

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

Board of Directors
2021 -22

Laszlo Harsanyi
President
301-651-7596
LaszloHa@gmail.com

Thomas Jordan
Vice President
240-449-6702
DerwoodJordans@verizon.net

Gary Palmer
Treasurer
301-948-6494
GTDBPalmer@verizon.net

Barry Wolcott
Secretary
301-948-2186
WolcottBW@aol.com

Tyler Beck
Member-at-Large
410-409-7316
CartmanBeck@gmail.com

Art Rawson
Member-at-Large
240-328-0361
ArthurFRawson@gmail.com

John Redmon
Member-at-Large
301-370-3782
John_Redmontjc@verizon.net

Stephon Collins
Agent, TMGA Inc.
301-948-6666
SCollins@TMGAInc.com

Website:
www.DerwoodStation2.com

October 01, 2021

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 Saturday, January 1, 2022.

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 assessment will remain at \$360, with a one-time rebate of \$15, resulting in a net amount due of \$345 per homeowner.

Please review the enclosed 2022 proposed budget. Should you have any questions or concerns, please contact Board President Laszlo Harsanyi at 301-651-7596 or email him at laszloha@gmail.com, or attend the Monday, October 25, 2021, meeting scheduled at 7:30 p.m. virtually using the Zoom electronic communication tool. Please notify Laszlo 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 2022 budget at its Monday, October 25, 2021, meeting prior to a final vote establishing the 2022 budget and allowing subsequent mailing in early December of invoices due Saturday, January 1, 2022.

Please do not pay the assessment until you receive the invoice. As of November 1, 2021, IKO Community Management, your new property management agent will be taking over as your official management agent. You will receive details of the payment methods available through IKO: different website, bank and homeowner account number. Please visit the www.DerwoodStation2.com website as well for details.

There are still a number of homeowners who have not provided their email contact information to Laszlo Harsanyi. If you did not receive a recent email notice from Laszlo, you are not on his distribution list for safety and HOA business notices; please send Laszlo your contact information!

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 your neighborhood beautiful and safe.

Sincerely,

Stephon J. Collins

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