

Derwood Station Homeowners Association, No. 2
Derwood, MD 20855

Board of Directors
2024-25

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DSHOA2 Website:
www.DerwoodStation2.com

DSHOA2 Portal:
<https://portal.DHBader.com>

September 23, 2024

Dear Derwood Station Homeowner,

As President of Derwood Station Homeowners Association No. 2 Inc. (DSHOA2), a Maryland-registered corporation whose members include each homeowner in the community, I welcome you on behalf of the Board of Directors. I hope this letter will help familiarize you with the Association.

By purchasing your home, you became a member of the Derwood Station Homeowners Association No 2, Inc., a Maryland registered corporation whose members include each homeowner in the community.

The purpose of the Association is stated in its Articles of Incorporation. In summary, it maintains 14.7 acres of common area belonging to the Association for use by the membership, monitors "curb appeal" to maintain the livability and curb appeal of your community and engages a management group to assist the Association's Board of Directors. The Association has an elected Board of Directors consisting of five to seven homeowners whose names are listed to the left.

The Board of Directors normally conducts a business meeting on the fourth Monday of every month at 7:00 p.m. Association members are invited to attend these meetings and can address the Board directly during an "open forum" at the start of each meeting. (NOTE: Most meetings are held virtually via the ZOOM teleconferencing application. You may wish to call me or our agent at Bader Management's office at 301-953-1955 to obtain the most current information on how and when to attend a specific meeting.)

Announcements of Association business are regularly posted on the two bulletin boards in the community and on the Association's private portal at <https://portal.dhbader.com>. Please contact me or Bader's office for portal registration details.

Please consider signing up for the free portal and provide your contact information to me so I can notify you privately of social events, safety issues and other HOA business. I will email you a copy of our Homeowner Information Packet.

You can also access our free public website for general information at www.derwoodstation2.com.

At settlement, you should have received a copy of the legal documents:

- [Declaration of Covenants](#)
- [Declaration of Covenants, Conditions and Restrictions](#)
- [By-Laws Derwood Station Homeowners Association No. 2, Inc.](#)
- [Articles of Incorporation of Derwood Station Homeowners Association No. 2, Inc.](#)

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These documents establish the Association, define the Association's responsibilities, and detail your obligations both as a new property owner and as an Association member. If you did not receive copies of each of these important documents, you should immediately request them from your settlement agent. Please review these documents carefully.

In accordance with these documents defining the Association, each Association member is obligated to pay an annual assessment to the Association to cover the cost of the common area maintenance, liability insurance, management fee, repair and replacement of reserves and other operating expenses. Your account number and assessment amount are listed on your invoice. Each November, the Board will establish the annual assessment for the coming year and your payment will be due on 1 January. The Association has established policies to ensure the collection of this annual assessment, and enforcing those policies is a Board responsibility that ensures each member bears their fair share of the costs of the Association's efforts on behalf of the community.

Sincerely,

László

László Harsányi, President
Derwood Station Homeowners Association No. 2 Inc.