

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

*Board of Directors*  
*2024 -25*

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<https://portal.DHBader.com>

2025 Derwood Station HOA No.2 Approved Budget

November 15, 2024

Dear fellow Derwood Station HOA No. 2, Inc. homeowners,

I am writing on behalf of the Association's Board of Directors regarding the approved operating budget for next year. No comments were received on the draft budget mailed/emailed last month.

The approved budget pays for the maintenance of the common areas, management, insurance, and operating expenses of the Association; it also provides continued funding for the 5-year common area tree project

The 2025 budget (see page 2) is based on no increase to the 2024 annual assessment of \$378. The Department of Housing's required annual CCOC notice is included. Your 2025 Account Statement will be mailed/emailed separately. Eight homeowners have a small credit or debit balance which is reflected in your invoice. If the invoice is not paid by Wednesday, January 1, 2025, you will receive a reminder invoice by mail or e-mail in mid-January which will indicate the current amount then due. **Note that Bader's lockbox (payment post office address) has changed to Derwood Station Homeowners Association No. 2, P.O. Box 467, Emerson, NJ 07630-0467.**

**Late Payment:**

Payments will be considered Late if not posted on the homeowner's account by February 1, which already provides you a 31-day grace period. On that date and the first of each month thereafter that a payment is overdue, a \$10 admin fee may be charged to the homeowner. With the automated capabilities available through the portal, homeowners can check their account status and make the required payments. If paid before January 1, be sure to specify the 2025 amount due! The Board reserves the right to initiate a lien process through a local attorney and charge the attorney's standard rate.

Should you have any questions or concerns, please contact me or any of the Board members (our contact information is in the box on the left). You may also attend the monthly Board meetings, which are conducted by Zoom.\* **The last 2024 Board meeting will be Monday, November 25, 2024, at 7:00 pm.** Please notify me in advance if you plan to attend in the event of a schedule change or if you require assistance with using Zoom.

One final reminder: fall and winter are approaching. You may mulch your leaves, bag them or place them in trash containers marked "Yard Waste" for weekly pickup by the County or take them directly to the Waste Transfer Station, **but do not rake them into the street and please do not let them collect and clog storm drains!**

Note that homeowners with property along sidewalks are also responsible for clearing the sidewalks of snow and ice, which is especially important to the safety of children walking & waiting for school buses.

Respectfully,

László

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