

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

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2018—19

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DSHOA2 Agent

DSHOA2 Website:
Derwoodstation2.com

November 9, 2018

Dear Derwood Station HOA homeowner,

This letter is being sent to all homeowners whose property is adjacent to any of the Common Areas in Derwood Station HOA No. 2 (DSHOA2). The DSHOA2 Board of Directors is responsible for the care and maintenance of the 13 DSHOA2 Common Areas. We would like to bring three issues to your attention.

First, as you may recall, we had an extremely heavy amount of rainfall this past summer, and we wish to raise homeowner awareness of potential problems from rainwater run-off onto the Common Areas.

Depending upon the ground slope of backyards & side yards, as well as arrangement of gutter downspouts and other landscaping factors, excessive rain run-off can cause erosion issues in the Common Areas, or create standing puddles that don't dry out quickly.

Therefore, we are requesting that all homeowners check the run-off from their downspouts and determine if it is reaching the property line of a Common Area. If so, there are several possible strategies on how the run-off can be managed:

- A very eco-friendly possibility is the installation of rain barrels connected to downspouts. The collected rainwater can be used to water any downslope gardens or landscaping;
- Another possibility is a drywell: an excavated pit backfilled with gravel, where the downspout run-off can collect and percolate into the ground; and
- Yet another possibility is strategic landscaping, such as a slightly elevated shrubbery bed along the downslope property line. The elevated bed can contain the run-off until it can percolate into the ground and be absorbed by the plantings.

During the next few months, we will be monitoring rain run-off and its effects in all of the DSHOA2 Common Areas. We may get in contact with particular homeowners where run-off is causing erosion or other issues.

Second, we request that you do not authorize any landscapers or other contractors to drive vehicles on the Common Areas (in order to reach your property) without first contacting our HOA agent, Mr. Stephon Collins, at (301) 948-6666 or by e-mail at: scollins@tmgainc.com. This is so he can monitor their work and ensure that their vehicles aren't creating ruts or causing other damage. Your contractors must agree to correct any damage they may cause.

And finally, before installing any fences along the boundary between your property and a Common Area, you should first confirm the location of your property line by measuring from the original property stakes to your lot. Fence installers may not be as precise as they should be, and we may require misplaced fences to be re-located at

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the property owner's expense. If you are not sure, we can help you locate the property stakes and lay out your property line; just contact Mr. Stephon Collins for assistance.

Thank you for your attention to this matter,

Laszlo Harsanyi,
President, DSHOA2 Board of Directors