

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

November 30, 2020

Board of Directors  
2020—21

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*Art Rawson*  
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*Stephon Collins*  
*DSHOA2 Agent*

*DSHOA2 Website:*  
*Derwoodstation2.com*

Dear Homeowner:

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

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

The budget is based on an approximate 5% increase in the annual assessment from \$343 to \$360 in 2021, but with a one-time credit of \$15, which reduces the amount to be paid by each homeowner in 2021 to **\$345**. The BOD offered an additional one-time credit of \$10 to homeowners who provided authorization by Sunday, November 15, 2020 to accept email transmissions of state-required notices instead of US Mail provided notices. For those homeowners, their net assessment is **\$335**.

Please note that your payment of **\$345 or \$335** is due **January 1, 2021**. You will receive an invoice by mid-December which will indicate the amount due, your account number and payment options. You can also obtain your account details by contacting TMGA or Laszlo Harsanyi ([LaszloHa@gmail.com](mailto:LaszloHa@gmail.com)) .

**Payment methods:**

If you pay by check, please mail your payment promptly to avoid processing delays and follow up on your payment to make sure it is completed. Assessments delinquent on January 31, 2020 will incur a \$20 late/admin fee. Assessments delinquent on February 28 may result in a formal collection process along with significant penalties. Details of the collection process as well as payment methods are available on our website at [www.DerwoodStation2.com](http://www.DerwoodStation2.com).

Paying online to TMGA's bank ([Union Bank - Homeowners Association Services](http://UnionBank-HomeownersAssociationServices.com) ([hoabankservices.com](http://hoabankservices.com)) is the most efficient method and provides an email receipt.

If you are already enrolled in the Direct Debit program, you will not receive an invoice and you do not need to fill out another form – we will automatically debit the correct assessment amount from your designated account.

If you wish to pay online via your bank's BillPay system or via electronic withdrawal from your personal bank account, view the instructions on our website. **Note that paying via a bank's "BillPay" system may take as much as two weeks to complete!**

If you wish to set up a payment plan, please contact me **before** payment is due.

Please also contact me if you have any questions ([SCollins@TMGAInc.com](mailto:SCollins@TMGAInc.com) or 301-948-6666).

Sincerely,

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

Enclosure: (DSHOA2 2021 Final Budget)