



October 16, 2026

Pier Two, LLC
12020 Georgia Avenue, Unit H
Silver Spring, MD 20902

RE: Notice of Property Conditions and Demand for Corrective Action – Pier Property at 2361–2373 Boston Street, Block 1902C, Lot 044

To Whom It May Concern:

According to the Maryland State Department of Assessments and Taxation (SDAT) business records, Pier Two, LLC is listed as the owner of the property referenced above.

On behalf of The Anchorage Homeowners Association, we are writing to formally address several concerning conditions at your property, including a tree growing near the edge of the pier, excessive grass and weed growth, and a boat that appears to be docked or moored unlawfully. As documented in the attached photographs, these conditions raise significant concerns regarding property maintenance, potential safety hazards, and the overall condition of the surrounding area. The overgrown vegetation may also provide harborage for rodents and other pests.

The Association hereby requests that Pier Two, LLC take **immediate corrective action** to address these conditions, including:

- **Tree removal:** Arrange for the removal of the tree near the edge of the pier, subject to any applicable permitting requirements, to address the potential safety concern.
- **Boat removal:** Remove the boat that appears to be unlawfully docked or moored at the property.
- **Vegetation maintenance:** Cut and maintain the grass and weeds on a regular basis to discourage rodents and other pests and prevent further deterioration of the property's condition.

The deteriorated condition of the pier, accumulated vegetation, and presence of what appears to be an abandoned boat detract from the appearance of the waterfront and negatively affect the surrounding community. The Association is concerned about the potential impact these conditions may have on neighboring properties and property values.

Please provide written confirmation of the corrective actions you intend to take, along with an anticipated timeline for completion. The Association reserves all rights to evaluate available remedies should these conditions remain unaddressed, including the potential pursuit of compensation for any demonstrable damages, as appropriate.

6301 N. CHARLES STREET, SUITE 2
BALTIMORE, MD 21212
410-296-2877
www.thornhillproperties.com

We request your prompt attention to this matter and look forward to receiving your response. Should you have any questions or wish to discuss this matter further, please contact our office.

Sincerely,

THORNHILL PROPERTIES, INC.

Agent for The Anchorage Homeowners Association

Denise Waicker, CMCA, AMS

Senior Property Manager



