

Re: Urgent Action Required – Unsafe Conditions at 7973 Riggs Road (Marylander Condominiums)

From Griffith, Shanika L. <SLGriffith@co.pg.md.us>

Date Fri 10/10/2025 2:30 PM

To Phil Dawit <PhilDawit@quasarrealestate.com>; Coates, Danielle N. <DNCoates2@co.pg.md.us>

Cc Kenneth Brown <kenbrown@quasarrealestate.com>

 1 attachment (9 KB)

Outlook-yugztrdt;

Hello Mr. Dawit,

I have reached to PGCPD to Coordinate the next meeting.

Best regards,

Shanika L. Griffith

Chief of Staff

Office of Council Member Wanika B. Fisher, Esq

District 2 - Prince George's County

1301 McCormick Dr

Largo, MD 20774

Office: (301) 952-4858

Cell: (301) 550-1751

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[District 2 | Prince George's County Legislative Branch, MD \(pgccouncil.us\)](https://pgccouncil.us)



From: Phil Dawit <PhilDawit@quasarrealestate.com>

Sent: Monday, October 6, 2025 5:58 PM

To: Coates, Danielle N. <DNCoates2@co.pg.md.us>

Cc: Kenneth Brown <kenbrown@quasarrealestate.com>; Griffith, Shanika L. <SLGriffith@co.pg.md.us>

Subject: Re: Urgent Action Required – Unsafe Conditions at 7973 Riggs Road (Marylander Condominiums)

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Good evening all,

Tomorrow marks one month since our on-site meeting and discussion at the Marylander Condominiums.

Despite two follow-up communications to your office since that meeting, we have not yet received any information regarding the regular coordination meetings that were proposed.

As I've emphasized previously, colder weather is approaching, and there is a high likelihood that the encampment will attempt to migrate onto the community grounds. We need to proactively address this before it becomes a much larger safety concern for residents and the surrounding neighborhood.

Your office expressed a clear commitment to working together during our discussion on-site.

When we can expect the first of the regular meetings to take place?

From: Phil Dawit <PhilDawit@quasarrealestate.com>

Sent: Friday, September 26, 2025 10:32 AM

To: Coates, Danielle N. <DNCoates2@co.pg.md.us>

Cc: Kenneth Brown <kenbrown@quasarrealestate.com>; Griffith, Shanika L. <SLGriffith@co.pg.md.us>

Subject: Re: Urgent Action Required – Unsafe Conditions at 7973 Riggs Road (Marylander Condominiums)

Good morning,

It has been two weeks since our last communication.

When can we expect to begin holding our regular meetings with your office and the Police Department?

Our community members have since been reporting additional break-ins and confrontations with the members of the open-air drug market.

From: Phil Dawit <PhilDawit@quasarrealestate.com>

Sent: Wednesday, September 10, 2025 4:44 PM

To: Coates, Danielle N. <DNCoates2@co.pg.md.us>

Cc: Kenneth Brown <kenbrown@quasarrealestate.com>; Griffith, Shanika L. <SLGriffith@co.pg.md.us>

Subject: Re: Urgent Action Required – Unsafe Conditions at 7973 Riggs Road (Marylander Condominiums)

Councilwoman Fisher and Team,

I want to follow up regarding the scheduling and yesterday's visit.

First, I must note my concern with how the scheduling was handled. On August 29, I was asked about a proposed meeting time of Tuesday, September 9 at 12:00pm. I notified the office that our team was not available. I proposed a new time. After reaching out twice, I was then told on Friday, September 5, that I would receive confirmation of an updated time, but no one reached out. On Monday the 8th, I was informed that I would receive the Councilwoman's full availability to meet at the property. Instead, I was only contacted today, September 9, at 12:09pm, with notice that the meeting would be at 12:30pm (the next 21 minutes). I canceled my days calendar and rushed to the property on short notice to be present because our leadership was already in active meetings and could not leave and this issue is of the utmost importance to us.

That said, it was a pleasure to meet with Chief of Staff Shanika Griffith, Constituent Services Director Danielle Coates, Cpl. W. Mason Jr.'s team, Inspector Jason Irick, and Code Enforcement Officer C. Saunders. Based on our discussion, I am hopeful that we can finally take meaningful steps to address the open-air drug market that has devastated this community.

Officer Saunders showed me photos from his phone of the illegal structures being torn down in 2022 by the county. However, as we all know, those in the camp rebuilt the structures shortly after, since the broader drug/criminal operation issue was not addressed. This allowed the cycle of criminal activity to continue.

Chief of Staff Griffith also stated that she has long been aware of what has occurred at this camp, including weapons being carried and the ongoing criminal activity. This only reinforces the urgency of establishing regular engagement and a plan of action. I respectfully request that we schedule an online meeting soon (within the next 14 days if possible) and begin holding regular meetings so that together we can protect and restore this community. With fall and winter approaching, the drug operations are likely to invade the buildings of our community and neighboring communities.

Following today's visit, I conducted a brief tour and review of the camp area. At the entrance of the drug camp (our community), I noticed only one individual in the camp, a sharp contrast to the typical crowds of 50+ that we typically see. At the second entrance of the camp, from the gas station, however, I witnessed troubling activity at approximately 2:18pm:

- Six Hispanic-appearing youth (in jeans, jackets, and long sleeves despite 80-degree weather) appeared to be visibly high on drugs and were engaged in violent physical activity against each other. The youths were subsequently physically beaten by two adult men who were also loitering at the gas station.
 - Two adult men:
 - One adult was a black male, about 5'8, late 30s—early 40s, wearing a white shirt, jeans, and a baseball cap.
 - The other was a Hispanic male, about 5'6, with long tied-back hair down to the middle of his back, wearing a long green striped polo and baggy dark jeans.
- A young woman, who appeared to be between 13–16 years old, wearing a black-and-white striped dress and flip flops, appeared to be prostituting herself. When I pulled into the gas station, she stepped toward my car, then turned around and bent over, exposing part of her backside. She was also in conversation with the adult men mentioned above.

I attempted to take photos to share with your office, but the group noticed me, so I left for my safety. While leaving at about 2:20-2:25pm, I was followed by a young man on a dark purple motorcycle with no tags. He wore a Nike ski mask with no helmet, black long-sleeve athletic shirt, and jeans. He sped in between cars on three lanes to get to my car, which was in the middle of the traffic. At the red light at Drexel St. and Riggs Rd, he slowly pulled inches behind my car, repeatedly leaned forward to read my plate number, and making direct eye contact with me through my rear-view mirror. He then trailed me briefly until I maneuvered into the far-left lane, after which he sped off between cars and drove to the front of the traffic.

As mentioned in person, there is a reason criminals decide to come to your district to commit organized crime. They understood that the bare minimum effort by the authorities would be carried out and that their operations would survive uninhibited. It took the unfortunate murder of Da'Cara Thompson for the general public to begin to notice the danger and discuss the safety conditions of the community.

I applaud the police department on any operations (large or small) that they have successfully completed. Our team and community are expecting the County to deliver on the promises made at our meeting. Caring for your constituents requires actions on those that terrorize and degrade the community. Not delaying the suffering until the next election cycle.

I ask again that we establish regular, structured meetings and take action to ensure this community can finally be made safe. Let us remove the unsafe and dilapidated reputation that your district holds within the region. Now is the time to be serious on safety.

I look forward to our future communication.

From: Coates, Danielle N. <DNCoates2@co.pg.md.us>
Sent: Monday, September 8, 2025 3:51 PM
To: Phil Dawit <PhilDawit@quasarrealestate.com>
Cc: Kenneth Brown <kenbrown@quasarrealestate.com>; Griffith, Shanika L. <SLGriffith@co.pg.md.us>
Subject: Re: Urgent Action Required – Unsafe Conditions at 7973 Riggs Road (Marylander Condominiums)

Hi Phil,

I want to be clear — our office has been actively working to coordinate with your property management, law enforcement, elected officials AND the constituents but unfortunately the timeframes are not aligning. That being said, please understand that our priority is and will always remain with the constituents. We are committed to supporting them and addressing their concerns regardless of the property management's availability.

As for scheduling, we will share the Councilwoman's availability in September and early October. Once provided, I encourage you to select a date that works for your team, but please note that we will be moving forward with our engagement at the community whether or not the property management chooses to participate.

Best regards,

--

Danielle Coates

Constituent Service Director
Councilmember Wanika Fisher Esq.
[District 2 | Prince George's County Council](#)

1301 McCormick Drive
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(C) 240-956-9368

From: Phil Dawit <PhilDawit@quasarrealestate.com>
Sent: Monday, September 8, 2025 3:36 PM
To: Coates, Danielle N. <DNCoates2@co.pg.md.us>
Cc: Kenneth Brown <kenbrown@quasarrealestate.com>; Griffith, Shanika L. <SLGriffith@co.pg.md.us>
Subject: Re: Urgent Action Required – Unsafe Conditions at 7973 Riggs Road (Marylander Condominiums)

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Hi Danielle,

I never heard back from your office. This week will be my last week to make an attempt to schedule a tour at the property.

We now have a meeting on Capitol Hill scheduled on September 11th. We are no longer available to meet on that day.

Please send me all days in the month of September and early October that the Councilwoman has available to meet at the community.

We will select the day that best fits our schedule.

Sincerely,

Phil Dawit
Managing Director
P.O. Box 434
Rockville, MD 20848
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The above statute, if applicable, does not require me to wait until the end of the thirty-day (30) period before I can continue to litigate the suit filed against you. Although we have requested that you make immediate payment or provide a valid reason for nonpayment [or we filed a lawsuit], you still have the right to make a written request, within thirty days of your receipt of this notice, for more information about the debt.

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From: Coates, Danielle N. <DNCoates2@co.pg.md.us>
Sent: Friday, September 5, 2025 1:25 PM
To: Phil Dawit <PhilDawit@quasarrealestate.com>
Cc: Kenneth Brown <kenbrown@quasarrealestate.com>; Griffith, Shanika L. <SLGriffith@co.pg.md.us>
Subject: Re: Urgent Action Required – Unsafe Conditions at 7973 Riggs Road (Marylander Condominiums)

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Mr Dawit,

I will coordinate with my office to see if your proposed date (September 11) will work since that's a community meeting day.

I'll update you before the end of the day.

-Danielle

--

Danielle Coates

Constituent Service Director

Councilmember Wanika Fisher Esq.

District 2 | Prince George's County Council

1301 McCormick Drive

Largo, Maryland 20774

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(C) 240-956-9368

From: Phil Dawit <PhilDawit@quasarrealestate.com>

Sent: Friday, September 5, 2025 1:08:10 PM

To: Coates, Danielle N. <DNCoates2@co.pg.md.us>

Cc: Kenneth Brown <kenbrown@quasarrealestate.com>; Griffith, Shanika L. <SLGriffith@co.pg.md.us>

Subject: Re: Urgent Action Required – Unsafe Conditions at 7973 Riggs Road (Marylander Condominiums)

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Good morning Danielle,

I have not yet heard back from your office.

Since my last email on September 3, 2025, we have had communication with Cpl. W. Mason Jr #4051. After our discussion, we have signed an Agent of the Property Form to allow them to conduct operations on the property against the open-air drug camp. There are limitations since the Marylander serves as the back entrance into the drug camp, but at least they can investigate the crime organizations that are fueling the camp with narcotics.

I understand Councilwoman Fisher is on the campaign trail and has been occupied with events to promote her name. If she is too busy for this safety issue, please let us know so we can stop wasting our time with outreach to your office.

From: Phil Dawit <PhilDawit@quasarrealestate.com>

Sent: Wednesday, September 3, 2025 11:22 AM

To: Coates, Danielle N. <DNCoates2@co.pg.md.us>

Cc: Kenneth Brown <kenbrown@quasarrealestate.com>; Griffith, Shanika L. <SLGriffith@co.pg.md.us>

Subject: Re: Urgent Action Required – Unsafe Conditions at 7973 Riggs Road (Marylander Condominiums)

Good morning Danielle,

I am following up on this request.

We recently have been made aware from a news story that a 19-year-old girl has went missing one block from the open-air drug market, and that she walked in the direction of the back entrance into the drug market via the Marylander.

Please call me if it will speed up the process in getting something scheduled.

Sincerely,

Phil Dawit
Managing Director
P.O. Box 434
Rockville, MD 20848
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O: (301) 279-0494 Ext. 620
www.quasarrealestate.com



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The above statute, if applicable, does not require me to wait until the end of the thirty-day (30) period before I can continue to litigate the suit filed against you. Although we have requested that you make immediate payment or provide a valid reason for nonpayment [or we filed a lawsuit], you still have the right to make a written request, within thirty days of your receipt of this notice, for more information about the debt.

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From: Phil Dawit <PhilDawit@quasarrealestate.com>
Sent: Friday, August 29, 2025 4:24 PM
To: Coates, Danielle N. <DNCoates2@co.pg.md.us>
Cc: Kenneth Brown <kenbrown@quasarrealestate.com>; Griffith, Shanika L. <SLGriffith@co.pg.md.us>
Subject: Re: Urgent Action Required – Unsafe Conditions at 7973 Riggs Road (Marylander Condominiums)

Danielle,

Thank you for your response. We are unavailable on the 9th.

We propose Thursday September 11th at noon.

We will provide you a tour of the grounds and the open-air drug camp.

Please confirm.

From: Coates, Danielle N. <DNCoates2@co.pg.md.us>
Sent: Friday, August 29, 2025 4:01:11 PM
To: Phil Dawit <PhilDawit@quasarrealestate.com>
Cc: Kenneth Brown <kenbrown@quasarrealestate.com>; Griffith, Shanika L. <SLGriffith@co.pg.md.us>
Subject: Re: Urgent Action Required – Unsafe Conditions at 7973 Riggs Road (Marylander Condominiums)

Mr. Dawit,

Your concerns have been received. As directed by our Chief of Staff, we are moving forward with scheduling a meeting and site visit with your management team, PGCPD, and DPIE to address the ongoing issues surrounding the encampment.

We are proposing:

 **Tuesday, September 9, 2025 at 12:00 PM**

 **Former Marylander Condominiums**

Please confirm your availability. Our office is committed to addressing the matter, but we expect all parties to come to the table prepared to focus on solutions.

Regards,

From: Phil Dawit <PhilDawit@quasarrealestate.com>

Sent: Friday, August 29, 2025 11:21:12 AM

To: Coates, Danielle N. <DNCoates2@co.pg.md.us>

Cc: Kenneth Brown <kenbrown@quasarrealestate.com>; Griffith, Shanika L. <SLGriffith@co.pg.md.us>

Subject: Re: Urgent Action Required – Unsafe Conditions at 7973 Riggs Road (Marylander Condominiums)

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Good morning Danielle,

I left your office a voicemail at 10:55am today.

I have yet to receive a response from your office. It has now been nine days since I replied to your initial request, and the firm deadline you provided our company is tomorrow.

This past week, individuals from the open-air drug encampment have escalated their actions, breaking windows and the main glass entry door to our buildings.

They continue to trespass on our property and continue to force entry into our buildings.

Our residents are increasingly distressed, and the threatening behavior from those in the camp is continuing to escalate.

Your office has until **September 15** to schedule a meeting with our company to address the safety issues and to ensure the well-being of the residents.

If we do not receive a response by then, we will be left with no choice but to consider this as negligence and will proceed accordingly.

We refuse to allow blood to be on our hands as this drug camp continues to assault and rampage our residents.

Sincerely,

Phil Dawit
Managing Director

P.O. Box 434
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O: (301) 279-0494 Ext. 620

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From: Phil Dawit <PhilDawit@quasarrealestate.com>

Sent: Wednesday, August 20, 2025 2:24 PM

To: Coates, Danielle N. <DNCoates2@co.pg.md.us>

Cc: Kenneth Brown <kenbrown@quasarrealestate.com>; Griffith, Shanika L. <SLGriffith@co.pg.md.us>

Subject: Re: Urgent Action Required – Unsafe Conditions at 7973 Riggs Road (Marylander Condominiums)

Good afternoon Danielle,

I am happy that your office has finally decided to reach out to us.

We cannot agree more that something needs to be done at Bedford Towne Condominiums (generally known as The Marylander). We have been working diligently to engage the government (police, county and state) to assist in resolving the serious homeless and open-air drug market situation at this property. Unfortunately, there appears to be extremely little concern from the government and virtually no assistance has been provided.

We took over management of the condominium association on April 1, 2025. During our initial visit, we found that the community is adjacent to an open-air drug market and 50+ member homeless encampment on the large vacant lots being used for the electrical grid [2250 University Blvd E Hyattsville, MD 20783]. The owners and tenants within the association have told us that for years they have been attacked by members of this camp and that their complaints to the county have gone unanswered.

I could not fathom how that could be true, as it would be in everyone's interests to shut down an open-drug market that is visible from a major road in 2025.

On April 4, 2025 at 12:44PM I called Councilman Eric Olson's office but could not reach anyone. On the same day, I then called the Council Admin main line and they could not direct me to anyone who was available.

We contacted Senator Van Hollen to notify him of what is occurring and find a solution, and on June 23, 2025, his office stated that we would need to speak with the local council. On June 23, 2025 at 10:27AM – I spoke with Councilman Edward Burroughs III, who was very helpful and understanding. He explained to me that we would need to reach out to Councilwoman Fisher and that she can help address these issues. I called your office on 6/23/2025 at 10:32AM and a staff member stated the Councilwoman was traveling out of town on business. I explained the crimes that were occurring at the property and left my contact information, only to never hear from your office.

We have made numerous visits to the police station (6+ visits). Officers have indicated to us that they are short-staffed, overworked, and are limited to what actions they can take against the open-air drug market and camp. We have a video footage of a police officer stating that he was refusing to assist with members of the camp breaking the community's fence and trespassing onto the community's grounds, as it was not worth his time and he would not prosecute anyone.

We have also found that Officers are not always reporting incidents that are occurring at the property. They get called, they show up, they say they cannot do anything and leave without record.

A vendor communicated to us that they saw a female child (early teens) who appeared under the influence and physically bruised living in the camps. I personally went to investigate on August 17, 2025. I found a boy no older than 16 years old, who was covered in dirt, who was under the influence of substances and was begging for money after exiting the camp.

Within the past weeks we have had 2 vendors get physically attached at the property. Last Friday, the staff from the cleaning company, which attempts to maintain the property from trash, was physically assaulted by a member of the homeless population as they were approaching one of the buildings. The homeless person was in the process of breaking the door to the building with a knife and as soon as they saw the vendor staff member, they pursued and assaulted them with force. Last night, we sent a plumber out to address a leak. When the plumber arrived, there were 2 homeless people who were assaulting a 3rd person on a bicycle. That person was beaten and robbed. The police were called, but they took no action and left the premises. The plumber called additional staff to come to the property to watch their vehicles and belongings and as a show of support to discourage any assaults.

Please note that Quasar took over management of this Association as of April 1, 2025. At the time, the Association was 3 days away from having their gas shut off. We were able to reach out to the attorney for Washington Gas and not only get them to delay any shut off, but were also able to negotiate a discount on the outstanding obligations. In addition, the Association was without ANY insurance for over a year. Within 30 days, Quasar was able to obtain insurance for the Association. As of April 1, 2025, the Association had absolutely no funds in the bank. Quasar has since reviewed the Association's operations, and worked with the Board to establish a new Budget that should sufficiently pay for the Association's expenses. That Budget was voted on at a Special Meeting on August 14, 2025. The new dues will be implemented November 1, 2025 per the direction of the Association's Board. It should be noted that the owner's dues will virtually double over the current assessment. The Board discussed in great detail in open meetings the priorities of the Association. Certainly, everything can be accomplished, but the resulting dues would be astronomical. The Board made decisions as to what to prioritize and moved forward with those actions.

With regards to your specific items in your email:

1. Doors – Quasar engaged a locksmith to repair the doors as one of the first actions upon taking over the management of the Association. The vendor was sent out to repair 9 doors, but by the time the locksmith completed the repairs on the 9th door, the 1st door the locksmith repaired was already rebroken by the homeless. Until the Association receives assistance to address the homeless population, the costs to maintain security is too high a price for the members of the Association to endure.
2. Safety Measures – Quasar reached out to the Prince Georges County police department. They declined to provide any additional patrols. We inquired if we could engage off duty officers and were told that no officer was willing to take on the duty as the risk of violence was too high. We reached out to the governor's office and were directed to contact the county. We have reached out to various county offices and have been turned down by everyone so far.
3. Ongoing Maintenance – Quasar has a user friendly and easily accessible maintenance system. Owners can place maintenance requests either online through their portals or by calling a toll free number that is manned by a live human 24/7/365. However, due to the lack of funds, as well as

the huge amount of maintenance and repair items outstanding, the Board prioritizes repairs and maintenance and those items are performed as funding allows.

Finally, it should also be noted that Quasar reviewed the Association's financial statements and discovered that the prior management company appears to have stolen approximately \$500,000 from the Association in 2024 alone. Quasar put together all of the relevant documents and provided them to Prince George's County. When we filed our claim, we were told that there were only 3 staff members to follow up on over 600 cases filed yearly. The Association has also engaged an outside attorney to pursue civil action against the prior management company, but a resolution will apparently take years to obtain.

I have communicated to our CEO, Mr. Brown, on Monday August 18, 2025 that I have a hard time sleeping at night knowing that our community members are being assaulted, their families endangered, and that children are being exploited [adjacent to the community's property] without a word from the Council. I have urged him to allow me to make the jump to contact Washington and allow them to witness what the residents have been enduring. He insisted that we not do that and keep it under the scope of the County and State.

We EAGERLY invite you to meet with us at the property so that you and your team can see the conditions of the community for yourselves. We want to resolve these issues as soon as possible because our community deserves to live in safety and dignity. But they can only do that if we (the management company and the board), the police, and your office sit down to create a planned timeline of how to address these concerns via a Joint Taskforce.

We look forward to your response.

Sincerely,

Phil Dawit
Managing Director

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Pursuant to the provisions of the Fair Debt Collection Practices Act found at 15 U.S.C. Section 1692, unless you notify my office within thirty days after receipt of this notice that you dispute the validity of the debt, or any portion thereof, we will assume that the debt is valid. In the event you notify us within the thirty-day (30) period that the debt, or any portion thereof, is disputed, I will obtain verification of the debt and a copy of any judgment against you and will mail to you a copy of such verification or judgment. Upon your request within the thirty-day (30) period, I will provide you with the name and address of the original creditor if different from the current creditor.

The above statute, if applicable, does not require me to wait until the end of the thirty-day (30) period before I can continue to litigate the suit filed against you. Although we have requested that you make immediate payment or provide a valid reason for nonpayment [or we filed a lawsuit], you still have the right to make a written request, within thirty days of your receipt of this notice, for more information about the debt.

Be further advised that this firm is a debt collector. This communication is an attempt to collect a debt by a debt collector and any information obtained will be used for that purpose.

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From: Coates, Danielle N. <DNCoates2@co.pg.md.us>
Sent: Wednesday, August 20, 2025 10:59 AM
To: info@quasarrealestate.com <info@quasarrealestate.com>; Contact <Contact@thekenbrown.com>
Cc: Griffith, Shanika L. <SLGriffith@co.pg.md.us>
Subject: Urgent Action Required – Unsafe Conditions at 7973 Riggs Road (Marylander Condominiums)

Dear Mr. Brown,

I am writing on behalf of Councilmember Wanika Fisher's office regarding ongoing and serious safety concerns reported by residents at the Marylander Condominiums on Riggs Road in District 2. Our office has received multiple complaints, along with photographic and video evidence, showing broken and

unsecured front and laundry room entry doors, allowing unauthorized access, individuals loitering and sleeping in the stairwells, including drug use and paraphernalia left in common areas, and residents have resorted to calling the police due to feeling unsafe when attempting to leave their homes.

Residents have made repeated requests for repairs and improved safety measures, but they report being told that fixing the locks is “not a priority.” Given the severity of these concerns, such a response is unacceptable and raises serious questions about compliance with housing and property maintenance requirements.

Required Actions:

1. **Door Repairs:** Provide our office with a written timeline for repairing/replacing all broken or unsecured entry doors, with completion no later than August 30th, 2025.
2. **Safety Measures:** Outline what additional safety and security measures will be implemented immediately (e.g., stronger locks, cameras, lighting, security patrols).
3. **Ongoing Maintenance:** Provide details on how Quasar Management intends to ensure timely response to similar safety and maintenance issues in the future.

Failure to address these concerns promptly may result in further escalation, including referrals to the Department of Permitting, Inspections, and Enforcement (DPIE) Housing Enforcement, Landlord-Tenant Affairs, and the County Office of Law for formal action.

Residents deserve to feel safe and secure in their homes. We expect your office’s full cooperation and a written response by August 25th, 2025.

Thank you for your immediate attention to this urgent matter.

Respectfully,

--

Danielle Coates

Constituent Service Director

Councilmember Wanika Fisher Esq.

[District 2 | Prince George's County Council](#)

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