

POSTED 5-23-2013 WHPCA.ORG

05/20/2013

## **Home Owners of White Horse Park,**

The packet you have in your hand has important information concerning the upcoming Board of Directors election and proposed changes to the White Horse Park Community Association By-Laws.

### **Election**

The Board of Directors is a five member board. The election of 29 June 2013 has three (3) open positions;

Highest number of votes received by a candidate will receive a 3 year term, the second highest is a 2 year term and the third highest will receive a 1 year term.

In your packet you have a ballot. Please check no more than 3 boxes. If more than three boxes are checked the ballot will be voided.

After you check the nominees, please put the ballot in the smaller envelope and that envelope into the larger envelope. **Do not put anything else in these envelopes.** Place a stamp on the outside envelope and drop in the mail box. Ballots must be received at the White Horse Park office by 5pm, 28 June 2013.

### **BY-Law Proposed Changes**

The packet you received also contains information of proposed By-Law changes to the White Horse Park Community Association By-Laws. Please read over these proposed changes.

The current Board of directors submitted their response to the proposed changes.

The proposed By-Law changes will be voted on at the Annual Members Meeting held at Showell Elementary on Sat. 29 June 2013 at 10 am. There has to be a quorum to vote on changes. A quorum for business conducted at the annual meeting, requiring a vote of the membership, shall consist of fifteen (15) percent of the total property owners (70) lots to vote in person only. Each lot is one vote.

Homeowners must be in good standing to vote.

**Annual Meeting Sat 29 June 2013**

**Showell Elementary School**

**Race Track Road**

**Doors open at 0915am**

**Meeting begins at 1000am**

Susan Naplachowski  
Park Manager

## 2013 BY-LAW AMENDMENT SUMMARY

### **Amendment #1**

Requires a SECRET ballot for all members. Ballots shall not include name or lot number. Roberts Rules states; **"Where a ballot vote is required by one's bylaws, then the ballot is by implication a SECRET ballot. The ballot should, in no way, reveal the identity of the voter"**. The voting method will be a "double envelope" method with the owners name and lot number on the outer envelope. The ballot will be placed in the 2<sup>nd</sup> (smaller) envelope and this ballot envelope will be inserted in the outer envelope which contains the name and lot number of the member. Members in good standing will be checked before the outer envelope is opened. Once verified, the outer envelope is opened and tossed aside. The 2<sup>nd</sup> envelope and ballot will have no name or lot numbers indicated.

### **Amendment #2**

The first section of this amendment increases the percent of membership approval required by the BOD to assign, pledge, mortgage or encumber any Association property as security/collateral for a loan. The decision to use \$100,000.00 of our reserve money as collateral for the first marina loan should have been brought to the members for a vote. This BOD action has left us short on reserves. The BOD also pledged \$5.00 per month of our dues to pay for the monthly loan payment, again without member's approval. If amendment is approved, this vote would now require 20% approval by members rather than the current 10%.

### **Add a Referendum Vote:**

**"Referendum** is a general vote by the membership on a single question or proposal that has been referred to them for a direct decision, approval or rejection"

(1) This section of amendment #2 requires that the BOD shall initiate a referendum vote from members on any single capital improvement that exceeds \$10,000.00. The details that follow in the amendment are the procedures for the BOD to follow to obtain members approval.

(2) This section of amendment #2 states that a referendum may be called upon the written petition of a minimum of ten (10%) percent of the total property owners (47 lots) of the Association. The details that follow in the amendment are the procedures for the BOD to follow to obtain members approval.

## **White Horse Park Board of Directors Response to proposed By-Law Amendment Changes**

Pursuant to Art XIII Section 2(d) of the White Horse Park Community Association By-Laws, this memo was sent to the originators of the proposed By-Law Amendment changes.

Board of Directors Response;

In regards to the first proposal- Article II Section 1, and Article III Section 1, which basically replaces the word "vote" with the word "ballot", the Board of Directors is in agreement with this proposed change.

In regards to the second By-Law Amendment Changes- Article VI Section 1, while the Board of Directors agrees with the sentiment of this proposed amendment change, we cannot support it as it stands for a variety of reasons:

1. The Board of Directors feels that a 20% member approval rather than a 10% approval as stated in the By-Laws is unrealistic. Anyone who has served on the Board of Directors knows that it is difficult to get more than 10% of owners to even respond to a survey.

Add a Referendum Vote

1. Board of Directors believes that the \$10,000.00 limit is too restrictive based on construction costs today.
2. Board of Directors believes that the procedure proposed is too lengthy.

Board of Directors  
20 May 2013

## NOMINEES

### Brad Basford: Lot 139 Salt Spray

I'm sure that many of you share my feelings that White Horse Park is the best kept secret in Ocean City and would like to maintain it for the enjoyment of our families. I applaud the BOD for the action they have taken to keep the park solvent and at the same time act on the aging infrastructure of the park. I want to see the improvements started by Phil and Jerry and all of the other board members continue. I would like to see the Park maintained and improved in a financially responsible manner.

I feel that I am qualified to serve on the board based on my education, professional experience and previous board experience:

- Served on the White Horse Park Board of Directors from June 2007 to April 2009 as 2nd Vice President.
- Employed in State Government for over 37 years.
- Served in Supervisory and Managerial positions in Baltimore, Frederick, Glen Burnie, Annapolis and Towson.
- Responsible for as many as 90 employees to include hiring, discipline, performance improvement, budget, inventory, building maintenance, etc.
- Served on various boards and committees.
- Been involved in strategic planning that resulted in changes in service delivery, office consolidation and staff relocation.
- Last position was a Program Manager for the Department of Labor, Licensing and Regulation. Responsible for the overall operation of a telephone claim center with a staff of 55, and for a building that houses telephone equipment that linked five telephone centers throughout the state.

#### EDUCATION:

- Graduate of Baltimore Polytechnic Institute
- Catonsville Community College
- University of Baltimore, B.A. Degree

### Georgine DeBord Lot 193 Timberline

My name is Georgine DeBord and my husband Jeff and I have owned Lot 193 Timberline Circle since 1994. We have loved our 19 years in the park and truly enjoy our "second home".

I am a Paralegal with the Montgomery County State's Attorney's Office where I run a juvenile diversion program. I am also a trained Mediator and coordinate the Mediation program for juvenile and adult criminal mediations. I have served on numerous boards throughout my children's years in school, serving as Treasurer and President. .

One of the reasons that I have decided to put my name in for nomination to the board is I believe that my experience working on past boards and my "real" job will allow me the opportunity to look at issues fairly and objectively. I believe issues need to be looked at from all sides, thoroughly and transparently. Ultimately it is the board's decision about most matters in the park, but I believe that the owners' opinions need to be taken into consideration, since we all want to do what is best for the park.

I served two years on the ECC committee in the park. I enjoyed the opportunity to work towards the enhancement of the park and serving the community.

I look forward to the opportunity to talk to residents about their concerns in the park and work together for solutions. I don't feel the best way to handle things is behind closed doors or without listening to our members. This park belongs to all of us and I truly believe we all want a peaceful community, not a divisive one. I look forward to serving the members to keep White Horse Park the "Best Kept Secret in Ocean City".

### George "Skip" Francis Lot 225 Timberline

My name is George 'Skip' Francis. I have owned lot 225 since 1996. I rented here for about 12 years prior to buying. I would like to be considered for the BOD in the next election. I feel I would be a beneficial addition to the BOD. I am friends with quite a few fellow WHP homeowners here and know I could be a voice of the people. If elected, I would make myself available to hear complaints or suggestions from the people and work within the BOD to find a resolution that would be fair to all involved.

## **Will Goheen Lot 119 Skipjack**

I have been an owner here since WHP began. I am a member of the Marina Committee. I have served on the BOD in the past as well as the ECC Committee. I was also on the committee that wrote the By-Laws. You can always find me rolling around the park or sitting at the marina. If elected, I will be more than happy to listen to what you have to say and I will do my best to get you answers that you want and deserve in a timely manner. I feel all of us as homeowners have the right to know what is going on with OUR Park.

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## **Pat Heath Lot 276 Woodhaven**

I have lived in the park for approximately seven years at unit #276, Woodhaven Court. I am currently serving my second year on the White Horse Park Board of Directors. I also have served on numerous Boards and Committees over the years; President, Secretary, and Treasurer of the last Condo Association where we were owners, a County representative on a Board that established a youth athletic association in our county, President of a Scout Troop, and County Representative for the Frederick County Federal Reading Program.

I am also a business owner and bookkeeper for our auto body business for the past 38 years. Here at White Horse Park, I was on the committee that organized and put in the new playground. Also, here at the Park, I researched a plan to reduce our cost for trash removal that saved the Park approximately \$10,000. I also researched and recommended the pool company we had during this past year, "Best Aquatics". WHP pool was recognized during this time as a "Pool of Excellence" from the Worcester County Health Dept. I have organized several successful raffles in the Park and have volunteered for our Clubhouse activities when requested. I am committed to our Park and feel I have the experience and ability to continue to contribute to our Park. I will always be looking for ways to save money. I work well with the current staff. I would like to encourage more involvement within the community through committees and opinion polls to assist the Board in making decisions, especially with feedback from the community as a whole before important decisions are made on your behalf. I would be honored to continue to serve on the Board.

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## **Gerald M. Hoots Lot 077 Spindrift Lane**

My wife, my daughter, and I bought in WHP years ago as a getaway that was still close to all that Ocean City has to offer. We have always enjoyed time that we have been able to spend here.

### **PHILOSOPHY:**

I believe in the founding principle of this country – Government of the People, By the People, and For the People. I also believe this philosophy should apply at all levels including the Board of Directors (BOD) for White Horse Park (WHP). The BOD exists to serve all the owners.

I believe that those who serve on the BOD should have a servant's heart and strive as much as possible to meet the needs in the park of all the owners recognizing that you cannot satisfy all the people all the time. That should not stop the BOD from trying.

I believe the BOD should at all times be accountable to all WHP owners. Part of that accountability includes timely, accurate, and complete responses to questions and issues raised by any owner. The BOD has a responsibility to not only inform the owners of decisions made but the rationale behind those decisions. It also includes ensuring that all owners are informed on all actions that may affect them and their experience in WHP and given the opportunity to provide input on those actions.

I believe owners should always have the option to challenge any rule or decision made by the BOD and that the BOD has a responsibility to respond as above. I believe also that there should be a mechanism for owners to challenge any rule or decision and bring the rule or decision to the owners for approval.

### **GOALS:**

- Do my part to put this philosophy into practice in WHP.
- Ensure that concerns of all owners are addressed and resolved to the maximum extent possible.
- Ensure that all visits to WHP, as well as the experience of full-time occupants, is always enjoyable.
- Make WHP an even better place to live or visit.

## **Gerald M. Hoots conti:**

### **MY EXPERIENCE:**

- Retired federal government employee.
  - Retired US Army Reserve Officer.
  - Former member of the Board of Directors, Kings Contrivance Village, Columbia, MD.
  - Ordained Southern Baptist Minister
  - Member, South Columbia Baptist Church; Deacon, Church Treasurer.
  - Volunteer Chaplain, Howard County Police Department
  - Volunteer Associate Chaplain, Howard County Detention Center as part of the Christian Jail Ministry; member of the CJM board of directors.
  - Former Trustee and Chairman of the Trustees, First Baptist Church, Laurel, MD.
  - Former American Red Cross, Instructor and Instructor Trainer, First Aid and CPR.
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## **John Nethken Lot 015 Deep Sea**

I John D. Nethken Jr. Lot 15 would like to be considered for a position on the Board of Directors to represent the people of White Horse Park. I was employed in the Railroad industry and retired as a Signal and Communications engineer after 40 years of service. I have been an owner/member in White Horse Park for 18 years. In those years I have served the community in the following positions. (E.C.C. committee chairman, Marina committee and on the Board of Directors.)

If elected to the Board of Directors, I look forward to serving/representing the PEOPLE/OWNERS in White Horse Park for the good of all. Blessing Abound, Peace, John Nethken

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## **Robert C. Price Lot 208 Timberline**

I have been a homeowner at White Horse Park since April 15, 2003 at 208 Timberline. I am also a full-time resident.

I served in the U.S. Army in Vietnam from 1965-1967 and was awarded an Honorable Discharge.

I retired from Bethlehem Steel in 2006 after 45 years of service as a Maintenance Mechanic.

I also had my own business for 32 years, Industrial Service.

My wife, Peggy, and I have been married for 46 years and have two children, a son 45 years old and a daughter 39 years old. We have four grandchildren, ages 6 – 22.

I am submitting my name for the Board of Directors in the hopes of turning White Horse Park back into a family run community, where homeowners have some input into the way the Park is operated.

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## **Maria Warburton Lot 192 Timberline**

My husband and I have been owners in WHP for ten years. We have two sons, 18 and 21, one a junior at St. Mary's College of Maryland and the other a freshman at Carroll Community College with plans to transfer to Loyola University MD in the fall. For the past ten years we have kept busy driving to soccer practices, games and tournaments over much of the State and East Coast. Although, both will be playing soccer in college next year, I've decided I will still have the time needed to serve on the Board of Directors.

I have twice served on the Board of Trustees of my congregation, currently as the Finance Trustee and was also its Treasurer for five years. I also am a volunteer coach for a free soccer program sponsored by the FC Frederick soccer club for elementary-aged school kids in Frederick City. I work for the MD Department of Environment in its Sediment, Storm water & Dam Safety Program focusing on sediment control and storm water management issues. I have been in this position about six years and previously was a field inspector for over twenty years in the Compliance Program responsible for everything from construction sites to waste water treatment plants to surface mines to wetlands projects. Additionally, I worked ten years part-time as a tax preparer for H&R Block back in the 90's.

I believe that my work and volunteer experience will serve me well on the Board. From serving on other Boards, I know there is a temptation sometimes to ignore bylaws and limit dialogue and to favor expediency over transparency. However, I will strive to allow

### **Maria Warburton conti:**

as much notice and opportunity for comments when making major decisions, such as installing a new entrance system with increased restrictions, revising our operational budget and increasing monthly fees during the current fiscal year, and particularly when making decisions regarding our own reserve money and putting it up as collateral on a loan for capital improvements.

In order to engender more comments and interest, I think the Board can take better advantage of avenues to get information out, such as email, the website, and even face book. I would also push for having an agenda out at least a week prior to a meeting and ensuring that the Board is more responsive to fellow owners, responding within two weeks to any questions, even if just an acknowledgement.

I also would like to see more opportunities for folks to get to know each other, perhaps utilizing the clubhouse for Saturday or Sunday coffee and conversation through the summer and some Friday game nights. Not fancy with people bringing their own snacks and drinks and perhaps a Board member present when possible.

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### **Susan Merritt Waskey Lot 150 Ocean Oval**

Since December, 2010, I have been a proud homeowner in the White Horse Park community. When I am here in the Park nearly every weekend of the summer and at least one weekend per month in the off-season, you can find me taking long walks with my black Labrador, Lily, riding my bike with my daughter, launching our boat in the marina with my son-in-law, swimming at the pool with my grandchildren, or volunteering in the Community Center kitchen for nearly every WHP event.

During my three years as a resident in the community, I have come to realize the importance of respecting others and their property as well as the importance of building relationships among neighbors and residents of the park. I would like to represent residents so that we can continue to strengthen our community, improve property values, and insure a safe and clean neighborhood for those who live here year-round as well as for those who escape to this paradise throughout the year.

One may ask what qualifies me to hold a position on the WHP Board. In my lifetime, I have many experiences that make me a strong candidate to represent residents. Before retiring, I worked with and managed people for decades as an office manager for a large orthopedic medical practice. Now, I take care of students and teachers as the office secretary at an independent school outside of Baltimore. I have organized Red Cross Blood Drives, volunteered for my church, held offices for the Parents Associations at my children's schools, and worked as a baker, cook, and manager at a seafood restaurant in Owings Mills, MD. All of these experiences have taught me to be an effective listener, a patient team player, and a person with a perpetual positive attitude.

Please consider giving me the opportunity to represent you on the Board. I am relatively new to the community, but I am completely committed to it. Let me bring my energy and perspective to you and for you.

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### **Linda Zaworski Lot 062 Skipjack**

Hi there. My name is Linda Zaworski. I live part time at #62 Skipjack Circle. We have been here for 8 years this May. I have been married to Rich for 21 years and have 2 chocolate shar-pei's. You might have seen us walking them around the park. My hobbies are rubber stamping and scrapbooking. I love gathering with others and making greeting cards to share with friends and family. As of August 2010, I have quit work to be a stay at home mom to the puppies and now have more time to spend at the park. Now that I have the time, I would like to take this opportunity to better serve the community. In my past experience, I have been a purchasing manager for government agencies and contractors and a commercial steel company and a commercial lighting project manager for the past 15 years. I have worked with CEO's, architects, engineers, etc... all towards a common goal of finishing a project as they have had projected. My position has been to be a medium between parties to complete projects, provide customer service, accounting on the projects, change orders, solve problems on the project and making sure the projects have run smoothly and on time. I typically handled approximately 30-40 projects at any given time. I have excellent computer and communication skills, and work very well under pressure and am very objective. Some of the projects I have worked on are 2 new buildings at Salisbury State University, as well as libraries, hospitals, community centers, schools and commercial buildings in the Maryland/Virginia/West Virginia and Washington DC areas. I feel that this past experience of working closely with a team is like being a part of the community, a community drawn from all of the members who dwell in it for the common good. Being a resident of White Horse Park, I only want what is best for our neighborhood and would be honored to serve on the board to better serve our community, and uphold its rules and regulations.