Development Division  
9500 Brunett Avenue  
Silver Spring, MD 20901-3226  
[Mitra.Pedeem@montgomeryparks.org](mailto:Mitra.Pedeem@montgomeryparks.org)

Aaron Feldman, Project Manager  
Montgomery County Parks - Park Development Division  
9500 Brunett Avenue  
Silver Spring, MD 20901-3226  
[Aaron.Feldman@montgomeryparks.org](mailto:Aaron.Feldman@montgomeryparks.org)

Montgomery County Parks  
9500 Brunett Avenue  
Silver Spring, MD 20901  
[Info@MontgomeryParks.org](mailto:Info@MontgomeryParks.org)

**RE: ROCKWOOD MANOR PROJECT**

To Whom It May Concern:

This letter is written on behalf of the Woodrock Homeowners Association, Inc., which is a residential community of 215 homes located adjacent to (on the north, south, and east side) the Rockwood Manor Park in Potomac, Maryland.

The purpose of this letter is twofold: (1) to reiterate the Association's concerns regarding the proposed modifications/developments to the Rockwood Manor Park as presented at the January 14, 2015 community meeting of the M-NCPPC; and (2) to request that the Association be listed as a party to all notices regarding the Rockwood Manor Park project.

As was expressed by many members of the Association at the January M-NCPPC meeting, any of the potential changes to the access roads entering and/or exiting the Rockwood Manor Park will have a direct impact on the Association's residents.

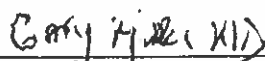
As we understand it, the developments proposed include creating an access road that would shift exiting traffic onto Belfast Road or Whiterim Terrace. The Association is vehemently opposed to these proposed changes or any curb cut at Whiterim Terrace, all of which would negatively impact the Association's residents as the expected result would be to increase the traffic within the Association. There are, however, alternatives that the County can pursue if an additional access road is necessary. One such alternative is to have a new access road that shifts traffic directly onto MacArthur Boulevard. This option would avoid (or at least limit) any reason for the Park's guests to use the roads in the Woodrock community.

Also, because the Woodrock community surrounds Rockwood Manor Park on three sides, its residents are uniquely affected by any changes/developments to Rockwood Manor Park. As such, the Association requests that it be notified of all proposed changes and any status updates thereof. Please send such notices to the Association in care of:

Sara Rossi, CMCA, AMS  
Director of Community Association Management  
Allied Realty Corp.  
7605 Arlington Road, Suite 100  
Bethesda, MD 20814  
Direct: 301-941-8913  
Fax: 301-951-5828  
Email: [srossi@alliedrealtycorp.com](mailto:srossi@alliedrealtycorp.com)

On behalf of the Woodrock Homeowners Association, Inc., the Board of Directors thanks you in advance for your attention to the Association's concerns and interests, as well as your cooperation.

Sincerely,

  
\_\_\_\_\_  
Gary H. Miller, MD  
President, Board of Directors

cc: Community Manager

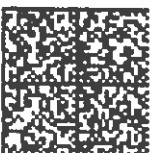
K:\23123508\00001\CORR\150310 ltr. to County (Woodrock).docx



Chey Chase Garden Plaza  
7605 Arlington Road, Suite 100  
Bethesda, Maryland 20814

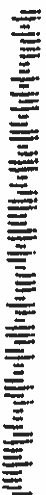
Casey Anderson  
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20910371687



**From:** [Turnbull, Christy](#)  
**To:** [McManus, Patricia](#); [Feldman, Aaron](#)  
**Cc:** [Cadigan, Nancy](#); [Fisher, Shelley](#)  
**Subject:** RE: Please send me the website for the Rockwood Feasibility Study  
**Date:** Tuesday, March 10, 2015 10:51:15 AM

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Thank you so much-

Shelley for future inquiries from the public can you please forward them this information as opposed to telling them to call me-

Thanks again-  
Christy

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**From:** McManus, Patricia  
**Sent:** Tuesday, March 10, 2015 10:31 AM  
**To:** Turnbull, Christy; Feldman, Aaron  
**Cc:** Cadigan, Nancy; Fisher, Shelley  
**Subject:** RE: Please send me the website for the Rockwood Feasibility Study

Hi Christy,

The feasibility study and the public meeting presentation from January 14, 2015 are posted on the project webpage (link attached below.) Aaron is on vacation now, but we will update the project schedule and post the meeting notes from January 14.

At the public meeting, we committed to allowing a public comment period on the feasibility study – so far we have received very few comments. We plan to take the project to the Planning Board for approval this summer, in order to allow additional opportunity for public testimony and to formally conclude the study. We will send out formal public notification prior to the Planning Board meeting. If the plan is approved by the Board, we will proceed to implement phases of the plan, the first of which will be safety and access improvements. Please feel free to forward this information.

Tricia

[http://www.montgomeryparks.org/pdd/cip/rockwood\\_manor\\_special\\_park.shtm](http://www.montgomeryparks.org/pdd/cip/rockwood_manor_special_park.shtm)

**Patricia McManus**, PLA, ASLA

Design Section Chief  
Park Development Division

The Maryland-National Capital Park & Planning Commission  
Montgomery County Department of Parks  
9500 Brunett Avenue, Silver Spring, MD 20901  
Phone: 301-495-3580 / Fax: 301-585-1921  
[patricia.mcmanus@MontgomeryParks.org](mailto:patricia.mcmanus@MontgomeryParks.org)

---

**From:** Turnbull, Christy



**Sent:** Tuesday, March 10, 2015 10:13 AM

**To:** Feldman, Aaron; McManus, Patricia

**Cc:** Cadigan, Nancy; Fisher, Shelley

**Subject:** Please send me the website for the Rockwood Feasibility Study

I received a phone call from Ginny Barnes concerning the status of this project- I would like to send her to the website to review the latest information-

Thank you-

*Christy Turnbull*

Enterprise Division Chief

Montgomery County Department of Parks

(301) 495-2592 fax (301) 434-4796

*The Maryland-National Capital Park and Planning Commission*

**From:** [George Daves](#)  
**To:** [Feldman, Aaron](#)  
**Subject:** meeting  
**Date:** Thursday, January 15, 2015 9:38:40 AM

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Aaron, good morning-

Kudos to you and others from Montgomery Parks for well run meeting. Meeting was informative and proposed mitigation efforts for impacts on neighborhood were well thought out and ably presented. I thought the noise controls (no tents, etc) and traffic flow from new entry from MacArthur then onto Belfast were excellent. My wife and I and many other walkers, including dog walkers, in the neighborhood enjoy walking thru Rockwood. Proposed changes to the fire pit, the cottage access and parking were excellent.

I was surprised at some of the hysteria exhibited by my neighbors but I've been to many zoning and permit hearings where people just don't think. Their fear seems to be that Belfast will be a traffic jam at all hours. Very few Woodrock residents will be leaving the neighborhood on Belfast late at night when most Rockwood Manor functions will be over and people will be leaving.

There may be some traffic problems for day time events on weekends (traffic very heavy when good weather or holidays) and there are problems with large biking groups on MacArthur, so some traffic may divert to Whiterim Terrace to use the other exit; however, I hope that will happen only infrequently.

The last speaker raised an issue re: commercial activities at Rockwood being in violation of some covenants. I haven't seen the covenants; however, most parks I visit charge an admission fee, have gift shops and other commercial activities.... such as Great Falls and Yellowstone national parks. So I rather doubt the covenant would prohibit the operation of a park even if it has some "commercial" functions.

Even though some people at the meeting seemed to look upon Rockwood as a liability, many of us think of it as an asset to our neighborhood.

Thanks again for addressing my questions.

George

**From:** [Feldman, Aaron](#)  
**To:** [Christina Filipescu](#)  
**Cc:** [Chen, Ching-Fang](#)  
**Subject:** RE: Rockwood Manor-GWU:student projects  
**Date:** Friday, January 09, 2015 12:48:51 PM

---

Christina –

Happy new year to you as well.

Next week's public meeting is not the appropriate venue for you to display your students' work. As I recall, one or more of the designs is very similar to an unsolicited public/private partnership proposal dating back to 2009. In this proposal, the owner of Potomac Paddlesports, Inc. wanted to turn Rockwood Manor into a National Outdoor Center complete with a store, equipment rental facility and full-service café. From what I understand (this was several years before I came to Parks) the community opposition to this proposal was so strong that Park Police had to be on hand during public meetings to keep order. This proposal engendered a lot of ill will toward M-NCPPC, and I fear that having your student work at or near our public meeting would cause those feelings to resurface and distract from the presentation at-hand.

Again, all of this happened well before my time at M-NCPPC, but the memories of this event are still fresh in the minds of those who participated in the process. While the work you students did is certainly thought-provoking, I think it would be a huge distraction to have them appear at next week's public meeting. I also do not want any community member to confuse the display of these boards at the meeting as an endorsement of their content or as any plans that have been considered by the park for future development. I hope you understand and look forward to seeing you next week.

Thanks,  
Aaron

Aaron Feldman | M-NCPPC | 301.650.2887

**From:** Christina Filipescu [<mailto:c.filipescu@gmail.com>]  
**Sent:** Friday, January 09, 2015 12:10 PM  
**To:** Feldman, Aaron  
**Subject:** Re: Rockwood Manor-GWU:student projects

Dear Aaron and Ching-Fang,

I hope you had an enjoyable holiday and the New Year is off to a good start!

I understand that there will be a meeting about the Rockwood Manor feasibility study next Wednesday. I look forward to seeing the results.

Is there any chance we could include my student's boards in your presentation, or have the boards on display? I have one other project that I would like to add. I know that it is already difficult dealing with the community and the student projects may pose more challenges, but it could also spawn good ideas and discussion.

Please let me know. I look forward to seeing you next week.  
Thanks and best regards,  
Christina

On Fri, Oct 17, 2014 at 8:25 AM, Feldman, Aaron <[aaron.feldman@montgomeryparks.org](mailto:aaron.feldman@montgomeryparks.org)> wrote:  
Hi Christina –

We are working with our consultant to wrap up the feasibility study and are hoping to hold a public meeting some time in December. Our original schedule had a meeting in the winter of 2015, so we're a little bit ahead. We will be sure to send out plenty of notice in advance of the meeting. You can also check the project's web page for more information:

[http://montgomeryparks.org/pdd/cip/rockwood\\_manor\\_special\\_park.shtm](http://montgomeryparks.org/pdd/cip/rockwood_manor_special_park.shtm)

Thanks,  
Aaron

Aaron Feldman | M-NCPPC | [301.650.2887](tel:301.650.2887)

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**From:** Chen, Ching-Fang  
**Sent:** Thursday, October 16, 2014 3:42 PM  
**To:** Feldman, Aaron  
**Subject:** Fw: Rockwood Manor-GWU:student projects

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**From:** Christina Filipescu <[c.filipescu@gmail.com](mailto:c.filipescu@gmail.com)>  
**Sent:** Thursday, October 16, 2014 3:38 PM  
**To:** Chen, Ching-Fang

**Subject:** Re: Rockwood Manor-GWU:student projects

Hi Ching-Fang,  
I hope you are well. I was wondering when the next meeting about Rockwood would take place. I understand that the Woodrock stormwater pond retrofit project is having a public meeting on November 13th. I remember your meeting was planned for some time in October.  
Thanks,  
Christina

On Tue, Aug 19, 2014 at 5:29 PM, Chen, Ching-Fang <[ching-fang.chen@montgomeryparks.org](mailto:ching-fang.chen@montgomeryparks.org)> wrote:  
Thanks very much for sharing these interesting concepts. Ching-Fang

**From:** Christina Filipescu [mailto:[c.filipescu@gmail.com](mailto:c.filipescu@gmail.com)]  
**Sent:** Tuesday, August 19, 2014 5:23 PM  
**To:** Feldman, Aaron; Chen, Ching-Fang

**Subject:** Fwd: Rockwood Manor-GWU:student projects

not sure if you got this one.

----- Forwarded message -----

**From:** Christina Filipescu <[c.filipescu@gmail.com](mailto:c.filipescu@gmail.com)>  
**Date:** Tue, Aug 19, 2014 at 4:35 PM  
**Subject:** Re: Rockwood Manor-GWU:student projects  
**To:** "Feldman, Aaron" <[aaron.feldman@montgomeryparks.org](mailto:aaron.feldman@montgomeryparks.org)>

Hi Aaron,

I'm sorry I overlooked your email. I attached the other two projects in separate emails due to file size. I'll try again. One of my students will be finishing up in the fall. Please let me know if you don't receive them.

Thanks,  
Christina

On Wed, Aug 13, 2014 at 8:36 AM, Feldman, Aaron  
<[aaron.feldman@montgomeryparks.org](mailto:aaron.feldman@montgomeryparks.org)> wrote:  
Christina –

Thanks for sharing your students' work with us. Looks like a good bit of work was accomplished in such a short class. We only received one image...are there additional boards to follow? I'd be interested in seeing the rest of them.

Regards,  
Aaron

Aaron Feldman | M-NCPPC | [301.650.2887](tel:301.650.2887)

**From:** Christina Filipescu [mailto:[c.filipescu@gmail.com](mailto:c.filipescu@gmail.com)]  
**Sent:** Monday, August 11, 2014 11:58 AM

**To:** Chen, Ching-Fang; Feldman, Aaron  
**Subject:** Re: Rockwood Manor-GWU:student projects

Dear Aaron and Ching-Fang,

I hope you have had an enjoyable summer. Please find attached three of the student projects from our summer session. I will send them in separate emails due to the file size. I have one more student who is returning from maternity leave to resume work this week. I think they have done very well in just six short weeks. I will forward the last project once completed. I hope you find them interesting and would love to hear your feedback.

We are not running the course in the fall semester, plan to in the spring and may use Rockwood Manor again. If it is helpful for upcoming community meetings, our department would be happy to provide the project boards to stimulate ideas and discussion and perhaps raise funds for something promising. As a Woodrock resident, I would love to see the Rockwood site's incredible potential realized.

Thank you again for all of your help with our project.

On Tue, Jun 24, 2014 at 10:31 AM, Christina Filipescu <[c.filipescu@gmail.com](mailto:c.filipescu@gmail.com)> wrote:

Dear Aaron and Ching-Fang,

I hope you both are well. We have enjoyed working on the Rockwood Manor site this summer. I think the students have done very well with only six weeks and being the first really working with the landscape and master planning. We have our final crit this coming Thursday, the 26th from 1:30-4:00 and would love for you to join us. We may not take up the entire time since we are a very small studio, just three students, having lost one to maternity leave (unfortunately my best student).

Please let me know if you are able to join us. We would love to have your input and hear about your work process.

Best regards,

Christina

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[c.filipescu@gmail.com](mailto:c.filipescu@gmail.com)  
<http://www.linkedin.com/in/christinafilipescu>

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Cell: [301 832 2747](tel:3018322747)  
Office: [301 983 0060](tel:3019830060)  
[c.filipescu@gmail.com](mailto:c.filipescu@gmail.com)  
<http://www.linkedin.com/in/christinafilipescu>

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[c.filipescu@gmail.com](mailto:c.filipescu@gmail.com)  
<http://www.linkedin.com/in/christinafilipescu>



**From:** [Feldman, Aaron](#)  
**To:** [ginnybarnes@juno.com](mailto:ginnybarnes@juno.com)  
**Cc:** [McManus, Patricia](#)  
**Subject:** Rockwood Manor Special Park - Public Meeting January 14th, 2015  
**Date:** Wednesday, December 10, 2014 2:59:30 PM

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Hi Ginny –

We recently completed our feasibility study for possible improvements to Rockwood Manor Special Park and are planning to hold a public meeting at Rockwood Manor at 7pm on Thursday, January 14<sup>th</sup> to present our findings. At the meeting, we will talk about recent facility rental policy changes and the findings of noise, traffic and environmental analyses that were completed as part of the feasibility study. We will also present possible long-term site improvements to emergency vehicle access, handicap accessibility, environmental quality and overall visitor experience at the park.

**DATE:** Wednesday, January 14, 2015  
**TIME:** 7:00 – 9:00 p.m.  
**LOCATION:** Rockwood Manor Special Park  
Brooke Hall  
11001 MacArthur Boulevard  
Potomac, MD 20854

Early next week, we will be posting additional information to our website and mailing postcards advertising the event, but I wanted to reach out to you in advance because of your (and WMCCA's) previous interest in the site and the project. Please check your mailbox for additional information to follow next week, and check back on the project's webpage ([http://montgomeryparks.org/pdd/cip/rockwood\\_manor\\_special\\_park.shtm](http://montgomeryparks.org/pdd/cip/rockwood_manor_special_park.shtm)).

Feel free to contact me if you have any additional questions.

Thanks,  
Aaron

**Aaron Feldman**

Landscape Architect | Park Development | Montgomery County Parks  
Maryland-National Capital Park and Planning Commission  
9500 Brunett Avenue | Silver Spring | Maryland | 20901  
telephone 301.650.2887 | fax 301.585.1921  
[www.montgomeryparks.org](http://www.montgomeryparks.org)

**From:** [Feldman, Aaron](#)  
**To:** [gh.millermd@gmail.com](mailto:gh.millermd@gmail.com)  
**Cc:** [McManus, Patricia](#)  
**Subject:** Rockwood Manor Special Park - Public Meeting January 14th, 2015  
**Date:** Wednesday, December 10, 2014 3:01:20 PM

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Hi Gary –

We recently completed our feasibility study for possible improvements to Rockwood Manor Special Park and are planning to hold a public meeting at Rockwood Manor at 7pm on Thursday, January 14<sup>th</sup> to present our findings. At the meeting, we will talk about recent facility rental policy changes and the findings of noise, traffic and environmental analyses that were completed as part of the feasibility study. We will also present possible long-term site improvements to emergency vehicle access, handicap accessibility, environmental quality and overall visitor experience at the park.

**DATE:** Wednesday, January 14, 2015  
**TIME:** 7:00 – 9:00 p.m.  
**LOCATION:** Rockwood Manor Special Park  
Brooke Hall  
11001 MacArthur Boulevard  
Potomac, MD 20854

Early next week, we will be posting additional information to our website and mailing postcards advertising the event, but I wanted to reach out to you in advance because of your (and the Woodrock HOA's) previous interest in the site and the project. Please check your mailbox for additional information to follow next week, and check back on the project's webpage ([http://montgomeryparks.org/pdd/cip/rockwood\\_manor\\_special\\_park.shtm](http://montgomeryparks.org/pdd/cip/rockwood_manor_special_park.shtm)).

Feel free to contact me if you have any additional questions.

Thanks,  
Aaron

**Aaron Feldman**

Landscape Architect | Park Development | Montgomery County Parks  
Maryland-National Capital Park and Planning Commission  
9500 Brunett Avenue | Silver Spring | Maryland | 20901  
telephone 301.650.2887 | fax 301.585.1921  
[www.montgomeryparks.org](http://www.montgomeryparks.org)

**From:** [Cordell, Evette](#) on behalf of [Berliner, Roger](#)  
**To:** [McManus, Patricia](#); [Hansen, Warren](#); [Riley, Mike](#)  
**Subject:** FW: Meeting on Rockwood Manor  
**Start:** Tuesday, August 26, 2014 2:00:00 PM  
**End:** Tuesday, August 26, 2014 3:00:00 PM  
**Location:** COB - 100 Maryland Avenue, Rockville, MD - 6th Floor Back Conference Room (with windows)

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-----Original Appointment-----

From: Berliner, Roger [mailto:[Roger.Berliner@montgomerycountymd.gov](mailto:Roger.Berliner@montgomerycountymd.gov)]  
Sent: Wednesday, August 06, 2014 2:58 PM  
To: Berliner, Roger; Hansen, Warren; Riley, Mike  
Subject: Meeting on Rockwood Manor  
When: Tuesday, August 26, 2014 2:00 PM-3:00 PM (GMT-05:00) Eastern Time (US & Canada).  
Where: COB - 100 Maryland Avenue, Rockville, MD - 6th Floor Back Conference Room (with windows)

When: Tuesday, August 26, 2014 2:00 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).  
Where: COB - 100 Maryland Avenue, Rockville, MD - 6th Floor Back Conference Room (with windows)  
Note: The GMT offset above does not reflect daylight saving time adjustments.

+-----+-----+-----+-----+

This meeting, requested by Councilmember Berliner, is to discuss community concerns surrounding Rockwood Manor Park. Please contact Zac Trupp (240-777-7828) in CM Berliner's office with any questions.

Attending:

Councilmember Roger Berliner  
Warren Hansen, Legislative Aide  
Mike Riley, Director, Parks Department  
(any staffer Mr. Riley wants to invite)  
Nancy Altman, Woodrock Community Association Member  
Chuck Landry, Woodrock Community Association Member

**From:** [Feldman, Aaron](#)  
**To:** [McManus, Patricia](#)  
**Subject:** FW: Rockwood Manor-GWU:student projects  
**Date:** Monday, August 11, 2014 2:13:43 PM

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Aaron Feldman | M-NCPPC | 301.650.2887

**From:** Christina Filipescu [mailto:[c.filipescu@gmail.com](mailto:c.filipescu@gmail.com)]  
**Sent:** Monday, August 11, 2014 11:58 AM  
**To:** Chen, Ching-Fang; Feldman, Aaron  
**Subject:** Re: Rockwood Manor-GWU:student projects

Dear Aaron and Ching-Fang,

I hope you have had an enjoyable summer. Please find attached three of the student projects from our summer session. I will send them in separate emails due to the file size. I have one more student who is returning from maternity leave to resume work this week. I think they have done very well in just six short weeks. I will forward the last project once completed. I hope you find them interesting and would love to hear your feedback.

We are not running the course in the fall semester, plan to in the spring and may use Rockwood Manor again. If it is helpful for upcoming community meetings, our department would be happy to provide the project boards to stimulate ideas and discussion and perhaps raise funds for something promising. As a Woodrock resident, I would love to see the Rockwood site's incredible potential realized.

Thank you again for all of your help with our project.

On Tue, Jun 24, 2014 at 10:31 AM, Christina Filipescu <[c.filipescu@gmail.com](mailto:c.filipescu@gmail.com)> wrote:

Dear Aaron and Ching-Fang,

I hope you both are well. We have enjoyed working on the Rockwood Manor site this summer. I think the students have done very well with only six weeks and being the first really working with the landscape and master planning. We have our final crit this coming Thursday, the 26th from 1:30-4:00 and would love for you to join us. We may not take up the entire time since we are a very small studio, just three students, having lost one to maternity leave (unfortunately my best student).

Please let me know if you are able to join us. We would love to have your input and hear about your work process.

Best regards,

Christina  
Christina Filipescu  
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Interior Architecture and Design

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<http://www.linkedin.com/in/christinafilipescu>

**From:** [Turnbull, Christy](#)  
**To:** [McManus, Patricia](#); [Feldman, Aaron](#); [Fisher, Shelley](#); [Tomasello, Gino](#); [Nissel, John](#)  
**Subject:** FW: County Representations and Promises  
**Date:** Wednesday, August 06, 2014 2:48:32 PM

---

Good for now-

Patricia and Aaron- many thanks to you both for assisting with such a great response-

Shelley and Gino- please ensure that these measures continue to be followed and the future ones are put into place immediately—

Sincerely,  
Christy

---

**From:** Nancy [mailto:[user880050@aol.com](mailto:user880050@aol.com)]  
**Sent:** Wednesday, August 06, 2014 2:34 PM  
**To:** Turnbull, Christy  
**Subject:** Re: County Representations and Promises

Christy-, thank you so much for the comprehensive response to my questions. I applaud your diligence in pursuing such wide-ranging noise abatement strategies. As I mentioned in my email, we have really noticed a difference during recent Saturday night events. Kudos! I am unfortunately helping a sick family member at the moment and have to keep this short. Lusted wanted to thank you for your good noise abatement measures and thoughtful response.  
- Nancy

Sent from my iPhone

On Aug 6, 2014, at 12:32 PM, "Turnbull, Christy"  
<[Christy.Turnbull@montgomeryparks.org](mailto:Christy.Turnbull@montgomeryparks.org)> wrote:

Dear Ms. Altman,

Thank you for your e-mail outlining your concerns. To answer your first question, I will be taking over Christine's responsibilities in the interim until the Directorate has selected a new Division Chief. I participated in the recent community meetings and am aware of the issues related to Rockwood Manor.

We have not changed any plans or the schedule that was presented to the West Montgomery County Citizens Association and the Rockwood HOA Board of Directors in May 2014. The traffic study was part of the plan we presented at these meetings. If you review the last few slides of the powerpoint presented at both meetings (available at [http://www.montgomeryparks.org/pdd/cip/documents/presentation\\_05-14-2014.pdf](http://www.montgomeryparks.org/pdd/cip/documents/presentation_05-14-2014.pdf)), you'll notice that we outlined our work for the coming months,

including the traffic study, tree survey, slope analysis and other studies. We added the acoustic study to our work in response to the public comments received at these meetings. We have a consultant wrapping up a comprehensive feasibility study that explores all potential improvements to address environmental, safety, accessibility and noise concerns present at the park, and we plan to present our findings to the community once this work is completed in order to discuss future options.

Our acoustic study is not complete yet, but the interim noise abatement steps that have been taken so far include the following: we have relocated speakers at indoor events to lessen the sound escaping to the outdoors; staff are keeping all of the doors and windows closed during an event; we have additional staff scheduled that are working throughout the events to control noise levels (customers cheering at weddings, music, roaming the grounds, buses, caterers, etc.); working with clients to have their dancing take place in the Rapidan Room; we have purchased a decibel reader for staff to take multiple readings throughout events to ensure appropriate noise levels are being within the set acceptable ranges and we are proactively contracting a Park Police officer if the event has a large number of attendees or has a potential for unacceptable behavior. You are correct that trees do nothing to buffer noise. Additional tree planting around the edges of the site would provide additional visual screening as well as improve the overall health of the surrounding forest. We are currently working to schedule a date for our acoustic engineering consultant to come back and conduct a second round of testing. As you have pointed out, the majority of noise complaints occur when there is an event with a tent and outside activities and we are trying to find a date when outside activities are scheduled.

We have begun implementing some changes in the operation of the facility over the last several months, including contracting to have a Park Police officer present for events that are scheduled past 9pm to help enforce the noise ordinance; instituting new booking hours for future events so that activities end by 10pm and clean up by 11pm; requiring that busses load and unload in the lot closest to MacArthur Boulevard; and requiring vendors to back up to the kitchen door to unload so that there is no beeping noise when they back up late at night.

We are glad that there has been some noticeable improvement recently and look forward to continuing to work with you in the future. Please feel free to contact me with any additional concerns.

Regards,  
Christy Turnbull

**From:** [Turnbull, Christy](#)  
**To:** [Nissel, John](#); [Feldman, Aaron](#); [McManus, Patricia](#)  
**Subject:** Fwd: County Representations and Promises  
**Date:** Friday, August 01, 2014 9:13:32 AM

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FYI

Christy Turnbull  
Regional Operations Manager Enterprise Division  
(301)495-2592

Begin forwarded message:

**From:** nancy altman <[user880050@aol.com](mailto:user880050@aol.com)>  
**Date:** August 1, 2014, 9:04:52 AM EDT  
**To:** Christine Brett <[Christine.Brett@montgomeryparks.org](mailto:Christine.Brett@montgomeryparks.org)>  
**Cc:** Gary Miller <[gh.millermd@gmail.com](mailto:gh.millermd@gmail.com)>, Sara Brodie Rossi <[srossi@alliedrealtycorp.com](mailto:srossi@alliedrealtycorp.com)>, "Charles J. Landy" <[charles.landy@pillsburylaw.com](mailto:charles.landy@pillsburylaw.com)>, Christy Turnbull <[Christy.Turnbull@montgomeryparks.org](mailto:Christy.Turnbull@montgomeryparks.org)>, Shelley Fisher <[Shelley.Fisher@montgomeryparks.org](mailto:Shelley.Fisher@montgomeryparks.org)>  
**Subject: County Representations and Promises**

Christine- In light of your imminent retirement, we (Woodrock HOA) would like to know who will be taking over for you. Also, thought this was a good opportunity to briefly recap the county's position on the issues generated by the proposed changes to RW Park (expansion of parking, means of egress) and those relating to the current nuisance impacting our quiet residential community caused by certain of your venues (particularly those that last way past midnight with loud music and guests).

To be clear: We feel that certain of your venues are simply too big for a quiet residential setting. Historically, these events go as late as 2:00 a.m., involve loud music, alcohol, boisterous (inebriated) guests who shout across the property, caterers' generators, idling buses and other disturbances. In light of this history of nuisance, we are opposed to the proposed plans to add a road and expand parking to an area close to residences in Woodrock as it is foreseeable that such changes will be a nuisance multiplier.

Recap:

- 1) At our meeting at Rockwood Park in early summer, the county reassured Woodrock HOA president and other representatives that your proposed changes were remote in time and not budgeted- yet, you have commissioned a road feasibility study- has the county changed its plans with regard to the timing of the notice of and hearings on the rollout of these changes to RW Park?
- 2) What Noise Abatement steps have been taken to date by the county?



You represented in an email last month that the acoustical expert commissioned by the county to measure noise at RW Park during an early Sunday evening venue would return to measure noise during a typical Saturday late night venue in July. Please recall that I just happened to find out about his visit at the time and asked him and Shelley Fisher to come to my house to measure noise. Recall also, Shelley, that he stated categorically that trees did not abate noise. Does the county still consider its offer to plant trees to be a noise abatement strategy? Did he return to measure the noise at a typical Saturday late night event in July?

3) At the time of your visit to my house one evening in June, Christine, you said the county would ensure the following: caterers would be prohibited from using generators in their trailers; bus/truck companies whose drivers violated the idling rule (creating both chemical and noise pollution) would be barred from future access to RW Park; truck back up alarms would be addressed by requiring all trucks making deliveries to turn around by circling in lieu of backing up; a security guard would be present at night venues where alcohol is served to ensure against drunk guests' shouting across the park and getting into their cars at the end of the evening. Has the county started the process of formalizing any noise abatement prohibitions at the permit application stage with modifications to the application to give applicants notice of the prohibition/future bars in the event of violations? In your contracts with parties for venues at the park? I note here that when nuisances occur at RW Park, they are in violation of existing county ordinances and policy with regard to excessive noise and conduct at a county park. Without noticing, formalizing, and enforcing noise abatement requirements, your guests' nuisances create a real-time enforcement problem for Woodrock residents. We do not want to have the "right" to call the Park Police at midnight to report excessively loud music, caterers' generators, idling busses, drunken shouting, etc., we want the quiet use and enjoyment of our homes in the wee hours of every morning.

To end on a more positive note, there has been a noticeable improvement with regard to the nuisance caused by loud music at RW Park. You have apparently relocated the music source at recent events so that the impact has been lessened to a degree that there have been no complaints from community residents during your last two Saturday night events.

Christine, again, wish you lots of happiness in your retirement. -Nancy

**From:** [Brett, Christine](#)  
**To:** [nancy.altman](#)  
**Cc:** [Fisher, Shelley](#); [Gary Miller \(Woodrock HOA\)](#); [Charles J. Landy](#); [Apretka@hotmail.com](#); [Barbara Hoover](#); [helyn39@aol.com](#); [Lynch](#); [Sara Brodie Rossi](#); [Feldman, Aaron](#); [McManus, Patricia](#)  
**Subject:** FW: Last Evening and Again, this Morning...  
**Date:** Monday, June 30, 2014 11:34:55 AM

---

Nancy,

Thank you for working with the engineer.

Below is information pertaining to the traffic study.

We are following up with them to reiterate the need to keep us informed, so that we can in turn let not only the facility staff but the neighbors know about who and why there is action at Rockwood Manor.

Christine

-----Original Message-----

**From:** Feldman, Aaron  
**Sent:** Monday, June 30, 2014 10:53 AM  
**To:** Fisher, Shelley; Brett, Christine  
**Cc:** McManus, Patricia  
**Subject:** RE: Last Evening and Again, this Morning...

Shelley -

My apologies for the lack of advance warning of the traffic study. Our consultant, Oehme van Sweden was supposed to give us 24 hours' notice before their engineering subconsultant, CPJ, was to start their traffic study along Belfast Road and MacArthur Boulevard. Apparently, they began the study without notifying us. So, yes, the traffic engineering study is something that we commissioned.

As we described to Ms. Altman and the rest of the Woodrock Board several weeks ago, we hired CPJ (through Ovs) to study a number of alternatives regarding realigning vehicular traffic into and out of Rockwood Manor, including the possibility of a loop drive that enters and exits from MacArthur Boulevard and a one-way drive that enters from MacArthur Boulevard and exits onto Belfast Road. The purpose of the traffic study in particular (and the feasibility study in general) is to determine what is physically possible (in terms of vehicle turning movements, DOT requirements, safety and good design practices). We will then extract those alternatives that are physically possible and look at them in terms of overall user experience and impacts to the community. From there we can have the discussion with the community about their preferences moving forward.

Please assure Ms. Altman that we have no intention of proceeding with any design or construction activities until we have met with the community. In order to develop informed recommendations and intelligent solutions to the safety and functional issues at Rockwood Manor, we have to complete these traffic, engineering and other studies, which means that work crews will be on site taking measurements and making observations. Let me assure you that this is for preliminary information gathering purposes only, not to confirm any preconceived notions we already have.

As far as the acoustic engineer goes, I am glad that he was on hand to take measurements last night and that we will now have some documented information. We have Gary under contract to come out one more time to take measurements, and will need to coordinate his schedule with the event schedule at Rockwood. We can have him come out during another event sometime in July, or we can have him come out during a quiet day and reproduce the noise levels using his own equipment. I will have to speak with Gary about what works best for him.

Thanks,  
Aaron

Aaron Feldman | M-NCPPC | 301.650.2887

-----Original Message-----

**From:** Fisher, Shelley  
**Sent:** Monday, June 30, 2014 10:31 AM  
**To:** Feldman, Aaron; Brett, Christine  
**Subject:** FW: Last Evening and Again, this Morning...

FYI, Aaron per our conversation.

-----Original Message-----

**From:** nancy.altman [<mailto:user880050@aol.com>]  
**Sent:** Monday, June 30, 2014 9:03 AM  
**To:** Brett, Christine  
**Cc:** Fisher, Shelley; Gary Miller (Woodrock HOA); Charles J. Landy; Apretka@hotmail.com; Barbara Hoover; helyn39@aol.com Lynch; Sara Brodie Rossi  
**Subject:** Re: Last Evening and Again, this Morning...

Hi Christine- As you've likely already heard, last evening I spent a little time with Shelly and Gary (an acoustical expert out to measure sound from different angles from the park). They were gracious enough to accept my invitation to drop by my home for the purpose of hearing the bass from the music (which always sounds like drums to me). Although you could hear the bass inside my home, last evening (a Sunday) was a particularly quiet "music" venue so it was quieter than usual. I request that you ask Gary to return at least another time to capture/measure sound at one of the typical late night venues (A Saturday) when the music and general din is most disturbing to my neighbors and me.

I mentioned to Shelly last evening that a number of neighbors had contacted me in the last week or two regarding what appeared to them to be (no technical vocabulary here) cables on Belfast and another area close-by to measure road burden. Counting cars? At least, this is what my neighbors reported to me as the likely purpose. When I asked Shelly last night whether the county had directed/contracted with or was otherwise responsible for having a road survey/study conducted- for the purpose of determining the feasibility of a new road out of Rockwood on to Belfast, she flatly denied that any studies were being done, "No, we have not done or are currently doing a road study. I would know if we were." This morning, I got a call from a neighbor about two (what appeared to be) surveyors with instruments taking measurements on Belfast. I quickly ran out with my iPhone camera and videotaped them at their work then introduced myself to Brian and Brandon, surveyors, who said they were from a private firm, CPJ and Associates, and were hired by a "client" whose identity they preferred not disclosing. I interviewed them on video. They obligingly answered other questions as to purpose etc. Christine, are you aware of surveys/studies being conducted on Belfast for the purpose of introducing an exit road from Rockwood on to Belfast? I only present the facts as they appear and would appreciate your confirming Shelly's assurance that there has been no study/survey or other work in furtherance of the road out of Rockwood on to Belfast to date. Shelley, do you stand on your statement last evening?

Woodrock neighbors are becoming increasingly concerned about what plans are being made/implemented for Rockwood/a road. As you and I have discussed, the county did not comport itself in good faith (regulatory compliance, etc.) several years ago, "the Pitcher Affair," which has (unfortunately) eroded our trust in our local government. We look forward to your response/s regarding the road study/survey/ or other contracts entered into by the county for purposes of building a road from Rockwood onto Belfast, your knowledge of CPJ & Associates.

Best Regards,

Nancy Altman

**From:** [Brett, Christine](#)  
**To:** [McManus, Patricia](#); [Feldman, Aaron](#)  
**Cc:** [Fisher, Shelley](#)  
**Subject:** FW: Rockwood Manor, Sunday, June 29th  
**Date:** Monday, June 30, 2014 10:36:49 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
**Importance:** High

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FYI

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**From:** Fisher, Shelley  
**Sent:** Sunday, June 29, 2014 10:13 PM  
**To:** Turnbull, Christy; Brett, Christine  
**Cc:** Tomasello, Gino  
**Subject:** Rockwood Manor, Sunday, June 29th  
**Importance:** High

Gay Ehrlich came by to measure the sound levels with his equipment on Sunday, June 29<sup>th</sup>, at approx. 7:15pm. He left at about 9:15pm. While here, he measured the sound levels before the dancing began and continued to measure levels after the dance music had begun. He went to several points on the property (near Nancy's house and near the cabins included).

**At 8:32 pm I received a phone call from Nancy Altman complaining that she was hearing a continual thumping like bass sound from the music being played for the reception. Gary and I went over to her house and he measured the sound from inside her house as well as on the hill in front of her driveway. Later he told me that his professional equipment measured it under 50 decibels. Nancy also told him that she and the neighbors were disturbed by the sounds of things being thrown in the dumpster, generators (?), the trash truck coming in the mornings, and people speaking loudly outdoors. She did, however, commend us on the past couple of weekends on keeping the "noise" down.**

Gary and I began a discussion about possible solutions that will continue as he is coming back out several times. The music ended at 9:30pm.

Shelley Fisher

Park Event Centers Reservation Office  
11001 MacArthur Boulevard  
Potomac, MD 20854  
Office: 301.563-7510 Fax: 301.299.5386

[ROCKWOODMANOR](#)

[SENECALODGE](#)



**From:** [ginnybarnes@juno.com](mailto:ginnybarnes@juno.com)  
**To:** [McManus, Patricia](#)  
**Subject:** Rockwood Park  
**Date:** Monday, June 23, 2014 1:19:46 PM

---

Hi Patricia -

2 things:

1) Is there anything new to report on Rockwood Park?

Do you know if noise issues have been resolved? Can you give me contact info for staff involved with resolving them?

2) You may recall I asked you to send me the names and contact info for the staff that attended our May 14 meeting. You did so and then my email server dumped a collection of emails including that one. I said I'd remind you to resend and am just circling round to doing so.....

I have a WMCCA Board meeting tonight and would like to report anything relevant since the May meeting. One of our Board members lives in nearby Woodrock Community and is quite concerned.

thanks and regards.....ginny

Ginny Barnes, President  
**West Montgomery County Citizens Association**  
Potomac, Md. 20854  
(301) 762-6423  
[www.wmcca.org](http://www.wmcca.org)

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**Do THIS before eating carbs (every time)**

1 EASY tip to increase fat-burning, lower blood sugar & decrease fat storage  
[info.fixyourbloodsugar.com](http://info.fixyourbloodsugar.com)

**From:** [McManus, Patricia](#)  
**To:** [ginnybarnes@juno.com](mailto:ginnybarnes@juno.com)  
**Subject:** RE: WMCCA meeting last night  
**Date:** Tuesday, June 24, 2014 12:48:00 PM

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Hi Ginny,

I understand you received an update from Christy Turnbull yesterday. Staff contact information is attached below. Since May 14, we met with the Woodrock HOA Board of Directors (May 20) and have been working to try to address operational issues in the short term. Christine Brett has been out to the site and to Nancy Altman's home several times late at night during events to listen to the noise. Christine is making immediate efforts to try to address concerns, including reconfiguring the locations of speakers during events, ensuring that on-site event staff are closely monitoring the noise levels, and working with the bus companies to address idling for events. We've also recently hired an acoustic engineer to prepare a study to provide short and long-term recommendations for the property. And our park manager has submitted a work request to our survey crew to determine who owns the fence that we were asked to remove, so we are looking into that issue.

This is just a start, but we continue to receive complaints. We hope to have better information and recommendations upon completion of the acoustic study later this summer.

Best wishes,

Tricia

[http://www.montgomeryparks.org/pdd/cip/rockwood\\_manor\\_special\\_park.shtm](http://www.montgomeryparks.org/pdd/cip/rockwood_manor_special_park.shtm)

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**From:** McManus, Patricia  
**Sent:** Friday, May 16, 2014 12:57 PM  
**To:** 'ginnybarnes@juno.com'  
**Subject:** RE: WMCCA meeting last night

Hi Ginny,

Thank you again for including us on your agenda – we did receive a lot of good feedback. We're in the process of compiling our notes from the meeting and creating a webpage for the project. We will post the PowerPoint presentation, our notes from the meeting, and provide additional information on the website as we move forward. As soon as we have the page set up, I'll forward the link to you. I didn't notice a sign-in sheet - but if you did have one, I'd appreciate receiving a copy so we have a record of who attended the meeting and can send the link to attendees.

Here's a list of park staff who attended the meeting, their titles and e-mail addresses:

Christine Brett	Chief, Enterprise Division; <a href="mailto:Christine.Brett@montgomeryparks.org">Christine.Brett@montgomeryparks.org</a>
Colter Burkes	Urban Forester, Horticulture, Forestry & Environmental Education Division; <a href="mailto:Colter.Burkes@montgomeryparks.org">Colter.Burkes@montgomeryparks.org</a>
Ching-Fang Chen	Landscape Architect, Park Development Division; <a href="mailto:ching-fang.chen@montgomeryparks.org">ching-fang.chen@montgomeryparks.org</a>
Jai Cole	Natural Resources Manager, Park Planning & Stewardship Division;

Aaron Feldman [jai.cole@montgomeryparks.org](mailto:jai.cole@montgomeryparks.org)  
Project Manager/Landscape Architect, Park  
Development Division;  
[aaron.feldman@montgomeryparks.org](mailto:aaron.feldman@montgomeryparks.org)  
Shelley Fisher Facility Manager, Rockwood Manor;  
[Shelley.Fisher@montgomeryparks.org](mailto:Shelley.Fisher@montgomeryparks.org)  
Mitra Pedoeem Chief, Park Development Division;  
[Mitra.Pedoeem@montgomeryparks.org](mailto:Mitra.Pedoeem@montgomeryparks.org)  
Patricia McManus Design Section Supervisor, Park Development  
Division; [patricia.mcmanus@montgomeryparks.org](mailto:patricia.mcmanus@montgomeryparks.org)  
Christy Turnbull Regional Operations Manager, Enterprise  
Division; [Christy.Turnbull@montgomeryparks.org](mailto:Christy.Turnbull@montgomeryparks.org)

Christine mentioned that she's planning to meet with Nancy Altman over the weekend to follow up on the noise issue. We're also meeting with the Woodrock Homeowners Association Board of Directors next week to continue the conversation.

Thanks again,

Tricia

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**From:** [ginnybarnes@juno.com](mailto:ginnybarnes@juno.com) [<mailto:ginnybarnes@juno.com>]  
**Sent:** Thursday, May 15, 2014 12:58 PM  
**To:** McManus, Patricia  
**Subject:** WMCCA meeting last night

Hi Patricia -

Thanks so much for attending and bringing so many relevant staff with you. Thanks too for your patience with the time delay. It is always difficult to stop politicians when they get started and ours are particularly enthusiastic about their work in the legislature. We appreciate it.

I was hoping you'd send email of those staff who came so I will have them should I be contacted by residents. I'd also like to thank them personally for coming.

I hope you heard some good feedback and that it proves useful as you proceed to evaluate the needs of Rockwood Manor.

regards.....ginny

Ginny Barnes, President  
**West Montgomery County Citizens Association**  
Potomac, Md. 20854  
(301) 762-6423  
[www.wmcca.org](http://www.wmcca.org)

**From:** [Turnbull, Christy](#)  
**To:** [Feldman, Aaron](#)  
**Cc:** [McManus, Patricia](#)  
**Subject:** RE: Rockwood manor  
**Date:** Monday, June 23, 2014 5:22:13 PM

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She is having a board meeting tonight and just called wanting to know the latest updates- I told her that we just hired an acoutiscal consulting firm to work on a plan for noise mitigation measures. Hope that is okay

---

**From:** Feldman, Aaron  
**Sent:** Monday, June 23, 2014 5:21 PM  
**To:** Turnbull, Christy  
**Cc:** McManus, Patricia  
**Subject:** RE: Rockwood manor

We do: [http://montgomeryparks.org/pdd/cip/rockwood\\_manor\\_special\\_park.shtm](http://montgomeryparks.org/pdd/cip/rockwood_manor_special_park.shtm)

At this point, there isn't much on it beyond what she saw at the WMCCA meeting (mostly because we haven't done a whole lot), but it does provide a good bit of background for those unable to attend the meeting. I sent this link to Gary Miller (president of Woodrock HOA) previously, so that group should have access.

Aaron

Aaron Feldman | M-NCPPC | 301.650.2887

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**From:** Turnbull, Christy  
**Sent:** Monday, June 23, 2014 5:07 PM  
**To:** Feldman, Aaron  
**Cc:** McManus, Patricia  
**Subject:** Rockwood manor

Do you have a website set up for updated information on the Rockwood Manor project that Ginny Barnes could visit?

Christy Turnbull  
Regional Operations Manager  
Montgomery County Parks, Enterprise Division  
(301) 495-2592

**From:** [Gary Miller](#)  
**To:** [Feldman, Aaron](#)  
**Subject:** RE: Rockwood Manor Website  
**Date:** Thursday, June 12, 2014 8:54:04 PM

---

Thank you

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**From:** Feldman, Aaron [mailto:[aaron.feldman@montgomeryparks.org](mailto:aaron.feldman@montgomeryparks.org)]  
**Sent:** Thursday, June 12, 2014 10:48 AM  
**To:** [gh.millermd@gmail.com](mailto:gh.millermd@gmail.com)  
**Subject:** Rockwood Manor Website

Gary –

Just wanted to send you a quick note to let you know that we have created a webpage for the Rockwood Manor feasibility study:

[http://montgomeryparks.org/pdd/cip/rockwood\\_manor\\_special\\_park.shtm](http://montgomeryparks.org/pdd/cip/rockwood_manor_special_park.shtm)

We plan to use this page as the repository for past presentations, meeting notes, plans for public comment and project schedules. Right now there isn't a whole lot of information on the page because of how early we still are in the design process, but we do have a pretty good record of everything we have done thus far.

In the coming weeks I plan to have an acoustic engineer come out to the site to take some noise measurements and make some recommendations regarding sound attenuation at the site. Additionally, I am working to get our design consultant started on looking at all of the possibilities for site improvements throughout the park. Right now, we are awaiting executed contracts from our procurement office for both efforts.

Please don't hesitate to give me a call if you have any questions regarding the feasibility study. I will be sure to keep you in the loop as we continue our planning efforts.

Thanks,  
Aaron

**Aaron Feldman**

Landscape Architect | Park Development | Montgomery County Parks  
Maryland-National Capital Park and Planning Commission  
9500 Brunett Avenue | Silver Spring | Maryland | 20901  
telephone 301.650.2887 | fax 301.585.1921  
[www.montgomeryparks.org](http://www.montgomeryparks.org)



**From:** [Brett, Christine](#)  
**To:** [Nissel, John](#); [Turnbull, Christy](#); [Tomasello, Gino](#); [Fisher, Shelley](#)  
**Cc:** [Feldman, Aaron](#); [McManus, Patricia](#); [Chen, Ching-Fang](#)  
**Subject:** FW: Nancy Altman Reporting on Last Night's Venue at Rockwood  
**Date:** Friday, June 06, 2014 7:55:17 AM

---

All,

Per Nancy's note.

Ultimately, we want to work together to solve the noise problem.

Gino, this weekend's goal is to avoid the initial loud noise when the D.J is trying to get this party started.

Have him do test early and check on the base. The key is not to adjust after the community can hear the noise, but to make sure they never hear the noise.

Thanks,

Christine

-----Original Message-----

From: nancy altman [<mailto:user880050@aol.com>]  
Sent: Friday, June 06, 2014 7:46 AM  
To: Brett, Christine  
Cc: Fisher, Shelley; Gary Miller (Woodrock HOA); Sara Brodie Rossi; Charles J. Landy; Barbara Hoover  
Subject: Re: Nancy Altman Reporting on Last Night's Venue at Rockwood

Christine- I appreciate your coming out last night to listen to the sounds of silence characteristic of Woodrock. As was no doubt apparent last night, I am truly a morning person and was having a hard time focusing coherently (after 10 pm!) on the details of the steps you described that have been or could be taken to mitigate the noise (nuisances) at Rockwood currently disturbing Woodrock's peace and quiet on the weekends. You brought with you a list of ideas/steps/actions that you believe once undertaken will reduce/eliminate the disturbances, including, but not limited to: bus idling/back-up alarm noise; loud music; loud toasts/cheers made by your guests between 10pm and 11pm on the patio; and, the excessively loud noise made by your guests transitioning from patio into the Manor house after 10 pm. A particularly bad problem involves the noise (yelling) made by guests who appear to be roving about the RW property after 11 pm and after midnight who carry on loud conversations with one another with the occasional guest/s who yell at the top of their lungs or, as happened last week, yell obscenities at one another in the parking lot directly across from our homes. As I indicated last night, I believe these incidents are alcohol fueled. You mentioned that a security guard present at these late night parties might be the most effective strategy for ensuring that all MC laws and ordinances are maintained during these venues. As I indicated to you last night, we are interested in abating these nuisances, NOT being disturbed every weekend and having to take real-time enforcement actions to abate the disturbance such as calling the Park Police.

We are having a meeting on Monday at which time I will report to the board that we met and that I believe you are in good faith working on ways to address our concerns. As I said as you were leaving last night, I would be very happy to sit down with you when I am at my best (between 6 a.m. to 4 p.m.) to go over your list with you and give you feedback. Or, perhaps, another meeting at Rockwood with the principals, our board president, would be the appropriate venue for you to describe these steps in greater detail. I will discuss the idea of scheduling a meeting with our board president on Monday and get back to you. I think we are on the same page: the nuisances currently maintained at RW on the weekends (in particular, Saturday nights) MUST BE ABATED. WR wants to be a good neighbor and will work with the county while it implements changes to abate the nuisance in good faith. I do believe that notwithstanding your good faith efforts to address the problems of nuisance at Rockwood, that

some venues are simply just too big for our park within a quiet residential area. Thanks, Christine. -  
Nancy

On Jun 5, 2014, at 9:17 PM, "Brett, Christine" <Christine.Brett@montgomeryparks.org> wrote:

> Yup

>

> -----Original Message-----

> From: nancy altman [<mailto:user880050@aol.com>]

> Sent: Thursday, June 05, 2014 9:15 PM

> To: Brett, Christine

> Subject: Re: Nancy Altman Reporting on Last Night's Venue at Rockwood

>

> I'd almost forgotten. Great. See you soon.

> On Jun 5, 2014, at 9:13 PM, "Brett, Christine" <Christine.Brett@montgomeryparks.org> wrote:h

>

>> Nancy,

>>

>> I am on my way. I am leaving Silver Spring now.

>>

>>

>>

>> -----Original Message-----

>> From: nancy altman [<mailto:user880050@aol.com>]

>> Sent: Wednesday, May 28, 2014 5:44 PM

>> To: Brett, Christine

>> Cc: Gary Miller (Woodrock HOA); Fisher, Shelley; Charles J. Landy; Barbara Hoover

>> Subject: Re: Nancy Altman Reporting on Last Night's Venue at Rockwood

>>

>> I really think you need to experience Woodrock at 10 pm several times during the week and even a weekend night when there isn't an event at RW (doesn't have to be in the same week). Why don't you just plan to come out at 10 pm next Thursday?

>> On May 28, 2014, at 5:37 PM, "Brett, Christine" <Christine.Brett@montgomeryparks.org> wrote:

>>

>>> Or, I can come now as well since it does not seem to be raining.

>>>

>>> -----Original Message-----

>>> From: nancy altman [<mailto:user880050@aol.com>]

>>> Sent: Wednesday, May 28, 2014 5:37 PM

>>> To: Brett, Christine

>>> Cc: Fisher, Shelley; Charles J. Landy; Barbara Hoover; Gary Miller (Woodrock HOA)

>>> Subject: Re: Nancy Altman Reporting on Last Night's Venue at Rockwood

>>>

>>> Ok. thanks for letting me know, Christine. See you next Thursday. -Nancy

>>> On May 28, 2014, at 5:31 PM, "Brett, Christine" <Christine.Brett@montgomeryparks.org> wrote:

>>>

>>>> Nancy,

>>>>

>>>> Currently, I am planning on coming next week. Let's hope for no rain.

>>>>

>>>> -----Original Message-----

>>>> From: Brett, Christine

>>>> Sent: Wednesday, May 28, 2014 4:01 PM

>>>> To: 'nancy altman'

>>>> Cc: Fisher, Shelley; Charles J. Landy; Barbara Hoover; Gary Miller (Woodrock HOA); Turnbull, Christy

>>>> Subject: RE: Nancy Altman Reporting on Last Night's Venue at Rockwood

>>>>

>>>> Nancy,

>>>>

>>>> The rain date can be next Thursday, June 5, 2014. I have meetings the first 3 nights of next

week.

>>>>

>>>> Christine

>>>>

>>>> -----Original Message-----

>>>> From: nancy altman [<mailto:user880050@aol.com>]

>>>> Sent: Wednesday, May 28, 2014 11:05 AM

>>>> To: Brett, Christine

>>>> Cc: Fisher, Shelley; Charles J. Landy; Barbara Hoover; Gary Miller (Woodrock HOA)

>>>> Subject: Re: Nancy Altman Reporting on Last Night's Venue at Rockwood

>>>>

>>>> Christine- I appreciate your effort, but don't want it to be wasted. Heavy rain/thunderstorms are forecast for all this afternoon through the entire night. Why don't we have a rain date if it is raining at 6 pm.? Just don't want you to make a trip on an evening when the prevailing sounds will be that of rain and thunder. Please let us know alternate times you are available during the week to visit our neighborhood. Thanks!

>>>> On May 28, 2014, at 10:30 AM, "Brett, Christine" <Christine.Brett@montgomeryparks.org> wrote:

>>>>

>>>>> Nancy,

>>>>>

>>>>> Is 6pm a convenient time for me to come by this evening.

>>>>>

>>>>> I plan drive through around 10pm.

>>>>>

>>>>> Christine

>>>>>

>>>>> -----Original Message-----

>>>>> From: Nancy [<mailto:user880050@aol.com>]

>>>>> Sent: Tuesday, May 27, 2014 1:00 PM

>>>>> To: Brett, Christine

>>>>> Cc: Gary Miller (Woodrock HOA); Barbara Hoover; Charles J. Landy; Nissel, John; Turnbull, Christy; Tomasello, Gino; Fisher, Shelley

>>>>> Subject: Re: Nancy Altman Reporting on Last Night's Venue at Rockwood

>>>>>

>>>>> Thank you, Christine. I look forward to seeing you tomorrow evening and beyond. Pls give me a heads up about ETA (will have refreshments just in case!).

>>>>>

>>>>> Sent from my iPhone

>>>>>

>>>>> On May 27, 2014, at 12:31 PM, "Brett, Christine" <Christine.Brett@montgomeryparks.org> wrote:

>>>>>

>>>>>> Hello Nancy and All,

>>>>>>

>>>>>> Thank you for your report on the good, the bad and the very ugly from this weekend's event.

>>>>>> I am very sorry that after our meetings, we were not able to keep the community from being disturbed by the guests at Rockwood Manor.

>>>>>>

>>>>>> We are still changing internal controls to address the music and after hours noise issues.

>>>>>>

>>>>>> As well as working with bus companies the idling problem

>>>>>>

>>>>>> I will visit your neighborhood this week. Probably, Wed. & Sat. I will not trouble you for water or even a cookie as Wed. will be early and late and Sat. I do not have an ETA yet.

>>>>>>

>>>>>> Christine

>>>>>>

>>>>>> -----Original Message-----

>>>>>> From: nancy altman [<mailto:user880050@aol.com>]

>>>>> Sent: Sunday, May 25, 2014 10:09 AM  
>>>>> To: Brett, Christine  
>>>>> Cc: Gary Miller (Woodrock HOA); Barbara Hoover; Charles J. Landy  
>>>>> Subject: Re: Nancy Altman Reporting on Last Night's Venue at Rockwood

>>>>>  
>>>>> Christine:

>>>>>  
>>>>> In the spirit of our agreement to work with you (the county) on abating the noise at Rockwood, my neighbors and I did not call the Park Police during last night's venue, choosing instead to report the disturbances last night to you this morning. One neighbor and I captured several of the loud disturbances on videotape, the worst occurring around 12:30 a.m.

>>>>>  
>>>>> First, I must tell you that though we could hear the music loud and clear standing at our front doors, I, for one, did not hear the usual bass in my bedroom, which allowed me to sleep, but not without being awakened several times between 11 pm and 12:30 a.m. by your guests shouting loudly in the rear of the manor house and in the parking lot across the street from our homes. You have clearly changed the location/position of the speakers and it has made a difference in terms of the bass and hearing the music while inside our homes. The music remains loud and obnoxious when outside our homes, standing at our front doors. Last night, on numerous occasions, guests could be heard yelling loudly back and forth to one another and, at one point, one exchange became hostile with one guest calling the other a "SH\*THOLE!" at 12:30a.m. Fortunately, I caught this on videotape as I had been awakened earlier by the yelling and got downstairs in time. My neighbor caught other incidences of loud noises coming from your guests after midnight.

>>>>>  
>>>>> I do not believe that acoustical adjustments can ameliorate inappropriate and disturbing noise made by guests whose judgment has been impaired by alcohol. Since this last disturbance was made shortly before your "closing time," we can assume that these obnoxious, alcohol-impaired people got behind the wheels of their cars to head out on our roads, jeopardizing theirs and innocents' lives.

>>>>>  
>>>>> I'm beginning to feel a bit like the responsible parent next-door to a house where irresponsible parents go out of town every weekend leaving their adolescent kids at home to hold large parties where they are aware copious amounts of alcohol is consumed. At last week's meeting, we agreed to work with you in good faith. We still believe that many venues are simply too big for a park surrounded by a quiet residential area and that the only solution here is for the county to exercise better judgment about the venues granted permits. As we mentioned, the county is subject to its own ordinances, regulations and policies regarding noise and disturbing the peace.

>>>>>  
>>>>> You agreed to come to Woodrock during the week to assess the noise level (peace) that drew many of us Woodrock in the first place. I invite you to come out this next week for at least two evenings (water included! even a cookie or two), for the purpose of experiencing our quiet and establishing a baseline for your assessment of what venues are likely to violate existing ordinances or are simply unfitting for Rockwood Manor in terms of size, demographics, hours, etc.

>>>>>  
>>>>>  
Altman

-Nancy

>>>>>  
>>>>  
>>>  
>>  
>

**From:** [Brett, Christine](#)  
**To:** [Barbara Hoover](#); [McManus, Patricia](#); [Aron.Feldman@MontgomeryParks.org](mailto:Aron.Feldman@MontgomeryParks.org); [Chen, Ching-Fang](#); [Fisher, Shelley](#); [Tomasello, Gino](#); [Turnbull, Christy](#); [Nissel, John](#)  
**Cc:** [Ginny Barnes](#); [Nancy Altman](#); [Gary Miller \(Woodrock HOA\)](#); [gainorc@comcast.net](mailto:gainorc@comcast.net)  
**Subject:** RE: Thank you. Good morning. Bus Noise in Rockwood  
**Date:** Friday, May 23, 2014 8:17:12 AM

---

Barbara,

Thank you for this notification. It is very helpful to have your concerns sent in a very timely manner.

I will address this situation with the staff at Rockwood.

Thank-you,

Christine Brett

---

**From:** Barbara Hoover [mailto:hooverb@msn.com]  
**Sent:** Friday, May 23, 2014 8:02 AM  
**To:** Brett, Christine; McManus, Patricia; Aron.Feldman@MontgomeryParks.org; Chen, Ching-Fang  
**Cc:** Ginny Barnes; Nancy Altman; Gary Miller (Woodrock HOA); gainorc@comcast.net  
**Subject:** Thank you. Good morning. Bus Noise in Rockwood  
**Importance:** High

Patricia, Christine et al:

First, I would like to thank Montgomery Parks for attending the recent WMCCA meeting to address issues at Rockwood Manor Park. I was heartened by the commitment of your staff to work with the neighbors to identify solutions to problems such as noise, traffic and loud activities in the Park. I am sorry I was unable to attend the additional meeting at Rockwood this Tuesday, but my work commitments prevented my attendance.

As you may recall, I was one of the neighbors who mentioned the problem of buses idling at Rockwood late at night and early in the morning. Well, this morning a bus started idling at 6:00 AM (the driver says 6:30, but I differ). I finally could not stand it, so I walked over to find the bus in the middle of the large, upper parking lot, with all doors and cargo doors open, idling away with the driver sleeping on a seat in the bus. When I mentioned that his bus was about 350 feet from my open bedroom window and the noise and smell were terrible - he laughed at me. When I mentioned that there were anti-idling laws in Montgomery County, he again laughed at me. I will perhaps attribute his laughing to being woken up by an upset woman who had not yet had any coffee. He was 'pre-airing' his bus for an 8:00 AM departure of his "trip", i.e. folks staying at Rockwood.

However, this brings to light several on-going issues about buses in your park:

1. Rockwood Park has an agreement with Woodrock to adhere to our noise rules in our "Rules and Regulations". Generally this means that noise shall be restricted during the

hours of 9:00 p.m. to 7:00 a.m. on weekdays and 9:00 p.m. to 9:00 a.m. on Saturday, Sunday and national holidays.

2. The bus driver told me that it is his policy to "air out" the bus for about an hour before loading people. This means that on a lovely morning like this, his A/C is running full out and all doors and cargo doors are open...spewing toxic and noxious deisel fumes in the Park and in the direction of my house and my neighbors houses.
3. There is an anti-idling law in Maryland, and notice of this should be part of contracts signed with your customers. Additionally, a small sign in the parking area notifying drivers of this ordinance might educate them. Of all the times I have called the police, or walked over to talk to the drivers, all seem ignorant of this law. In Maryland, Maryland Transportation Code §22-402(c)(3) limits idling to **5 minutes**.

When you set upon a course of action regarding the problem with buses idling, please imagine for a moment that you have put you life savings into a beautiful house that sits between a County Park and a National Park because you love nature, trees and quiet so much. This is one of the most glorious mornings of the year: the first day of a long holiday weekend. Woken up by a deisel bus idling and deisel smells too early. So now, instead of walking outside before I begin my work, I am writing to you. I am so up set that I cannot sleep with my windows open in such lovely weather. This is a common occurance, and the fact that your staff does not know about it, does not mean it is not happening.

Take care,  
Barbara Hoover  
7841 Whiterim Ter  
Potomac, MD 20854  
301-299-3231  
[hooverb@msn.com](mailto:hooverb@msn.com)

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- Global warming, increasing obesity rates and traffic congestion... if only there was a common solution.

*Health costs related to physical inactivity run \$76 billion per year and the cost of poor air quality between \$44 and \$64 billion per year. Making streets safer for bikes benefits all of us. SRTS*

From: [Bradford, Mary](#)  
To: [Edelman, Nancy](#)  
Subject: Fwd: Neighbors in Woodrock Disturbed By Loud Music at Rockwood this Weekend  
Date: Monday, May 19, 2014 9:18:55 AM

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More...

Begin forwarded message:

**From:** "Brett, Christine" <[Christine.Brett@montgomeryparks.org](mailto:Christine.Brett@montgomeryparks.org)>  
**Date:** May 18, 2014 10:17:32 PM EDT  
**To:** "Nissel, John" <[John.Nissel@montgomeryparks.org](mailto:John.Nissel@montgomeryparks.org)>  
**Cc:** "Bradford, Mary" <[mary.bradford@montgomeryparks.org](mailto:mary.bradford@montgomeryparks.org)>  
**Subject:** RE: Neighbors in Woodrock Disturbed By Loud Music at Rockwood this Weekend

It went fine. I was with Ms. Altman till about 10:30pm. I think we need to keep current operations separate from the plans. Deal with what the community currently needs in regards to some noise control as well as some other suggestions from the community meeting on Wed. night and we may be on a good path. Tuesday meeting at Rockwood needs to be able to move forward on both fronts.

-----Original Message-----

From: Nissel, John  
Sent: Sunday, May 18, 2014 3:09 PM  
To: Brett, Christine  
Cc: Bradford, Mary  
Subject: Re: Neighbors in Woodrock Disturbed By Loud Music at Rockwood this Weekend

Christine,  
How did it go last night.

John Nissel  
Deputy Director of Operations  
MNCPPC Montgomery Parks  
301-670-8009

On May 17, 2014, at 2:31 PM, "Brett, Christine" <[Christine.Brett@montgomeryparks.org](mailto:Christine.Brett@montgomeryparks.org)> wrote:

I will be meeting with Nancy this evening.

Internally, we are also looking at some changes to event times and music location.

Christine

-----Original Message-----

From: nancy altman [<mailto:user880050@aol.com>]  
Sent: Saturday, May 17, 2014 10:06 AM  
To: Brett, Christine  
Subject: Re: Neighbors in Woodrock Disturbed By Loud Music at Rockwood this Weekend

I've arranged to be available to meet with you this evening at 9 pm. I believe the best approach to assessing the noise problem created by some of your venues would involve your coming out a couple times during the week to see how incredibly quiet our little residential area is. and returning on the evenings when a wedding or larger event is scheduled. This would afford you the best opportunity to assess whether, as we believe, some of your venues are simply too big for the park in our midst. We made this point emphatically at the time of our opposition to Sonny Pitcher's lease. I don't know whether tonight's event will be as big as last week's Saturday event- plus, the temperature is forecast in the 50s- so whether people will venture outside as much, allowing excessively loud music to escape into our neighborhood. I appreciate your making this effort- I am hopeful that we can resolve the noise issue without it becoming an adversarial issue. -Nancy

On May 16, 2014, at 5:10 PM, "Brett, Christine" <[Christine.Brett@montgomeryparks.org](mailto:Christine.Brett@montgomeryparks.org)> wrote:

Yes,

-----Original Message-----

From: nancy altman [<mailto:user880050@aol.com>]  
Sent: Friday, May 16, 2014 5:10 PM  
To: Brett, Christine  
Subject: Re: Neighbors in Woodrock Disturbed By Loud Music at Rockwood this Weekend

Christine- hello. you mean tomorrow evening, right?

On May 16, 2014, at 5:05 PM, "Brett, Christine" <[Christine.Brett@montgomeryparks.org](mailto:Christine.Brett@montgomeryparks.org)> wrote:

Nancy,

I will give you a call when I am heading to Rockwood Manor. I am guessing it will be around 9pm.

Christine.

-----Original Message-----

From: Nancy [mailto:user880050@aol.com]

Sent: Monday, May 12, 2014 2:42 PM

To: Brett, Christine

Subject: Re: Neighbors in Woodrock Disturbed By Loud Music at Rockwood this Weekend

Thank you, Christine.

Sent from my iPhone

On May 12, 2014, at 2:07 PM, "Brett, Christine" <[Christine.Brett@montgomeryparks.org](mailto:Christine.Brett@montgomeryparks.org)> wrote:

Nancy,

Thank you for letting me know about the noise at Rockwood this past weekend. I will review the police reports as well as talk to staff about these situations.

Christine

-----Original Message-----

From: nancy altman [mailto:user880050@aol.com]

Sent: Monday, May 12, 2014 10:07 AM

To: Brett, Christine

Subject: Re: Neighbors in Woodrock Disturbed By Loud Music at Rockwood this Weekend

Christine- As you may already be aware, a number of neighbors reported being disturbed by the loud music at Rockwood this weekend. It is NOT contained inside the structure and becomes a nuisance to people trying to sleep after 10 pm. The loud music late into the night two nights in a row is completely unacceptable.

Nancy Altman, Woodrock



**From:** [Brett, Christine](#)  
**To:** [nancy altman](#)  
**Cc:** [Gary Miller](#); [Barbara Hoover](#); [Fisher, Shelley](#); [McManus, Patricia](#)  
**Subject:** RE: Meeting on the 20th? Rockwood Manor  
**Date:** Thursday, May 01, 2014 5:31:46 PM

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Hello All,

I have booked Rockwood Manor for Tuesday, May 12, at 4:00pm for Parks staff to meet with the Woodrock HOA board to discuss the possible renovations at Rockwood Manor.

Parks is finalizing who should be in attendance. I should be able to give you a list of attendees by May 9, 2014.

Also, we are working with Ginny Barnes to attend the West Montgomery County Citizens Association meeting on Wed. May 14, 2014.

I am glad you had the opportunity to meet Shelley and discuss the events at the manor.

I look forward to seeing you on May 20, 2014.

Christine

BTW, I will be out of town until May 6, 2014.

-----Original Message-----

From: nancy altman [<mailto:user880050@aol.com>]  
Sent: Thursday, May 01, 2014 11:04 AM  
To: Brett, Christine  
Cc: Gary Miller; Barbara Hoover  
Subject: Re: Meeting on the 20th?

Hi Christine-

I just bumped into (is her name Shelly?) at Rockwood a few minutes ago and she mentioned that the meeting requested by the Woodrock HOA was already scheduled for the 20th of May? Just wanted to confirm that this is the case.

You indicated during our conversation a few days ago on the 28th that others from your office/involved in the preliminary plans would be attending. Wondering if you could let us know who you anticipate will be there. Thanks, Christine. -Nancy

**From:** [McManus, Patricia](#)  
**To:** [ginnybarnes@juno.com](mailto:ginnybarnes@juno.com)  
**Cc:** [Feldman, Aaron](#)  
**Subject:** WMCCA Meeting - Rockwood  
**Date:** Thursday, May 08, 2014 5:56:03 PM  
**Attachments:** [Meeting Outline 5.14.2014.pdf](#)

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Hello Ginny,

I just wanted to touch base with you for next week. I don't have final confirmation yet from all staff members who will be attending, but we're planning on bringing staff who would be able to address most of the questions that might arise regarding the facility, environmental issues and the design process. We're planning on giving a 15-20 minute (max.) PowerPoint presentation and using the remaining time for questions and discussion. I've attached a draft outline of our presentation for your information. Aaron and I are out of the office tomorrow, but we'll be fleshing out and refining the presentation on Monday. If you have any questions or concerns, please let us know and we'll touch base with you early next week. We're assuming that we will bring all the necessary equipment, and we will set up before the meeting starts at 7:15.

Thanks,  
Tricia

**Patricia McManus**, RLA, ASLA

Design Section Supervisor  
Park Development Division

The Maryland-National Capital Park & Planning Commission  
Montgomery County Department of Parks  
9500 Brunett Avenue, Silver Spring, MD 20901  
Phone: 301-495-3580 / Fax: 301-585-1921  
[patricia.mcmanus@MontgomeryParks.org](mailto:patricia.mcmanus@MontgomeryParks.org)