



Received November 10, 2018

HAROLD L. HIGGINS, CPA
CHIEF ADMINISTRATIVE OFFICER
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Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET • ROOM 1103

SNOW HILL, MARYLAND

21863-1195

November 7, 2018

White Horse Park Community Association Board
Brian Fenstermacher, President
11647 Beauchamp Road #1
Berlin, MD 21811

Re: Follow-up Year Round Residency Issue

The term 'survey' is misleading. We never initiated a 'survey'. The term survey here was used for the voluntary letters sent to the county for full timers to plead their case for exemption or extensions.

Dear Mr. Fenstermacher and Board Members,

I have reviewed the surveys you provided the County and extracted certain information from those surveys for your review. The attached excel spreadsheet includes 106 units, including 9 entries that are designated with a "?". Based on the information presented, it was not clear whether these 9 units should be considered as year round residents. The remaining 97 units have year round residents. Also attached to this letter is a copy of the Worcester County Zoning Code that prohibit year round residency within your community, specifically between October 1 and March 31 of the following year.

The information that was extracted from the surveys and incorporated into the spreadsheet includes the first and last names of the owner, age if given, number of occupants, status (full time or renter), disability or other financial hardship and any action taken to date by the owner. Respondents of the survey offered several suggestions; including grandfathering certain units, offering year round residents the opportunity to purchase unused time from part time residents, and having a number of units granted full time status to assist in the maintenance and safety of the park. Additionally, it was suggested that there should be an exception for the park manager and park secretary.

This is what those that took the survey suggested

The Commissioners are anxious to receive your plan to address this issue and in the continued spirit of cooperation, we will await an update from you. Currently, the Commissioners have indicated to me that that if the Association does not begin to take steps to enforce the prohibition on year round residency, they will be forced to take action to uphold the County law. At present the timeline would include enforcement for the camping season beginning April 1, 2019. The restrictions would then be monitored from October 1, 2019 to March 31, 2020.

This is the County response

Please address this issue promptly.

Sincerely,

Harold L. Higgins, CPA
Chief Administrative Officer