



WHITE HORSE PARK COMMUNITY
ASSOCIATION
11647 BEAUCHAMP RD, UNIT #1
BERLIN, MD 218111
OFFICE: 410-641-5102; FAX 410-641-5105
whpcamd@yahoo.com; whpca.org

NEWS YOU CAN USE

Spring 2012

Changes in White Horse Park

A White Horse Park new fiscal year is upon us as of 01 April 2012. I hope this year brings about comradery amongst the owners, staff, and Board of Directors. We all bought a piece of America in a small community. Therefore, let's respect each other, each other's property, and understand the differences between us. Let this be a friendly neighborly year.

Welcome

Mr. & Mrs. Tim Conners who purchased lot 005
Deep Sea Drive
Mr. & Mrs. Clay Rohrer who purchase Lot 349
Pine Cone Drive
Mr. & Mrs. Joe Martin who purchased lot 182
Timberline Circle
Doris Sudbrook who purchased lot 201
Timberline Circle

Welcome to the White Horse Park Community.

Board of Directors

WHP Board of Directors Meetings

The meetings take place every 3rd Sat. of the month, except the annual meeting which is the last Sat. in June. All meetings are open to the owners of WHP. If you have any suggestions, complaints, or want to know what is going on in the park, please attend a meeting. Meetings run from 10 am to noon at our club house.

***The annual meeting will be held on June 30th at Showell Elementary School from 10 am to 1 pm.

Elections: Openings Coming on Board of Directors

Elections for the Board of Directors will take place this June. There are two openings on the board. If anyone is interested in running for the Board of Directors please email me a short resume. I will, in-turn, pass the resume onto the Secretary of the BOD. I would like to have all resumes no later than 12 May 2012.

Marina

The marina is looking good! I cannot describe in words the beauty of the workmanship that has been accomplished by Mid Atlantic Marine, our maintenance John & Pat, volunteers Edd Webb, Bob Price, Bill (Norma's friend) and James Curtis Electrical. When you get a chance, enjoy a breath taking sunset while relaxing on the new section of the marina. You will know you are in God's part of Worcester County.

The BOD voted on the decision to have all dock boxes at the marina uniform.

Dock boxes, ladders, handrails, permanent bumpers or any apparatus shall not be placed on the walkway, slip, pilings, finger pier, and bulkhead or anywhere in the marina area

without written request to and approval from the Marina Committee Chairperson and Park Manager. No wooden dock boxes allowed.

Boat Slips

WHP has nine open slips this year. The Marina Committee is contacting owners on the Boat Slip Waiting list to fill these slips. Slip cost rental is \$400.00 per rental season.

Rental Slips

Like last year there will be a few slips available for daily rental of \$10.00. Rent goes from 0800am to 0800am. All slips are on a first come basis. Slips must be paid for at time of reservation. Money will not be refunded. Slips may be rented from the office, if the office is closed, notify the guard on duty to find out what slip is available.

If you are renting in the evening, the guard will give you an envelope to place your money in; put the envelope in WHP mail slot #67 at the mail boxes. The office will record the info the following day.

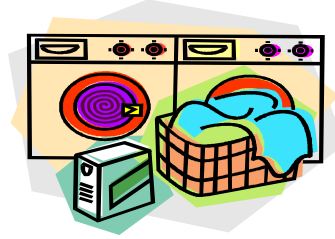
Owners wishing to rent a slip must comply with all rules and regulations set forth in WHP Rules and Regulation.

Dumpster

The Board of Directors has voted: No more large dumpsters in the dumpster area. We owners have paid over \$80,000.00 in 5 years just for the large roll-off dumpster. If you need to discard large items in good condition, please arrange for Goodwill to pick up. If the large items are junk please take the items to the dump or arrange for a junk company to haul it away.

Laundry

New washers and dryers are in the laundry rooms. The new equipment does not take coins but a "Smart Card". Please pick up a refillable "Smart Card" from the office.



Laundry & Bath Houses

April 6th thru May 23rd open on weekends only: Fri/Sat/ Sun

May 24th thru 30 Sept open 7 days a week: (06:00am to 11:00pm)

Please clean up after yourself. We do not have a full time staff to clean up behind you.

Roads

The roads are beginning to crack throughout the park and pot holes are forming in 3 areas. The cost of this is approximately \$8,200.00 to fix all areas. The BOD agreed WHP doesn't have the money now to invest in these repairs. It is suggested that we only get the immediate needs fixed.

Golf carts

The BOD is seriously considering Golf carts. They are reviewing very strict rules and regulations for the use of golf carts in the park.

Electric

Electric bills for the 1st quarter are due the 15th of May. Please do not be late.

Outstanding Bills

Outstanding balances due totals \$21,245.47 as of Mar 2012.

Electric: \$7,255.20

Water: \$3,610.00

Late Fees: \$2,538.80

HOA Fees: \$7841.47

The BOD will make a decision on the amount of time an owner can go without paying electric before the electric will be terminated to the unit.

Weed Spraying

Weed spraying will only be done up to 2 feet onto your driveway. The whole yard and drive ways will not be sprayed this year.

Park Manager Notes:**Rules and Regulations**

Please review the Rules and Regulations of our community. Become familiar with them. They are our guidelines for everyone to have a safe and enjoyable summer. There is no warning; a fine will be implemented if the rules are not observed. So please review the rules and regulations. Everyone was given a copy two years ago. If you need a new copy, stop by the office or guard house. Let's keep our community safe, enjoyable and in good taste. Owners are responsible for your guest and renters.

Speeding in the Park

Do not forget: Throughout the park is 10 mph. There are many small children and grandchildren in the park riding their bikes and playing. Please, please observe the speed limit. It is not only a rule of WHP but by slowing down all will be safe. **PLEASE SLOW DOWN**

Rental Units

White Horse Park is a gated community. All owners who rent out their unit, please have your renter stop at the office or guard house and sign in, even if the owner has given the renter gate passes. This is for protection and emergencies, the people of WHP have the need to know who is in their park. Please put a copy of all rules and regulations in the unit. Do not send the renter to the office to pick up the key. WHP office is not a rental office. The keys in the office are kept here for emergencies.

Lot numbers on your units

Rules and regulations dated 3/20/2010 states "All residents shall display their lot number on the front of their residence for easy

identification by the community and emergency personnel. There are at least 50 units in the park without their lot number displayed. Please have all numbers on your units before 01 July. Please do not ask White Horse Park personnel to turn on your electric or go inside your unit to turn the air conditioner or heat on.

Personal Disputes with neighbors:

There has been quite a lot of bickering between neighbors. Please be respectable of each other and each other's property.

This involves:

- *Trimming of your tree if it overhangs onto your neighbor's property.
- *Cleaning up your leaves in the fall and in the spring
- *Weeding your gardens and driveways
- *Painting or fixing your shed
- *Having clean windows or window fixtures that are hanging to be seen on the outside
- *Do not let your dog pee on your neighbors flowers.
- *Pick up after your dog.

WHP BOD, Manager and employees DO NOT get involved with disputes between neighbors.

**Lawn Mowing**

Please visit your property and clean up any sticks, pine cones, leaves etc. Our lawn mowers cannot keep running over this type of debris. Your lot may not get cut if it is not cleaned up. Lots with boundaries that are too high for the riding lawn mower to go over may not get cut. Remember weed whackers will not trim if there is not a border around the skirting, ornaments etc. Even with these borders WHP shall not be responsible if a pebble or stone goes through your skirting.

There are push lawn mowers at the office if you would like to sign out one.

Please do not flag down a weed whacker or lawn mower to cut your property. The grounds people are directed by me. There is a system to our cutting. Do not jeopardize their job.

Bikes

Bikes can be signed out from the office. A small donation fee is helpful in maintaining the bikes.

Guards

Please be mindful of the guards. There is no loitering allowed at or near the Guard House.

Environmental Control Committee (ECC)

All improvements constructed or placed on any lot or unit shall first have the written approval of the ECC.

WHP ECC committee consists of 4 members, Shirley Skillman, Craig Small, Susan Gajewski and Ron Cooke. Phil Rensch is the Liaison between the ECC and the BOD. From April 2011 to 31 March 2012 (WHP Fiscal Year) seventy-eight (78) request were submitted; seventy four (74) were approved; 2 disapproved; 2 up for appeal.

Common Ground

Common ground is for all owners of WHP to enjoy. If you own a unit that backs up to common ground you shall fill out an ECC Form to request to perform any improvements of the common ground. No tree shall be taken down on common ground without the approval of the ECC Committee. All owners must submit an ECC request when performing any improvements.

ECC Application must be filled out completely.

When doing any ground level construction a drawing with measurements must be included with the ECC request. When requesting to paint your unit or shed, a color must be stated on the form.

When roofing, state the color shingles to be used. If in doubt please see the park manager.

ECC Violation

If a member does not obtain prior ECC approval the member shall be charged a one-time fine, of up to \$1,000.00, whether the work is approved or disapproved after the fact. The BOD will determine the amount of the fine based upon the type of work done without approval.



Club House Committee

Events

- *29 April Sun 7:30am-11:00am
Pancake Breakfast
- *26 May Sat 1:00pm-6:00pm
Memorial Day Party
- *16 June Sat 4:00pm-7:00pm
Fish Fry (Proceeds to Marina Fund)
- *07 July Saturday 3:00pm-8:00pm
Independence Day Party
- *14 July Sat 6:00pm-11:00pm
One Hot Night (Pool open)
- *28 July Saturday 7:00am-1:00pm
Flea Market

See office for more detail

Susan Naplachowski
Park Manager