

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

Board of Directors
2012—13

September 2012

László Harsányi
President

Derwood Station HOA No.2

Tom Jordan
Vice President

Dear Association Member,

Gary Palmer
Treasurer

The Association's Board of Directors wants you to be aware of planned changes coming to our Common Areas.

Dr. Barry Wolcott
Secretary

Dianne Cowie
Member-at-Large

While each of these issues has been repeatedly discussed at Board Meetings, placed in Meeting Minutes distributed electronically and on Bulletin Boards, and presented at Annual meetings, your Board wants to make certain each homeowner "knows what is going on" in the Community and is not "taken by surprise" by the changes that are in the offing.

Bryan Kinch
Member-at-Large

John Redmon
Member-at-Large

TMGA agents:
Melania Mullaney
Dante Jofferion

1. *State of Maryland "wetlands project:" As part of the construction of Route 200 (the Inter-County Connector/ICC), the State will be reconstructing holding ponds in the wetland adjacent to parts of our neighborhood. This work will take place over a two year period soon to begin, and will involve construction access across easements in our Common Area property off Indianola Drive across from the Bulletin Board and at Oskaloosa Drive across from the Bulletin board and across from Wapello Drive. This project requires the contractor to remove many pine trees and willow trees in the Common Area off Indianola Drive and to replant new trees and refurbish the area following construction. While some of these trees have reached the end of their normal life span, are dying, and are regularly suffering severe storm damage, their removal and subsequent replacement with new trees will change the "look" of that area.*

DSHOA2 Website:
Derwoodstation2.com

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- 2. Walking paths to the Tot Lot: The Board has hired a landscape architect to design a hard-surface walking pathway with benches and planting leading across the Common Area from the Oskaloosa Bulletin Board to the Tot Lot and extensions of the walking pathway across Association-owned access areas from the Tot Lot to Algona Court and to Titonka Court. This walking pathway will improve access to the Tot Lot for parents and small children and serve Association members wishing to walk "away from traffic."*

- 3. Five-Year Plan for Common Area Improvements: For the past several years, it has been clear to the Board that many of the trees planted by the original developer along the many Common Areas were dying, increasingly subject to storm damage, and crowding out other trees. The Board contracted for a certified arborist from our lawn contract company, Potomac Gardens, to conduct a complete survey of all the trees on the Common Areas and recommend to the Board what should be done to maintain the value to property owners represented by the appearance of the Common Areas. The arborist indicated that most of the pine trees (both Japanese Black Pine and White Pine) were reaching the end of their projected life expectancy, had grown so tall that they no longer provided the two-way screening between the Common Areas and the adjacent homes, and were crowding out more desirable trees nearby. He recommended a phased removal of many trees and their replacement with a variety of leafy and evergreen trees.*

The Board has studied these recommendations, and budgeted for a five-year project to carry this out. The first area to be refurbished will be the Common Area between Oskaloosa Drive and the Tot Lot. Planned for execution during October and November of this year, this phase of the five-year project will remove approximately 25 trees and replace them with a similar number of new trees that

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will be 2-3 inches in trunk diameter (7-11 feet tall when planted) and so located as to not grow to overhang adjacent lots while providing the desired two-directional sight-screening. Board representatives will be available at 1 pm on Saturday, 15 September at the Bulletin Board on Oskaloosa Drive to discuss this phase of the project with any Association member who wishes to attend.

- 4. Pruning/thinning/up-limbing of trees adjacent to sidewalks: Trees growing between the sidewalks and the streets in our community (along Indianola Drive and along Oskaloosa Drive) belong to the County. County budget cutbacks preclude the county from routinely trimming and thinning these trees. As a result, many now have such thick foliage that their shade is killing grass on adjacent lawns and making the trees increasingly subject to wind and snow damage. The Board has arranged for the County to grant permission for individual property owners who individually elect to privately pay to have these trees properly trimmed to contract with a certified arborist arranged by the Association. This arborist has agreed to do the work as a "package" at a discounted fee. NOTE: The Association will pay for this work on those several trees that are adjacent to Association Common Areas on Oskaloosa Drive and Indianola Drive.*

The Board has discussed at length how to fund these projects within the Association's resources. Here is a summary of the Board's decisions regarding funding:

- Wetlands Project: The State will pay the cost of these projects, and will pay the Association a substantial fee for a limited-term access right of way to conduct the work. If work is needed "beyond" that performed by the contractor at the end of the work to leave the area "looking attractive," this money can be used to perform such remediative work.*

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- *Walking paths to the Tot Lot:* *Planning costs for this project will be paid from 2012 Assessment income. If ultimately approved by the Board, this work will be paid for as a one-time capital improvement from the amount received from the State for the limited-term access right-of-way for the ICC-Wetlands project.*
- *Five-Year Plan for Common Area Improvements:* *The Board intends, and has budget plans to allow the costs for this project to be borne from Annual Assessment income over 5-6 years ... without need for a "Special Assessment."*
- *Pruning/thinning/up-limbing of trees adjacent to sidewalks:* *That portion of this work done on trees adjacent to Association Common Areas will be paid for from 2012 Assessment income.*

If you have questions regarding these plans, please contact the Board of Directors [see the contact list on our web page at DerwoodStation2.com] or attend the gathering on Saturday, Sept 15th at 1pm at the Oskaloosa Drive bulletin board.

Sincerely,

*The Board of Directors,
Derwood Station HOA No.2*