

## Laszlo Harsanyi

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**From:** Laszlo Harsanyi <laszloha@gmail.com>  
**Sent:** Thursday, March 05, 2020 10:03 AM  
**To:** 'Derwood Station Residents'  
**Subject:** April Annual Meeting and call for BOD Candidates

Dear Derwood Station HOA No. 2 Homeowner Neighbors –

April 27 has been set as our 2020 Annual Meeting. A postcard will be mailed shortly announcing the meeting to your home address of record. Please contact TMGA or me if you do not receive it. This year we are trying a new process to save money ... all forms will be available on our website at [www.DerwoodStation2.com](http://www.DerwoodStation2.com). You can download and print them or copy them to your email and send it to TMGA. Instructions are available on the web and you can call me with any questions. I can probably talk you through the steps by phone. All residents are welcome at the meeting but only homeowners in good standing can vote and join the board.

This year we have invited the Montgomery County Police Community Service Officers to attend the meeting and discuss safety in our community. I will let you know if they are able to attend.

As we do every year, several board directors will have their two-year term up for renewal. Three board positions will be available this year. If you are interested in serving on the board, please fill out and submit a Candidate Qualification Statement (CQS) and make sure it gets to TMGA by March 27. Most of our current board members have served on the board for many years and will soon be ready to retire (me in particular) and we need you to volunteer and support a smooth transition.

HOAs require a board to direct the day-to-day operations of the HOA. Without a governing board, there is a serious risk of the HOA being taken over by a receivership whose paid members do not have a personal stake in the HOA and would likely result in higher assessments and potential for reduced market value. Google the subject at the following and other websites:

<https://www.echo-ca.org/article/receivership-what-happens-when-association-fails>

<https://www.ottesq.com/articles/no-board-members-what-happens-to-your-association-next>

<https://wisepropertyolutions.com/5-ways-to-deal-with-no-one-running-for-hoa-board/>

Go to our website for forms and details of the meeting and on how to submit a Candidate Qualification Statement and a ballot and proxy. The traditional first-call letter for the meeting (which the postcard replaces) is also posted.

Laszlo

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