

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

Board of Directors
2014—15

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TMGA Agent
Guisela Deering

DSHOA2 Website
Derwoodstation2.com

Dear Association Member,

The Board of Directors of your Homeowners Association has adopted the following document.

- Titled GENERAL INFORMATION FOR ASSOCIATION MEMBERS is intended to serve as a general information guide for members of the community;

Presented on behalf of the current Board,
Laszlo Harsanyi, President

GENERAL INFORMATION FOR ASSOCIATION MEMBERS

(a) The Derwood Station HOAs

The overall Derwood Station subdivision is organized into three legally distinct homeowners' associations; every home in the subdivision belongs to one of these HOAs. The HOAs are Derwood Station HOA (at the northern end of the subdivision), Derwood Station HOA No.2 Inc. ("our" HOA, in the central section), and Derwood Station South (at the southern end).

(b) Derwood Station HOA No 2. Inc (Referred to below as "the HOA")

The purpose of the HOA is to oversee the maintenance of common property, and to help make our neighborhood a pleasant and attractive place to live.

To fulfill that purpose, the Association contracts for lawn mowing, snow removal, and other landscaping services involving the Common Areas; reviews plans when submitted by homeowners who want to modify their home or property in ways that affect the overall appearance of the neighborhood; engages the county on issues of community safety (such as repair of potholes or cracked sidewalks), and responds to members' concerns etc.

The HOA is legally recognized (and regulated) by Montgomery County. The Association by-laws are posted on our website at www.derwoodstation2.com.

(c) The HOA's Board of Directors

The Association is a legally incorporated entity under whose By-Laws its business is conducted by a 5-7-member Board of Directors who serve two-year terms. The members are elected by the homeowners at the annual HOA meeting each spring. Once elected, the Board members select among themselves the President, Vice

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President, Treasurer, and Secretary; the remaining members serve as Members-at-Large.

Any homeowner in good standing may run for Board membership.

(d) Budget and dues

To fund maintenance and other necessary services, the Association establishes an annual budget and sets the Annual Assessment to be paid by the member homeowners. Billing notices are mailed each December with a clear due date.

The Current Annual Assessment for the HOA and a copy of the current budget are posted on the Association's website at www.derwoodstation2.com.

(e) The HOA Agent

Like most homeowner associations, HOA No.2 contracts a management agency to act as its agent and conduct the day-to-day business of the Association. At present, our agent is The Management Group Associates (TMGA). In this capacity, TMGA performs the following functions:

- Conducts periodic drive-through inspections of the neighborhood to identify landscaping and maintenance needs, as well as other items that should be brought to the attention of the Association;
- Acts as the point-of-contact for Montgomery County to communicate with the Association;
- Solicits for and contracts for services (such as lawn mowing, tree pruning, snow removal, etc) involving the Common Areas as directed by the Association;
- Advises Association on state regulations and county ordinances that pertain to the community;
- Attends HOA Board of Directors and Annual meetings.

The Management Group Associates can be reached at 301-948-6666. The name of the primary agent currently serving HOA No.2 is listed on the Association's website.

(f) Monthly and Annual HOA Business Meetings

The Board of Directors usually meets each month, and a general meeting of all homeowners is held once each year. All meetings are open to homeowners, who are given an opportunity to address the Board and fellow homeowners regarding any issues or concerns. The monthly Board meetings are normally on the third Thursday of each month, at locations to be specified (such as at a member's house). The meetings are called to order at 7:30 p.m. and run approximately 90 minutes. However, the time and location of the meetings are subject to last-minute change, so it is

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recommended that any homeowner wishing to attend should contact The Management Group Associates (TMGA) to confirm. Minutes of these meetings are posted on the two community bulletin boards and on the Association website at www.derwoodstation2.com.

The Annual Meeting is normally scheduled for the third Thursday of April each year; a special announcement is mailed to all homeowners. A quorum [33%] of homeowners is required (i.e., a minimum of [74] homeowners, either present in person or by proxy), or else the meeting must be rescheduled. Homeowners who cannot attend the meeting may submit a proxy/ballot (which is enclosed with the meeting announcement).

The main order of business at the Annual Meeting is to elect members to fill any vacancies on the Board of Directors. There is also a homeowner's forum to present and discuss issues raised by homeowners. The Annual Meeting often has guest speakers such as police officers, elected officials, and other special guests. The Annual Meeting is also a good time to meet your fellow neighbors, to learn about the business of the Association, and to stay involved in your community.

(g) The HOA Website

The Association maintains a website at www.derwoodstation2.com. The website has information about upcoming events, active issues in the neighborhood, upcoming meetings in the community and a community forum in which homeowners can post comments and concerns and receive feedback from other homeowners in the Association. You can also download important documents such as Architectural Change Request applications, as well as a copy of the Association By-laws.

(h) The HOA Newsletter

The Association episodically publishes a newsletter containing news and other articles written by Board members and fellow homeowners. Should you wish to write or submit an article for this newsletter, your contribution will be welcomed!

(i) The Common Areas:

(a) Greenways and right-of-ways:

Several buried gas lines and storm drains cross the subdivision. Above ground, these form long, broad grass corridors that offer natural "greenways" for pleasant walks around the neighborhood. The main gas line leads over to Lake Needwood.

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These greenways can be accessed directly from Indianola Drive, Oskaloosa Drive (at the bottom of the hill by the community bulletin board), and Wapello Way. They can also be accessed by common property right-of-ways from Titonka Court and Algona Way (which lead to the Tot Lot).

The Association is responsible for providing oversight and maintenance of these greenways that are held by covenant in common by the Association for all of its members.

(b) The Tot Lot and other recreational equipment

In 2001, the Derwood Station No.2 and Derwood Station South HOAs jointly funded the construction of the current Tot Lot to provide a toddler-friendly play area for our younger residents. The Tot Lot is equipped with playground equipment, with a soft ground cover of wood chips.

The Tot Lot is available during daylight hours for use of HOA No.2 and Derwood Station South homeowners, children and guests. It is unfenced, and small children should always be supervised. The Tot Lot is located at the intersection of the two main greenways. It can be accessed by walking up the Oskaloosa greenway (behind the bulletin board) or down the Indianola greenway, or by the right-of-ways from Titonka Court or Algona Court. Please note there are no paved paths to the Tot Lot, so those with strollers may experience some difficulty in wet or muddy conditions.

The Association also owns a set of regulation-sized soccer goals and a volleyball net. The goals are set up on a community greenway, and may be periodically re-located. The volleyball nets are currently stored but available to members at request.

(j) Other Information

(a) Garbage and Recycling Collection

Residential garbage and recyclable collection is provided by Montgomery County. The county charge for this service is added to your property tax bill.

Garbage and recyclables are picked up once a week (currently on Tuesdays) from the curb in front of your house. The county has furnished each home with a large blue recycling bin for paper, metal, and #1 and #2 plastic containers. Bundled yard waste and bagged grass clippings (in paper bags) are picked up as well.

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Leaves that are bagged in paper yard waste bags may be left on the curb for the normal Tuesday collection. DO NOT RAKE LEAVES INTO THE STREET (if you use a lawn service to rake leaves, please ensure that they understand this!).

Should you have a problem with trash or recycling collection, you can contact the Department of Environmental Protection & Solid Waste at 240-777-6400.

(b) Montgomery County Solid Waste Transfer Station and Recycling Center

You can also bring garbage, recyclables, and other wastes (such as used motor oil, paint, yard waste, appliances, junk, etc) directly to the county Transfer Station. County residents (driving passenger cars) may use the car entrance on Frederick Road (Route 355); pick-up trucks and commercial haulers must use the truck entrance on Shady Grove Road. The Transfer Station is open every day except holidays (New Year's Day, July Fourth, Labor Day, Thanksgiving, and Christmas). The hours currently are: Monday-Friday 7:30 am to 8:00 pm, Saturdays 7:30 am to 8:00 pm, and Sundays 9:00 am to 5:00 pm. County residents can drop off at no charge; commercial operators pay a dumping fee. The Transfer Station can be contacted at (301) 840-2370.

(k) Local Development Plans

There are two major development plans presently underway in the vicinity of Derwood Station that will dramatically affect the future of our community.

(a) The Shady Grove Sector Plan

The Shady Grove Sector Plan pertains to development (and re-development) of commercial and industrial properties around the Shady Grove metro station. This will impact the residential communities of Derwood Station, Parkside Estates, and Mill Creek South. It was developed by the Maryland-National Capital Park and Planning Commission (M-NCPPC) under the auspices of the Montgomery County Council. The overall plan is to create an "urban village" of mixed residential, commercial (office and retail), and recreational areas.

The M-NCPPC website (www.mc-ncppc.org) presents numerous documents on this plan (on the home page, click on "communities & plans" and scroll down to the Shady Grove Sector Plan link).

(b) The Inter-County Connector (ICC)

The ICC will be a 14-mile six-lane limited-access, toll way that connects 1-370 (Shady Grove) with the 1-95/US 1 corridor (Laurel), running across central Montgomery County and northern Prince George's County.

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Ground was broken in October 2006, and the first section (between 1-370 and Georgia Avenue) is scheduled for completion in 2010.

An informative article on the ICC project, recently updated, can be found on the Wikipedia website (www.wikipedia.org) under "Inter-county Connector." It also has links to several related web sites.

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