



WHITE HORSE PARK COMMUNITY
ASSOCIATION
11647 BEAUCHAMP RD, UNIT #1
BERLIN, MD 21811
OFFICE: 410-641-5102; FAX 410-641-5105
whpcamd@yahoo.com; whpca.org

NEWS YOU CAN USE

May 2010

Spring is here!!!!

The days are warm and the nights cool; perfect for a good night's sleep. White Horse Park is hopping. The beautiful weather has brought everyone down to the park. Owners are cleaning their units and grounds while enjoying the warm weather. The boaters are anticipating a beautiful summer. They are hard at work preparing their water craft for the season.

Down to Business

All hands are at work preparing the Park for its grand opening on Memorial Day. American Pool is working hard at preparing the pool. The pool was drained and cleaned. We have been working hard on power washing the pool deck.

Bob and John have been busy spraying all the drive ways and stone areas. I didn't realize how much stone we have. That was a 4 day project. We will be weed spraying again in the middle of June. The weed spray kills the weeds, but you still need to pull them out.

Besides the weed spraying, both men are also busy grass cutting, fixing the Marina and Bath

Houses, and doing daily maintenance around the park. Keep in mind, the Park only employs 2 full-time workers until the middle of May, when we pick up 2 more workers until the end of August.

New Hire--Ivan Zhurakowskiy

Ivan is a young man from the Ukraine, Russia. He will be maintaining the grounds with John. When you see him, give him a warm White Horse Park welcome.

Memorial Day Party

White Horse Park's official summer begins on Memorial Day weekend. To celebrate, we will be kicking off with a Memorial Day Bash on Saturday, May 29. The party will begin at 1 p.m. and last until 5 p.m. On the menu are Hamburgers, Hot Dogs, Corn-on-the-Cob, Baked Beans, Chips, Sauerkraut and Kielbasa. Drinks will be soda and beer. Join in the Horseshoe Tournament and listen to the DJ spin the records. The pool will be opened at 10:00 a.m. **to everyone.** Cost for the party is Adults \$12.00 and children under 12 \$6.00 – under 6 is free. Wear your Red, White and Blue in

remembrance of those who so proudly served and gave their lives for our country.

Members' Annual Meeting

I want to speak on the Annual meeting for a moment.

The Annual Members' Meeting will be held 26 June 2010, at 10:00 a.m. at Schowell Elementary School. The school is located on Rt. 589 (Race Track Rd). From our park, go up Beachamp Road, make a right (heading toward 113), go past St. John Neuman's Catholic School and make a right; the elementary school is on your right.

The Annual meeting is the most important meeting White Horse Park conducts. It is approximately a three-hour-long meeting one time per year. The Declarations and By-Laws of White Horse Park state in Article V, Section 3:

In order to conduct business during an annual meeting which requires a vote, a quorum of 15% of the total property owners (70 owners/lots) have to be present and eligible to vote in person. We have not had a quorum of 15% of our members for years. When electing board members, 25% (116 lots) eligible to vote in person or by Absentee Ballot are needed.

Bob, John, Joyce, the board of directors and I, have been working very hard to make the park look nice and enjoyable for all owners. We consistently get comments on how well the park is running. Since we've been working hard for you, I need all of you to do me a favor and come to the meeting. It is very important. Some items to be discussed at the meeting are:

☆ Where does the \$110.00 you pay each month go?

☆The Marina has fallen into a state of disrepair. What is predicted for the near future of the Marina?

The marina concerns us all, it adds to the value of our property. Some of us bought into the park because it had a marina, some place to walk to in the evening or sunbathe besides the pool area, or perhaps to stroll to watch the sunsets in the evening. Whatever you're reasoning behind buying into the park, the marina is a plus; it adds to our property value.

☆Is there a need for a special assessment coming up in the future?

☆Is your neighbor keeping their property up to the standards set forth by the Association?

☆Are you disappointed in the appearance of the park?

☆Do you wonder why we are auctioning off items to raise money for the park?

☆Do you wonder where the money raised at the functions is going to?

Comments from people in the park:

●I wish I knew how to get people who own in the Park to show some interest in what is happening and not just come here and act like they don't care, unless of course they are asked to spend some money.

●I often wonder why people don't come to the functions or by a \$5.00 ticket for an auction when the proceeds go to amenities in the park.

●Why do owners in the park voice their complaints but take no interest in the overall picture of what's happening in the park.

●Why is it there are always the same people volunteering to work the parties: Memorial Day and 4th of July parties, for example.

The way to avoid this is for the 465 owners in the park to get together one day out of the year at the June Members' Annual Meeting.

The board of directors does its best with the business at hand. These past many years the board of directors has been making all the decisions because there is not enough owners who attend the annual meeting to make a difference. You cannot condemn the board for doing what they feel is right because no one is showing up at the meetings. **Owners, it is important that you take part in the future of your park.**

I have many people asking me why the grass isn't cut. If you attended the meetings you would know why the grass cutting is not always up to standard.

Flooding is a concern of many people. The problem cannot be fixed without input from the homeowner. The drainage in the park is a concern of over 1/3 of the owners in the park.

The staff of White Horse Park is doing their best to keep the park running. There is some up keep that needs to happen. I don't want to see us fall into the same problem Ocean Pines has where they did not keep up their property throughout the years and now have to spend millions to upgrade or fix areas.

The majority of the people in the U.S. have the right to vote, but only 25% do vote. Then 75% complain about the government. The ones who complain say, "I don't vote because my vote doesn't count." That's not true at White Horse Park. Every vote, opinion and home owner counts. Everyone in the park matters to me. I

do my best to look after each and every owner's property and the owner themselves if need be. So in my eyes as Park Manager, you count.

As Park Manager, I understand White Horse Park is your "vacation getaway." I look at the park the same way. When I reach the red light at Beauchamp and Race Track Roads, a feeling of peace comes over me. Then when I make that final turn into the Park, I turn my radio off and listen to the quiet of the park. So...

beautiful: the birds chirping, the smell of outdoor cooking, the boats lined up to go into the water. I can hear the waters calling me. How wonderful! I know once in the Park, I can relax and smell the grasses grow. No pressure, just relaxation.

This is what I want to accomplish as park manager. In order for me to make your summer relaxing, I need your help. Just 3 hours out of the year to attend the Members' Annual Meeting. This meeting helps me see what you as owners see. It helps me to understand what is needed of me as your Park Manager. I want each and every one to share in the enjoyment I have in the park. I can only improve with your help and input. So please except my invitation to the Members' Annual Meeting. I will see you on June 26, at 10:00 a.m. at Showell Elementary School.



Mosquitoes

I talked with the Worcester County mosquito patrol. The pesky little bugs are getting a head start on the season. It's not even summer and those little blood suckers are driving me crazy. The Mosquito patrol doesn't start spraying till after the 10th of May. That doesn't mean they will come to our area first. They have all of

Worcester County to do. So bring the mosquito repellent when you come down for the Annual Members' Meeting.

Boat Stickers

The 2010 WHP Boat Stickers are now available. In order to launch your boat or keep it on White Horse property, you need to register the boat with the office. Please bring a copy of your insurance and registration. For a fee of \$35.00 I will give you a boat sticker for your boat and trailer. All boats must have a WHP 2010 sticker on them by June 1, 2010.



Boaters--Ethanol Changes in the Air

This summer the U.S. Environmental Protection Agency (EPA) is expected to announce a final decision on whether to increase the amount of ethanol it will allow in gasoline. The agency has been asked by the ethanol industry to allow blending up to 15% ethanol in gasoline.

According to BoatU.S Magazine May/June

2010: "Marine engines on the market today are warranted to run on ethanol up to the currently allowed 10% level, says Boat U.S Vice President of Government Affairs Margaret Podlich. "Since E15 represents a 50% increase in ethanol content above what we have experience with, it could be damaging to those engines, but nobody knows for sure.

Trailers

If you bring a cargo trailer into the park, it must be registered either at the office or with the

guard on duty. They are not to stay on your property overnight. The trailer must be parked in the back section of the over flow lot near the marina. A temporary permit will be given for up to 7 days. If the trailer is in the park for more than 7 days, a sticker will have to be purchased from the office. The trailer will then be parked in an assigned slip at the boat yard.



Raffle

When you enter White Horse Park, you will notice a pair of Adirondack Chairs which are up for raffle. The proceeds will go toward the playground equipment we purchased last year. The tickets cost \$5.00 for 1 chance or 3 chances for \$10.00. The raffle will take place on 3 July. You need not be present to win. The beautiful chairs are a light green color and fold up for storage during the winter. Raffle tickets may be purchased at the office between 7:30 a.m. and 2:30 p.m. 7 days a week.

Contractors Requesting Keys

If you are scheduling someone to come to your property to perform maintenance or repairs, you are required to notify the office before we can give that contractor the keys to your property. This policy is for your protection; however, if you are having regularly scheduled visits such as bug spraying once a month, you may file a letter with the office authorizing us to give out the keys. This will enable the contractor to gain access to your property without you having to call us every time. Please have a safe and wonderful summer. See you on Memorial Day. Susan Naplachowski