

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

Board of Directors
2023-24

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DSHOA2 Website:
www.DerwoodStation2.com

DSHOA2 Portal:
<https://portal.DHBader.com>

May 01, 2024

Dear Homeowner,

As President of Derwood Station Homeowners Association No. 2 Inc. (DSHOA2), a Maryland-registered corporation whose members include each homeowner in the community, I welcome you on behalf of the Board of Directors. I hope this letter will help familiarize you with the Association.

By purchasing your home, you became a member of the Derwood Station Homeowners Association No 2, Inc., a Maryland registered corporation whose members include each homeowner in the community.

The purpose of the Association is stated in its Articles of Incorporation. In summary, it maintains 14.7 acres of common area belonging to the Association for use by the membership, monitors "curb appeal" to maintain the livability and curb appeal of your community and engages a management group to assist the Association's Board of Directors. The Association has an elected Board of Directors consisting of five to seven homeowners whose names are listed to the left.

The Board of Directors normally conducts a business meeting on the fourth Monday of every month at 7:00 p.m. Association members are invited to attend these meetings and can address the Board directly during an "open forum" at the start of each meeting. (NOTE: Most meetings are held virtually via the ZOOM teleconferencing application. You may wish to call me or at Bader's office at 301-953-1955 to obtain the most current information on how and when to attend a specific meeting.)

Announcements of Association business are regularly posted on the two bulletin boards in the community and on the Association's private portal at <https://portal.dhbader.com>. Please contact me or Bader's office for registration details.

Please consider signing up for the free portal and provide your contact information to me so I can notify you privately of social events, safety issues and other HOA business. I will also email you a copy of our Homeowner Information Packet.

You can also access our free public website for general information at www.derwoodstation2.com.

At settlement, you should have received a copy of the legal documents:

- Declaration of Covenants;
- Declaration of Covenants, Conditions and Restrictions;
- By-Laws Derwood Station Homeowners Association No. 2, Inc.;
- Articles of Incorporation of Derwood Station Homeowners Association No. 2, Inc.

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These documents establish the Association, define the Association's responsibilities, and detail your obligations both as a new property owner and as an Association member. If you did not receive copies of each of these important documents, you should immediately request them from your settlement agent. Please review these documents carefully.

In accordance with these documents defining the Association, each Association member is obligated to pay an annual assessment to the Association to cover the cost of the common area maintenance, liability insurance, management fee, repair and replacement of reserves and other operating expenses. Your account number and assessment amount(s) are as listed. Each November, the Board will establish the annual assessment for coming year and your payment will be due on 1 January.

Sincerely,

Laszlo

Laszlo Harsanyi, President
Derwood Station Homeowners Association No. 2 Inc.