

# ARTHUR LAW GROUP, LLC

WEST COURT  
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April 28, 2023

**VIA EMAIL: pnanula@concertgolfclubs.com**

Peter J. Nanula, Managing Member  
GCP Nanula LLC f/k/a Concert Golf Partners, LLC  
12320 Pleasant Prospect Rd.  
Mitchellville, MD 20721

RE: Woodmore – Concert Settlement Agreement – Fee Dispute

Dear Mr. Nanula:

It has come to the attention of the Pleasant Prospect HOA Board of Directors that a new fee of \$40.00 a month has been imposed on all members of the Country Club of Woodmore as of April 1, 2023. This fee is being charged to Club members who are residents of the Woodmore community. This additional fee is in violation of the Settlement Agreement dated April 19, 2017, that was extended in 2022 for another 5-year period (hereinafter collectively referred to as the “Settlement Agreement”). The Settlement Agreement caps the fees that can be charged to Woodmore residents who are members of the Country Club.

The Woodmore Board requests that the Country Club rescind the fee as it relates to Club members who are Woodmore residents. In the alternative, we ask that the Club not charge the fee while the parties proceed with the Dispute Resolution Process required under Section 12 of the Settlement Agreement.

In a mailing by the Country Club to its members, the fee is referred to as “Level Loading” and described as follows:

We are introducing **Level Loading** to the Club. Many high-end Clubs have implemented Level Loading instead of service charge. Level Loading is a set recurring administrative fee of \$40.00 charged to all membership categories monthly. This monthly fee is established in lieu of the traditional 22% service charge on a la carte dining. That’s right, no more 22% service charge on a la carte food and drinks. . . . The Level Loading fee is used to offer consistent competitive wages year-round. . . The Level Loading fee is utilized to increase hourly wages, but it is not a traditional tip or a gratuity for specific service personnel.

Under the Settlement Agreement, as long as 50 Woodmore residents are Social Members of the Country Club, there is a limit on fees that can be charged to Woodmore residents who are Club members. Specifically, the fee limits are as follows:

1. Social Members do not pay an initiation fee, the monthly fee is \$135 and there is no food and drink minimum; and
2. Golf Members pay 50% of the initiation fee charged to new members.

The service fee is a “use” fee charged when a member orders food or drinks in the Clubhouse. The \$40.00 Level Loading fee is a monthly fee charged whether the Clubhouse is used or not. Therefore, this fee is in violation of the Settlement Agreement.

Please advise if the Country Club will rescind the fee for Woodmore residents. If not, please consider this letter notification under Section 12 of the Settlement Agreement that Woodmore Board wants to proceed with dispute resolution of this issue.

If we are proceeding under Section 12, please provide in writing a basis for charging the \$40.00 monthly fee to Woodmore owners despite the terms of the Settlement Agreement so that we can try and resolve informally. *See* Settlement Agreement, Section 12 a. A response within 15 days is appreciated. Also, please provide the names of 2 to 3 retired judges from Prince George’s County Maryland, so that we can proceed more quickly to the next step in the process, mediation, in case an amicable resolution cannot be reached. *See* Settlement Agreement, Section 12 b. Finally, as stated above, please cease implementation of the \$40.00 fee for Club members who are residents of Woodmore community during the dispute resolution process.

The Woodmore Board of Directors would prefer to resolve this matter amicably. Please contact me if you have any questions or wish to discuss.

Very truly,

ARTHUR LAW GROUP, LLC



Sara H. Arthur

Cc: Daniel Hayle, General Manager via email [dhayle@ccwoodmore.com](mailto:dhayle@ccwoodmore.com)  
Bd. of Directors, PP HOA t/a Woodmore