



WHITE HORSE PARK COMMUNITY ASSOCIATION, INC.
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6 June, 2019

From Brian Fenstermacher, President, White Horse Park Board of Directors

To Worcester County, Zoning Commissioners

RE: Comments for Zoning Commission regarding ZS1-318 Modification of the occupancy provisions for campground subdivisions only, Sally Connolly & Susan Naploachowski, applicants/ Hugh Cropper, IV, Esquire, legal counsel;

I am the President of the Board of Directors of the White Horse Park Community Association. I am not going to discuss whether our roads and water and sewer can support 25% full time residency. That is up to you decide.

White Horse Park will not pay for any infrastructure upgrades required as part of this text amendment. The Board of Directors requests that you do not issue a recommendation requiring infrastructure upgrades. If infrastructure upgrades are required, then the Board of Directors opposes this text amendment and requests that you issue an unfavorable recommendation.

The Board of Directors does not know exactly where the association membership stands on this text amendment. We have not taken a survey of our membership. We have not had any association membership votes on the issue. We don't know what other requirements; such as infrastructure upgrades might be imposed on White Horse Park due to this amendment. We don't know if you will recommend other changes; such as: Will it apply to all owners and not just 25%. We don't know if you will eliminate the age limitation; as the minutes from last meeting suggested as being possible. These details of your potential recommendation would most likely have a large impact on the outcome of such a survey.

It seems improper that the zoning of a community can be changed by the actions of a small group of owners without approval from the Board of Directors or the association membership. This proposed zoning change will affect all owners in White Horse Park. Any change in County zoning should be accompanied by a change in our declarations. In order to change our declarations, we require the affirmative vote of 2/3 of our membership. If you choose to issue a favorable recommendation to the Commissioners, the Board of directors of White Horse Park requests that you also recommend to the Commissioners that they don't approve the amendment unless the White Horse Park Board of Director's obtains approval of 2/3 of the membership of White Horse Park.

Sincerely

Brian Fenstermacher
President, Board of Directors
White Horse Park