

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

Board of Directors  
2020—21

*László Harsányi*  
*President*

*Tom Jordan*  
*Vice President*

*Gary Palmer*  
*Treasurer*

*Dr. Barry Wolcott*  
*Secretary*

*John Redmon*  
*Member-at-Large*

*Jack Krakower*  
*Member-at-Large*

*Art Rawson*  
*Member-at-Large*

*Stephon Collins*  
*DSHOA2 Agent*

*DSHOA2 Website:*  
*Derwoodstation2.com*

October 16, 2020

Dear Derwood Station Homeowners Association No. 2, Inc. Homeowner:

I write on behalf of the Board of Directors (BOD) of the Derwood Station Homeowners Association No. 2 regarding the proposed operating budget for the year beginning Friday, January 1, 2021.

The proposed budget provides funding to pay for the management, maintenance of the common areas, insurance, and operating expenses of the Association. The BOD is on track with its 5-year maintenance plan for the common area trees. If approved, the annual assessment will be raised approximately 5% from \$343 to \$360 but with a **one-time rebate of \$15**, which would lower the 2021 net assessment to \$345. The BOD offers an **additional one-time credit of \$10** to homeowners who provide authorization by Sunday, November 15, 2020 to the BOD to accept Montgomery County-required notices by email transmission instead of by US Mail (additional details later in this letter).

Please review the enclosed 2021 proposed budget. Should you have any questions or concerns, please contact me at 301-948-6666, send me an e-mail at scollins@tmgainc.com, contact one of the Board members, or attend the Monday, November 23, 2020, meeting scheduled at 7:30 pm virtually using the Zoom electronic communication tool. Please notify me in advance if you plan to attend in case there are changes to the meeting schedule or you require assistance with using Zoom.

The Board will review all homeowner comments and make any adjustments to the 2021 budget at its Monday, November 23, 2020, meeting prior to a final vote establishing the 2021 budget and allowing subsequent mailing in early December of invoices due Friday, January 1, 2021.

The **\$10 credit** is expected to save your HOA significant printing, handling and mailing fees. The credit will be allowed as a deduction from the 2021 annual assessment if your authorization is received and accepted by Sunday, November 15, 2020. Please view the requirements and details of the credit on the other side of this letter or on our website at <http://www.derwoodstation2.com/Budget2021.htm>.

Note that with Fall and Winter approaching, bag your leaves for pickup by the County or take them directly to the Waste Transfer Station. Do not rake them into the street! Also, homeowners with property abutting sidewalks are responsible for clearing the sidewalks of snow and ice. Please keep our neighborhood beautiful and safe.

Sincerely,

Stephon Collins, Agent for  
Derwood Station No. 2 Homeowners Association

Enclosure: (DSHOA2 2021 Draft Budget)

SJC  
DS – IIr, IIL6  
G: DS/II.r 2020/DSHOA2 2021 Draft Budget 201016 Laszlo

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

**Derwood Station No. 2 Homeowners Association**

Our HOA has a legal obligation to officially notify its members regarding several items of Association business such as:

- Solicitation of comments regarding draft annual budgets
- Notification of approved annual budgets
- Notification/call for annual Association meetings
- Absentee ballots/proxy ballots for election of officers
- Other official communications directed by the BOD to be sent to all members.

Historically, notification for each of these several items has been done via US Mail; each mailing incurs a yearly cost approaching \$1,500.00 for printing, folding, addressing, and postage.

The BOD wishes to minimize this recurring communication cost by sending such items via e-mail to as many members as possible. (This use of e-mail is allowed under existing Maryland statutes as long as the Association has permission of a member.) This is a request from the BOD for your permission to send such required items to you via e-mail; you may rescind such permission at any time. If you give your permission, the BOD will guard the privacy of your e-mail address so obtained to prevent its use for other than such official Association business.

**To maximize member participation, the BOD has authorized a one-time credit of \$10.00 against the 2021 annual assessment for each member authorizing this method by Sunday, November 15, 2020.**

NOTE:

1. Responses arriving after November 15, 2020 will result in a credit against the 2022 annual assessment, rather than that for 2021.
2. State law requires the Association to have a member's authorization specifically for this purpose. Simply having previously agreed to be a recipient of Laszlo's periodic emails is not sufficient.

To participate, please copy, fill out, and email the form below to the BOD President, Laszlo Harsanyi, at this e-mail address: [LaszloHa@gmail.com](mailto:LaszloHa@gmail.com). (NOTE: Each homeowner will receive in early December 2020 an invoice for the actual amount due on January 1, 2021. See the sample form on <http://www.derwoodstation2.com/Budget2021.htm>.

.....  
**PERMISSION TO USE EMAIL FOR OFFICIAL NOTICES/INFORMATION**

**I give my permission for Derwood Station HOA#2 Inc. to use the e-mail address below to send to me official notices/information as required by Association governing documents and/or applicable Maryland statute. I may revoke this permission at any time by notifying the BOD or its representatives.**

**Name of Association Member:**  
**Member's Derwood Station Property Address:**  
**Date:**  
**Member's e-Mail Address:**