

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

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*2012—13*

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*September 2012*

*Derwood Station HOA No.2*

*Dear Association Member,*

*You are receiving this letter because your property abuts a portion of the Association's Common Area that will be involved in a construction project under the direction of the Inter-County Connector Program and the State of Maryland. As abutters, you have already received from the ICC Project Office several communications describing this project in some detail and one similar letter from the Association Board of Directors. This letter is to provide another reminder, since the construction start-date is nearing.*

*This project, which will begin in the next several months and could last as long as two years, will rebuild a series of settlement ponds that collect surface run-off and regulate its discharge through wetlands ... eventually directing it into Rock Creek and the Potomac.*

*While the actual construction will take place on sites located within property owned by the Park Commission, the contractor will have access to those sites across Association Common Areas along defined access easements.*

*Those of you whose property lies along Oskaloosa Drive will find construction vehicles traversing Common Areas and travelling along Park Commission land just south of the drainage berm running parallel to Oskaloosa and construction materials stored on Common Area land as well as Park Commission land. Additionally, several trees along Oskaloosa Drive and along the creek bed across from the Oskaloosa Drive-Wapello Way intersection will be removed. The project includes planting new trees towards the end of the project to compensate for this loss.*

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*Those of you whose property lies along Buena Vista Drive will find construction vehicles traversing the Common Area behind your property to reach the construction site and construction materials stored on the Common Area. A major impact will be the removal at the onset of the project of a number of very tall pine trees and three willow trees that the original developer planted inside the easement lane running from Indianola Drive to the construction site. While these trees have already reached the end of their expected life span and have been severely damaged in recent storms, and while new plantings will take place at the end of the project, their removal at the project's onset will have a large impact on the "look" of that Common Area.*

*The Board has met on multiple occasions with representatives of the ICC to discuss details of how this construction can occur with the least (although considerable) disruption of our Community and how the Association can ensure that the contractor properly meets requirements to refurbish the areas at end-of-construction. Additionally, Association Counsel has worked diligently to ensure that the legal documents involved provide needed protections for the Association and its members.*

*If you have additional questions, please feel free to contact the Board of Directors, by calling The Management Group at 301-948-6666 or by coming to a Monthly Board meeting whose date and time is also available thru The Management Group.*

*Sincerely,*

*The Board of Directors,  
Derwood Station HOA No.2*