

The Woods Association

Post Office Box 1770

Williamsburg, Virginia 23187

Mr. Gary Shook
President and CEO
Middleburg Bank
111 West Washington Street
Middleburg, VA 20117

August 26, 2016

Dear Mr. Shook,

Last week we discovered by chance that your Bank had arranged for the rental of a property, which your bank manages, in our Home Owners Association to a company called Gateway Homes. For your reference the property is located at 101 Woodmere Drive, Williamsburg. Gateway manages facilities for the mentally challenged and using a state law has rented this house in our association with plans to house up to eight mentally challenged in there in early September. As the attached letter to our State Delegate, T. Montgomery Mason, explains, we were taken totally by surprise by this transaction. This lease was signed in early May and we never received any communication whatsoever from either your bank or your real estate agent or Gateway. I must presume had we not discovered this on our own we would have woken up one morning with a house already occupied by these mental patients. We all know this is the way these companies operate but we did not suspect that your fine institution would ever knowingly take part in such an action. When I looked at your website the first thing I saw was a comment from you that said "*As Middleburg Bank continues to grow, our involvement in the communities we serve remains a strong focus.*" Is this what you meant when your bank signed this lease allowing this type of facility in our community? As you will see from the attached there are two schools within a block of the property in question.

I have attached our communications to Delegate Mason and also a letter from the City of Williamsburg to the Department of Behavioral Health and Development Services of the State of Virginia enumerating its concerns and requesting that the license not be granted. I would hope that your bank would give this situation some serious thought and sit down with us and the City of Williamsburg to try and find an amicable solution to this uncomfortable situation. I tried to talk with your Vice President Martha Madeira last week as you will see in the attachment but she was totally uncooperative.

Cordially,

Robert A. Sewell
President
The Woods Association
Tel 757-221-9546
Cel 757-707-4072
Email rsewell001@aol.com

CC

dhartley@middlebergtrust.com

jantrim@middleburgtrust.com

mmadocks@middleburgbank.com