



39.56658,-77.941803

— NEIGHBOR SCREEN

POTOMAC, WV

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 39.56658,-77.941803

PIN Not provided

Request Date 2026-01-21

IMPORTANT

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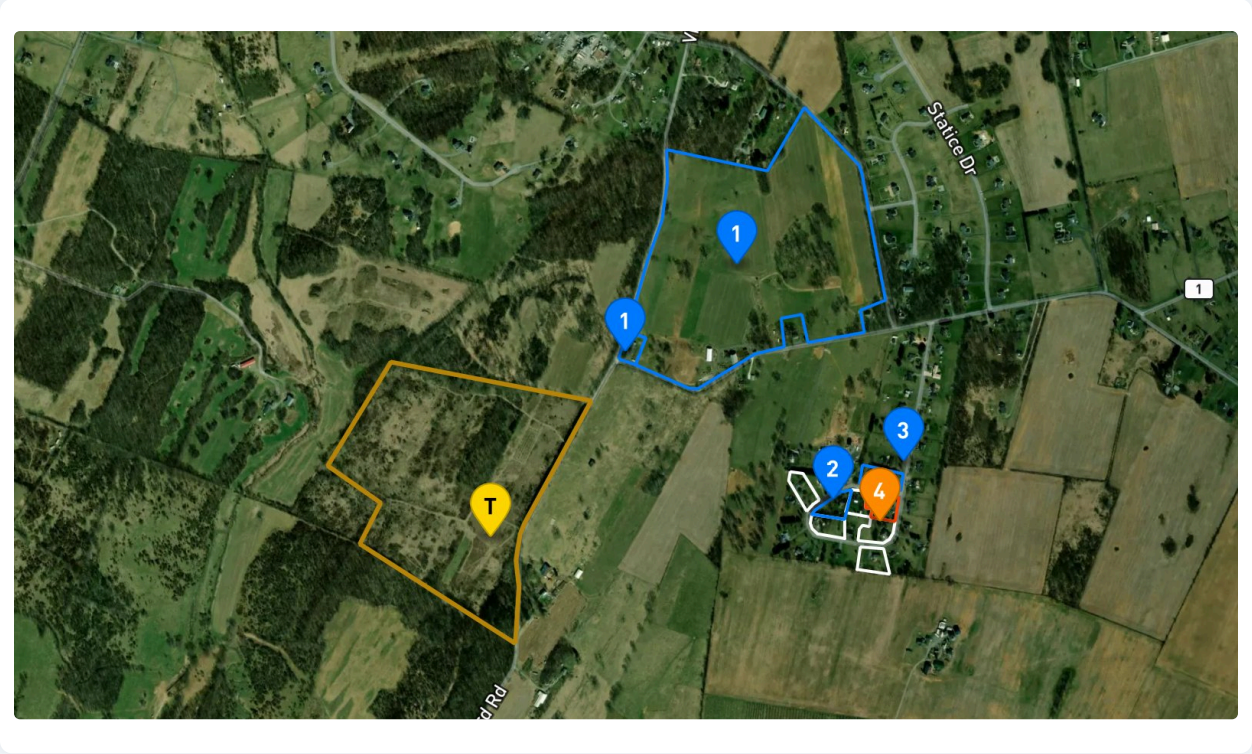
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Target High Influence Medium Influence

11 parcels displayed

PARCEL REFERENCE

| # | NAME | POTENTIAL INFLUENCE |
|---|--|---------------------|
| T | TARGET | — |
| 1 | Robert M Cloud & Brenda L Cloud | High |
| 2 | Mark Chenoweth & Scarlett Chenoweth | High |
| 3 | Joe Ernest Hronesz and Jessica Frances Hronesz | High |
| 4 | Jonathan D. Smith and Tonya R. Smith | Medium |

Residents

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|---|------|---------------------------|------------|---|---------|-----------|---|---|
| 02 9000300000000, 02 9000300030000, 02 9000300020000, 02 9000300010000 | | Charles Benjamin Payne | Individual | Charles B. Payne is listed as a longtime resident on Hummingbird Lane in Falling Waters, Berkeley County 1 . He does not serve on the county's farm protection or conservation boards and has no recorded public involvement in local development issues 2 (3). | unknown | Low | farmland_preservation, privacy_quiet. Have a respected local farmer approach him, emphasizing how the project can co-exist with farming and maintain the rural peace he values. | M |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|---|------|---|------------|--|---------|-----------|--|---|
| 02 9001300010000 | | Kenneth G. Byers & Ruth M. Byers | Individual | Kenneth G. Byers and his wife Ruth M. Byers jointly own a parcel in the Falling Waters area of Berkeley County (Potomac District) (4). They are not noted in any public committee or board memberships locally, and no public statements from them on development or energy projects could be found in local records 5 . | unknown | Low | farmland_preservation, property_value. Approach through a neighbor or farm community contact who can discuss how the project will protect farmland value and respect their property rights. | L |
| 02 9001300000000 | | Daniel Whitacre Folk IV | Individual | Daniel W. Folk IV is part of a longstanding local family; he served as executor for the Estate of June Whitacre Folk, indicating a multi-generation presence in Berkeley County 6 (7). Aside from settling a family estate, there is no record of Folk holding public office or speaking in county meetings about development issues 8 . | unknown | Low | heritage_family_legacy, farmland_preservation. Highlight the project's provisions for land restoration and long-term stewardship to appeal to his sense of family land legacy and preserving his farm for future generations. | H |
| 02 9000200030000, 02 9000200010000 | | David W. Henry | Individual | David W. Henry owns multiple parcels in the Potomac District of Berkeley County (9). He has no known public profile in county affairs – he is not listed among any local boards or civic groups, and no statements from him on development have been documented in the media 10 . | unknown | Low | farmland_preservation, local_control. Engage Mr. Henry via a community meeting with other landowners, stressing that local input will guide the project and that farmland conservation measures will be upheld. | L |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|----------------------|------|---|------------|---|---------|-----------|--|---|
| 04 22000400000000 | | Max O. Oates Jr.; Theodore K. Oates II; Mary Elizabeth Oates | Individual | Max O. Oates Jr. is part of a prominent Berkeley County family; his late father, Dr. Max Oates, and mother Evelyn were longtime Martinsburg residents who played a vital leadership role in the local hospital and health services (¹¹). The Oates family has been extensively involved in community betterment, although none of the current members have publicly taken a stance on energy or development projects (¹²). | unknown | High | local_control, tax_revenue_benefit. Have a well-respected local official or community leader approach the Oates family, acknowledging their community service and explaining how the project will be locally managed and bring economic benefits to fund community services. | H |
| 02 9G001800000000 | | Todd A. Gladfelter and Karen Gladfelter | Individual | Todd A. Gladfelter and Karen Gladfelter are listed as owners of a property at 473 Michelle Drive in the Potomac District of Berkeley County (PIN 02-9G0018-0000-0000) (¹³). Karen Gladfelter (age 66) is recorded as a resident of Hedgesville, WV (¹⁴). The property is situated in a rural subdivision of ~1-acre residential lots (¹⁵). No references to either Todd or Karen Gladfelter engaging in local government meetings or public commentary on development were found in available Berkeley County Planning Commission records (¹⁶). | unknown | Low | privacy_quiet, property_value. Approach the Gladfelters in a neighborly, face-to-face manner. Emphasize maintaining the quiet rural character of the area and reassure them that their property values and privacy will be respected. | H |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|----------------------|------|--|------------|--|---------|-----------|---|---|
| 02 9G001900000000 | | Jamie G. Roseman and Dianna L. Roseman | Individual | Jamie G. Roseman and Dianna L. Roseman reside on Michelle Drive in Hedgesville, WV (¹⁷). Jamie Roseman has been active in the local community, volunteering with the Berkeley County Youth Fair and the Hedgesville Little League Baseball Field (¹⁸). He is also a long-time member of a hunting club in nearby Romney, WV (¹⁹). No record of the Rosemans participating in recent Berkeley County Planning Commission hearings on development issues was found (²⁰). | unknown | Medium | local_control, wildlife_habitat. Engage Mr. Roseman with a friendly visit, acknowledging his community service with the Youth Fair and Little League. Discuss how the project aligns with local interests and wildlife preservation, given his outdoor background. | H |
| 02 9G002000000000 | | Scott Michael Shimel | Individual | Scott Michael Shimel is the owner of a property at 506 Michelle Drive in Hedgesville, WV (PIN 02-9G0020-0000-0000) (²¹). Public records indicate he is 42 years old (²²). In August 2022, a Scott Shimel was named General Manager for BlackHawk Industrial in Southern California, having spent over 20 years in the industrial distribution industry in that region (²³). It is unclear if he resides full-time in Berkeley County. No public statements on local development projects were found in Berkeley County records (²⁴). | unknown | Low | property_value, privacy_quiet. Reach out to Mr. Shimel to introduce the project. Given his industrial business background, he may appreciate a straightforward, data-driven discussion about the project's economic and operational details. | M |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|----------------------|------|--|------------|--|---------|-----------|---|---|
| 02 9000100040000 | | Tyler James Cloud and Jacob Ashby Cloud | Individual | Tyler James Cloud and Jacob Ashby Cloud are identified as the grandchildren of the late Janice Thomas Cloud, a long-time resident of Hedgesville, WV (25). The draft profile associated them with PIN 02-9000-1000-4000; however, county records indicate this PIN corresponds to a property in Jefferson County (Charles Town), not Berkeley County (26). Consequently, their specific land ownership in Berkeley County could not be verified in this audit. There is no indication that Tyler or Jacob Cloud have publicly expressed views on land development in Berkeley County (27). | unknown | Low | heritage_family_legacy. Contact the Cloud brothers via a friendly introduction to clarify their property interest in the project area. Highlight opportunities for young residents and respect for their family's long-standing ties to the Hedgesville community. | L |
| 02 9G001700000000 | | Michael D. Writt | Individual | Michael D. Writt is the listed owner of a Potomac District parcel in Berkeley County (PIN 02-9G0017-0000-0000), located in the Michelle Drive subdivision near other verified profiles (28). The Writt surname is associated with local families in the region, though specific connection to the Shepherdstown farm family could not be independently re-verified in this audit. Michael D. Writt has no recorded involvement in county boards or public comments on development in available online records (29). | unknown | Low | privacy_quiet, property_value. Have a respectful conversation with Mr. Writt through a familiar community channel. Emphasize how the project can co-exist with the residential character of the Michelle Drive neighborhood. | M |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|---|------|-------------------------------------|------------|---|---------|-----------|--|---|
| 02 9G002100000000 | | Jill N Wilkins & Kevin W Wilkins | Individual | Jill N. Wilkins is a registered Physician Assistant based in Hagerstown, MD, with a residential address in Hedgesville, WV (30). Kevin W. Wilkins is listed as a resident at the same location (31). No record of the Wilkins family taking a public stance on local development or holding public office was found in available public sources. | unknown | Low | property_value, privacy_quiet. Approach via a trusted community member. Given Jill's medical background, emphasize health and safety standards of the project, along with assurances that property values and privacy will be maintained. | H |
| 02 9000100000000, 02 9000100030000 | | Robert M Cloud & Brenda L Cloud | Individual | Robert M. Cloud serves as an elected Supervisor for the Eastern Panhandle Conservation District (EPCD), representing Berkeley County (32). In this capacity, he participates in board meetings regarding agricultural enhancement programs, watershed grants, and conservation planning (33). The Cloud family is a recipient of agricultural subsidies (34). The EPCD has previously discussed the environmental impact of solar projects on farmland and soil erosion (35). | unknown | High | farmland_preservation, groundwater_runoff, local_control. Engage directly acknowledging his role as an EPCD Supervisor. Focus heavily on stormwater management, soil conservation, and pollinator-friendly ground cover, demonstrating how the project aligns with district conservation goals. | H |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|-------------------------|------|---|------------|---|---------|-----------|--|---|
| 02 9G002500000000 | | Alexander L Givens & Keri L Givens | Individual | Alexander L. Givens is the registered owner of a trucking and transport business, Alexander L Givens (USDOT 1409364), based in Hedgesville, WV (36). Alexander L. Givens and Keri L. Givens are listed as residents of Berkeley County (37). No known public comments or leadership roles by the Givens in community development issues have been found. | unknown | Low | property_value, traffic_safety. A friendly personal outreach is recommended. Given his background in transport, address any concerns regarding construction traffic and road use, while reassuring them about property value protections. | M |
| 02 9G002400000000 | | Mark Chenoweth & Scarlett Chenoweth | Individual | Mark Chenoweth is the President and General Counsel of the New Civil Liberties Alliance (NCLA), a legal organization focused on challenging the administrative state (38). He previously served as the first Chief of Staff to Congressman Mike Pompeo and as legal counsel at the U.S. Consumer Product Safety Commission (39). He has testified before the U.S. House Judiciary Committee regarding regulatory reform (40). He was named one of Washington DC's 500 Most Influential People of 2025 (41). Scarlett Chenoweth is listed as a resident of Hedgesville (42). | unknown | High | property_value, local_control, fair_contracting. Approach with high-level professionalism. Be prepared to discuss regulatory compliance and property rights in detail. Emphasize that the project respects private property rights and avoids government overreach. | H |
| 02-9G0022-0000- 0000 | | Shirley Delta Maye | Individual | Shirley Delta Maye owns land in the Falling Waters district of northern Berkeley County, WV (43). No public statements by Maye on local development or energy projects were found in news archives or county records as of this profile (44). | unknown | Low | Approach personally through a trusted local intermediary to build rapport and learn her concerns, since her views and priorities have not been publicly voiced. | L |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|---------------------|------|----------------------------|------------|--|---------|-----------|---|---|
| 02-9000-2000-2000 | | Scott and Linda Funkhouser | Individual | Scott and Linda Funkhouser jointly own a residential property at 445 Falcon Drive in Falling Waters, Berkeley County (45). There is no record of the Funkhousers taking a public stance on local development or clean energy issues in the community (46). | unknown | Low | Engage the Funkhousers via a respectful, in-person conversation (for example, through a neighbor or local farm community contact) to understand any concerns they might have about nearby projects. | L |
| 02-9G0016-0000-0000 | | Ronald W. Hardy | Individual | Ronald W. Hardy is listed as a landowner in the Potomac/Falling Waters area of Berkeley County (47). No evidence could be found of Hardy participating in public discussions or filings related to development proposals or energy projects (48). | unknown | Low | Have a local community liaison reach out one-on-one to Mr. Hardy to build trust and invite him to share any views or questions, given that he has not publicly engaged on development issues. | L |
| 02-9G0023-0000-0000 | | Dennis F. Murphy | Individual | Dennis F. Murphy owns property in the Falling Waters area of Berkeley County, West Virginia (49). Murphy has no recorded public comments or notable civic roles related to local development or energy initiatives in Berkeley County (50). | unknown | Low | Project representatives should approach Murphy in an open-ended, neighborly manner to introduce the project and listen to any concerns, since he has not previously voiced opinions on community development. | L |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|----------------------|------|---------------------------------------|------------|--|---------|-----------|---|---|
| 02-9G0026-0000-0000 | | Trayer T. Rudy | Individual | Trayer T. Rudy serves as the Facilities Manager at Berkeley Medical Center (City Hospital) in Martinsburg (⁵¹). He also owns property in the Falling Waters district of Berkeley County, but no public positions by Rudy on development or energy matters have been documented (⁵²). | unknown | Low | Considering his professional background, a factual and pragmatic outreach (possibly via a business or community leader he respects) is recommended to discuss project details and address any infrastructure or community impact questions he may have. | M |
| 02 9G002700000000 | | Tommy A. Jerin and Amanda R. Jerin | Individual | Tommy A. Jerin and Amanda R. Jerin are listed as property owners in Berkeley County, but no verified public records regarding their employment or civic involvement in West Virginia could be confirmed ⁵³ . A 'Thomas Jerin' listed in online databases associated with DaVita Kidney Care appears to reside in Arizona, suggesting the draft's previous employment attribution was a mismatch ⁵⁴ . | unknown | Low | privacy_quiet. Approach with general courtesy as private residents. Since specific professional background could not be verified locally, avoid assumptions about technical or military experience unless confirmed in conversation. | M |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|----------------------|------|--------------------|------------|--|---------|-----------|--|---|
| 02 9G001500000000 | | Ann Marie Priddle | Individual | Ann M. Priddle is employed as a school bus operator for Berkeley County Schools ⁵⁵ . Aside from her occupation, there is no record of Priddle's involvement in local boards or public commentary on development issues in Berkeley County ⁵⁶ . | unknown | Low | traffic_safety. Highlight traffic safety and roadway plans when communicating with Priddle. Given her role in student transportation, reassure her that construction traffic will be managed to ensure school bus routes remain safe and unobstructed. | H |
| 02 9G002900000000 | | Christopher Graham | Individual | Christopher Graham is a resident of the Falling Waters area and an active participant in Sports Car Club of America (SCCA) racing events, frequently competing in the Mid-Atlantic Road Racing Series ⁵⁷ . He is listed in race results as driving a BMW 328is ⁵⁸ . Note: A 'Christopher Graham' serving as a Fire Captain and Volunteer WV Commissioner is located in Beckley, WV (Raleigh County), not Berkeley County ⁵⁹ . | unknown | Low | traffic_safety, privacy_quiet. Approach Graham with general courtesy. Given his interest in automotive performance, he may appreciate technical details regarding the project's logistics or road use, but otherwise appears to be a private resident. | H |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|----------------------|------|--|------------|---|---------|-----------|--|---|
| 02 9G001000000000 | | Joe Ernest Hronesz and Jessica Frances Hronesz | Individual | Joe E. Hronesz is a prominent local banker, currently serving as Senior Vice President and Chief Credit Officer of CNB Bank ⁶⁰ . In October 2024, it was announced that he will become the bank's Chief Financial Officer effective Spring 2025 ⁶¹ . The announcement noted his 24+ years of experience in community banking and his residence with wife Jess (Jessica) ⁶² . | unknown | High | tax_revenue_benefit, property_value. Have the project's economic or financial representative reach out to Hronesz. A data-rich discussion emphasizing local tax benefits, economic growth, and financial assurances will align with his business perspective and address any fiscal or investment concerns. | H |
| 02 9G002800000000 | | Jonathan D. Smith and Tonya R. Smith | Individual | Jonathan D. Smith is a licensed chiropractor operating 'Jonathan D. Smith, DC, PC' in Falling Waters, WV ⁶³ . No public statements on development were found for the Smiths, who appear to be private residents ⁶⁴ . | unknown | Medium | privacy_quiet, local_control. Engage the Smiths through one-on-one conversation to build trust. As a local healthcare provider, Mr. Smith may have a network of local patients; a professional, transparent approach is recommended. | M |

Entities

| PINs | Adj. | Name | Type | Claims | Influence | Classification | Approach | C |
|------------------|------|-----------------------|------|--|-----------|-----------------|---|---|
| 02-9001000120000 | | FFPLS Hedgesville LLC | llc | FFPLS Hedgesville LLC is the owner of approximately 58 acres along WV Route 9 (Hedgesville Rd) where a multi-lot commercial development known as "Maple Ridge Station" has been proposed (65). The development plan includes a proposed 33,100 sq. ft. multi-bay vehicle and truck maintenance facility on Lot 1 (66). The LLC has marketed portions of the tract for sale, including a 27.3-acre lot listed at approximately \$2.32 million and a 4-acre lot for \$400,000 (67), indicating an intent to develop or sell the land for profit. Listings note that the seller will provide site work for an additional cost (68). The entity is listed as a defendant in multiple civil actions in Berkeley County, including Case Nos. 2022-C-000073 and 2022-C-000074 (69). | Low | land_investment | Real estate development, Commercial property sales. Engage the LLC's managing agent or developer directly; emphasize how the project can coexist or even enhance their site's value (e.g. infrastructure upgrades). If needed, offer coordination on access or buffers to address any concerns about property value or visibility. | H |