From: Jean Richards <davidhrichards@msn.com>
To: Richard Tennenbaum <richtenn@me.com>, steve heitzner <steve.heitzner@universityparkrd.com>
Date: 10/13/2026 4:13 PM EDT
Subject: Fw: September 14 Chair Council Minutes

Richard/Steve,

I received this email from Dave Owens, who is a somewhat new neighbor in Wilton Crescent. Can you provide some guidance to the text below in red. I

thought I'd just forward to both of you instead of the whole Chair Council.

Thank you.

Jean Richards

From: dave owens <rideforever@protonmail.com>
Sent: Tuesday, October 13, 2026 1:38 PM
To: Jean Richards <davidhrichards@msn.com>
Subject: Re: September 14 Chair Council Minutes

Jean — I just read the September Chair Council minutes. Yikes, this is starting to read like an episode of ***Peyton Place***. I moved here to retire, not to replace the dysfunctional city/county politics I thought I'd left behind in Maryland!

Seriously, I find the conflict between UPCAI and the RD quite disturbing, particularly the Fetsick severance issue and the apparent involvement of lawyers on both sides. I understood he had resigned of his own accord, which makes "severance" payment of any kind hard to understand. There is apparently much more to that story...

I don't particularly care whether UPCAI or the RD is "right." What bothers me is that we homeowners ultimately fund both organizations. If they're spending our money hiring lawyers to fight each other, we're effectively paying both sides of the argument—or, put another way, **paying to sue ourselves**.

Richard Tennenbaum specifically said he, as Chair Council, supports the Mutual Cooperation Agreement and wants UPCAI/UPRD working together. Great. I'd like to see the Chair Council push both boards for some basic transparency:

- **How much has each side spent on legal fees related to this dispute?**
- **What exactly remains unresolved?**
- **And what process are they using to resolve it without continuing to run up legal bills?**

As our neighborhood Chair, would you be willing to pass that concern along to Richard and the Chair Council? Or is there another vector you'd suggest I use to share my concerns?

Since you were at the September meeting, I'd also be interested in your take on what is actually going on. The minutes leave the distinct impression there's considerably more to this story than made it onto those five pages.

Thanks for being our Chair!!

Dave Owens

On Oct 13, 2026, at 11:01 AM, Jean Richards <davidhrichards@msn.com> wrote:

Attached please find the Chair Council minutes from September 14.

Also note that starting in October new violations will be going out if your property is not up to standards.

Jean