



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

July 2011

It is the time of year when my heart smiles. It is so beautiful to see owners, children, relatives and friends enjoying themselves these days. I know the economy has hit everyone in one way or another, but the smiles I see when you enter the gates of White Horse Park puts our worries behind us for a minute, a day or possibly weeks.



I have noticed that mostly everyone that owns a piece of America in WHP is cleaning up their property; the improvements reflect on each and every owner. Thanks to everyone who keeps there piece of America beautiful. Happy Summer Vacation!

Annual Meeting

WHP owners gathered for the annual meeting, which took place on 25 June 2011 at Showell Elementary School. The meeting was well attended. There were enough home owners present to hold a quorum.

Election results;

President: Gerald Mathison
V.P.: Edd Webb
Treasurer: Barbara Price
Secretary: Pat Heath
Member: Phil Rensch

The meeting went smoothly; minutes from the annual meeting 2010 were approved and are posted on our web site: www.Whpca.org

Marina

Edd Webb gave a briefing on the marina; history, Phase 1 completion and proposal for Phase 2.

Phase 1 Marina Rap-up

WHP received two proposals on the marina for this past winter; McGinty and Mid Atlantic Marine. The BOD decided to go with Mid Atlantic Marine.

Work started on 01/28/2010 and was completed on 05/04/2011

Stacey hart & Associates engineered the project Phase 1 project consisted of a new bulk head along the canal side/ complete new gazebo and fish cleaning station. Total cost \$157,954.68. As of 06/10/11 we owe \$89,122.43 on our loan.

The loan is being paid down at a rate of \$2325.00 per month including \$105.00 interest.

Phase 2 (Winter 2011)

Phase 2 will consist of replacing the inside of the boat side bulk head. Water erosion over the years has caused the cement blocks under the board walk to shift and lean towards the slip area. The bulk head will be put in place to stabilize this area. The 275' by 16' board walk will be replaced along with 11 finger piers, electric & water lines. Estimated cost will be \$190,000.00. We are still in negotiations with Mid Atlantic Marine.



Boaters

The canal is not as wide as it was before the bulk head was replaced. Two boats have a hard time getting around each other.

Therefore the marina committee has put up signs stating temporary parking only in the canal: Maximum time 1 hr. : \$25.00 fine if parked in the canal longer than 1 hour.

Slip Rental

For those boaters who do not have a yearly slip and wish to keep their boat in the water over night, slips may be rented on a daily basis for the amount of \$10.00 a day. Please stop by the office or the guard on duty for more information. At this time WHP has four rental slips available. They do fill up fast so the sooner your reserve the better your chance of getting one.

Trouble on the Water

Have you ever been out on your boat and it fails to restart? What do you do? You can call a Tow Company or you can call 410-641-5102 (Office/Guard House).



Boaters from White Horse Park have volunteered to help out in case of an emergency. If you are out on the water, break down and you can't make it back to WHP dock dial 410-641-5102 and we will initiate the emergency response list.

The WHP volunteer will find you and get you and your boat back to WHP.



Water and Sewage

Water rates look as though they are going up. Our quarterly cost for water and sewer is \$100.00 per lot or \$46,500.00 per quarter. Worcester County has proposed an increase of \$5.00 per unit per quarter, or \$20.00 per year, which adds up to a \$2,325.00 per year increase to the park. Even though this sounds high our park pays less money to Worcester County Water & Waste than anyone else in our area.

Water Waste

One dripping faucet in a unit, dripping 10 drips per minute will waste 347 gallons per year, and one leaking toilet can waste up to as much as 56,100 gallons per year. To put this into the big picture, if 20 homes had one dripping faucet, the park uses 7,000 extra gallons per year. Or if 20 toilets were leaking, it could add up to a million wasted gallons of water each year. Some homeowners have the water to their units connected to their hydrants. If they are leaking, the waste is far greater than a million gallons.

Each of the leaks given is an inexpensive easy fix. New washers on the hose connected to the hydrant, along with making sure the connection is tight will stop those leaks. New washers on your faucets or a new flapper in your toilet will fix those leaks as well. With every homeowner taking the time to check for these small, unnoticeable leaks we can help conserve many, many gallons of water each year

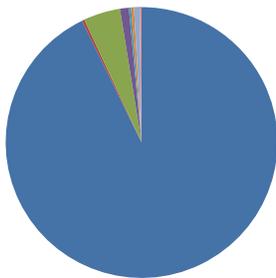
Chart of Yearly/Monthly Dues

During the meeting WHP accountant gave a brief on WHP budget from 01 April 2010 till 30 March 2011. Below is a pie chart of yearly park income, Yearly Expenses and a breakdown of monthly dues.

Copy of Annual Budget Report is at office.

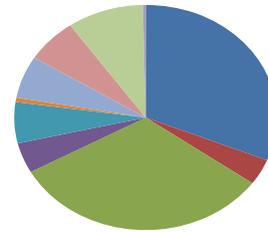
*** These charts do not include the marina loan***

Yearly Park Income



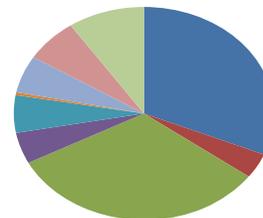
HOA	614,000
Laundry	2,000
Marina Slips	29,000
Marina Stickers	7,000
Ice	1,400
Pool Passes	150
Gate Passes/Remotes	2,130
Pepsi	300
Late Fees	4,400
Playground	1,500

Yearly Park Expenses



Water & Sewer	\$186,000
Trash	\$22,000
Payroll (taxes/unemployment)	\$191,000
Insurance	\$26,000
Pool	\$35,000
Mail outs	\$4,000
Park Repairs	\$36,000
Common Utilities	\$38,000
Reserves	\$56,000
Marina	\$2,000

Breakdown of Monthly Dues



Water & Sewer	\$33.00
Trash	\$4.00
Payroll (taxes/unemployment)	\$34.00
Insurance	\$5.00
Pool	\$6.00
Marina	\$0.35
Park Repairs	\$6.00
Common Utilities	\$7.00
Reserves	\$10.00

Cable Fee

Cable fee rates have gone up. Our monthly bill is now \$5,515.82, which is up \$110.00. The park is billed on a 465 unit rate, camp ground rate which is a lot cheaper than paying individual cable as you do in your permanent residents. However 465 units do not sign up for cable every year. Please do not be a thief and watch cable TV in the park without paying your yearly fee of \$160.00. This is stealing from our honest owners. If you are one who hasn't paid for cable but are watching it please come to the office and pay \$160.00 and no questions will be asked. Action will be taken against those owners who are watching cable TV and not paying their annual fee.

Property

Properties are starting to look really nice. This year the BOD went around the park and sent letters out to the property owners of sheds and properties that needed sprucing up. If you are an owner who received one of these letters please fill out an ECC form so you can get started on fixing up the shed. ECC forms are available on our web site or at the office. If by chance you did not receive a letter from the BOD please look at your shed, and weeds. Pride is coming back to the park and I would like for all of us to be proud of our small piece of America and keep it looking nice.

Concerns of Park Manager

Mail Boxes at WHP

Many years ago WHP installed mailboxes near the office. At the time of purchase, Homeowners were told the box was purchased for the time they were owners in the park. Many boxes have not been used for years. I am running out of mail boxes. I do have some in the maintenance building we can bring up to the office. We will have to put a new cement pad down and get locks for all the boxes. Before I do that I would like for anyone who doesn't use their mail box or plan to use it to

turn the box back over to the park so I can sign it out.

Rental Units

WHP has approximately 47 units in the park that are either rented on a full time basis or seasonal that I know of. For those home owners who rent out your units, remember you are responsible for the actions of your tenants. All renters must sign in with the office when renting a unit. Rules and regulations must be in all units for the renters. The reason for the sign in is I need a point of contact for all renters in case of an emergency and so the guards know who is in the park.

I cannot nor can the guards protect our park when I have people moving in and out of rental units without signing in at the office. I cannot keep track of the mail for renters. If they do not sign in with the office I do not have names on file to except mail at the mail boxes. All mail will be returned to sender.

This applies to short term and long term renters.

Destruction

This year the bath house at phase three on Sea Hawk Lane has been vandalized on 3 occasions. The first time, toilet paper was stuffed in the toilets. The second time, the guts to all the toilets were taken out, and the last time 2 days ago, the shower curtain rod was pulled off the wall, broken and the toilets stuffed with toilet paper. This is unacceptable. All this vandalism cost the park money. Repairs come out of the homeowners dues. Please if you see any suspicious activity, please report it to the guard immediately. I get reports from owners but it's usually a day or two after the incident. By this time it is too late. Let's keep a watchful eye on our property. The common areas are also homeowner's concern. We all pay for the up keep.

Pull Tabs

WHP has been collecting pull tabs from beer and soda cans for about two years now. I am enclosing a short letter from Marie Freeman:

I wanted to thank everyone for saving the beverage and soup pull tabs. The response has been overwhelming and such a tremendous help to Maryland's Ronald McDonald House. We have planned a dinner and activity at the House on July 28th, which is the 11th anniversary of our daughter, Brianna Nicole, passing away. We'll let those at Ronald McDonald House know what a community effort this had been with all the neighbors at WHP.

**Thanks Again
Marie Freeman
Lot 168**

Club House Affairs

WHP Independence Day party was a huge success. We had over 125 people attending the event. Gerry Mathison and his son-in-law won the horse shoe tournament. They donated their winnings back to the clubhouse activity fund.

Fish Fry - 23 July

12 to 3pm;

Platters \$5.00

Sandwiches \$3.00

(Platters – fish, potato salad, coleslaw, pickled beets)

Flea Market - 6 Aug

7am to noon

Homeowners Tables: \$10.00- extra tables

(yours or ours) \$5.00 each

Non-owners – Tables \$15.00-extra tables (yours

or ours) \$5.00 each

Contact office to register (410-641-5102)

Refreshments Sold

Dear Homeowners,

Thank You, Thank You for attending the Club House affairs. A special Thank You also goes to the volunteers that help with these affairs. Let's not forget an extra Thank You to the people that donate those wonderful desserts. The Club House Committee

Raffles

Light blue Adirondack chairs are being raffled off at the Labor Day Party. Raffle tickets are \$5.00 each or 3 for \$10.00 Raffle tickets can be purchased in the office.



Boat Flags

White Horse Park has ordered boat flags for you to purchase. The flags will be 12" x 18".

Background is white, lettering and horse dark blue.



Susan Naplachowski
Park Manager