



White Horse Park Times



FALL

AUTUMN AT THE BEACH

2019

PRESIDENTS CORNER



Happy Fall everyone! I can't believe we are already into October! Many exciting things are happening within our community, and the Board of Directors will do our best to keep everyone informed.

There has been a change of position within our Board of Directors. **Tim Mummert is no longer serving as Secretary of the Board. Barbara Price has been appointed.**

There will not be an open board meeting in October. We have had several requests to cancel the October meeting from community members. There was aggression, profanity, and disrespect that made for an uncomfortable environment for others. The Board took up a discussion about it. We will work to restructure the style of the open forum, and we will have clear standards in place for our 2020 meetings. The bright side is that we have nothing to report, at this time that requires an open meeting. I will communicate via the monthly newsletter, and we will use the website, e-mails, and bulletins as needed.

The 2020 open board meeting schedule will be posted on the website. The months will be March, May, Annual Meeting in June, August, and October. Open meetings will be the third Saturday of the month, and the Annual Meeting will be the last Saturday in June.

We decided to go with a pool resurfacing contract from Continental Pool Company. The company has done a wonderful job maintaining our pool, so we decided to trust them with our structural needs. Ted is still investigating questions about coping and integrity, and as we know more about those issues, we will keep you up to date!

We signed a contract with Mediacom for our required pool phone.

Our website is still in need of a few finishing touches, but we will be using it as a vehicle to communicate, with you, in the updates section. Another way to stay informed is to make sure that you have an e-mail address on file in the office.

It is my understanding that there has been some concern about the clubhouse door combination change. The purpose of this change is to maintain security of the building. Several community members have expressed concerns about possible usage without record.

When we investigated this, we learned that this was quite possible. In an effort to maintain safety and protect our people and our assets, the BOD and office management worked together to determine a solution. When the clubhouse is requested, management or security can assist with access. It is important for management to have a record of purpose and person when the clubhouse is accessed.

We appreciate all of the support that we are receiving. I continue to promise everyone that we are working to protect the assets of all 465 owners in our community. We understand that letters have gone out from Worcester County Commissioners concerning residency. Their plan is to enforce the county law. We will also be sending out letters, as stated in our message to the commissioners prior to the September 5, 2019 meeting of the Planning Commission. The WHP BOD plans to enforce residency, as well, within our scope of authority. Our declaration 3.1 states that "no campsite shall be the primary and principle residence of the owner, or any other occupant thereof, it being the express intention of the Declarant that each Campsite be used and occupied for camping and recreational purposes only by a single household." By-laws Article II definitions define a member in good standing. By-laws Article III Section 5 express enforceable restrictions .

Those owners whose primary residence is established in White Horse Park will have their privilege to attend Board meetings, vote on issues or in elections, use of the boat storage lot, marina and pool suspended until they come into compliance with the residency declaration.

Those owners who rent their units as the primary residency of their tenants will be declared in violation as well, and will be advised to immediately cease and desist. If permanent rentals continue White Horse Park will seek a court order to enforce the declaration on those landlords. In the mean time, restrictions will be enforced against owners and renters.

The BOD is troubled by the lack of transparency that took place, even within the BOD, and also from the BOD to the community, when the County initially expressed concern about full-time residency. All along, so many paths could have been chosen. When two people, from our community, decided to hire a lawyer, and encouraged others in violation of the law to join their movement, a line was drawn in the sand. False information was distributed to the community about the costs, there was an attempt made to change the law without community support. Still, today, there are press conferences, and media interviews done in secret. There is anger, profanity, violence, and much negative publicity that continues to stem from this group.

CONTINUED PAGE 2

A Note from WHP office:



**Office Hours:
Monday thru Saturday: 8am to 4pm**

**410-641-5102 / 410-641-5105 fax
whpcamd@yahoo.com <http://whpca.org>**

Third quarter electric bills included with this newsletter if paper mailed

Payments for Regular HOA Fees can be set up through your bank to be delivered on the same date each month to avoid late charges and forgotten payments. You can also pay for months in advance and have credits that we will take out each month when due.

If you would like to drop off your payment while you are in the park, please use WHP Drop Off mailbox #76.

MONTHLY DUES....\$135 DUE ON **1ST OF EACH MONTH.**

WHP does not bill for monthly dues or cable. The only bills we mail/e-mail are the quarterly electric bills.

- 1st Qrt Due May 15th
- 2nd Qrt Due August 15th
- 3rd Qrt Due November 15th
- 4th Qrt Due February 15th

If you would like to receive your newsletter and electric bills by e-mail, call the office and make the switch to paperless. Saves WHP \$\$\$

Please put your LOT # on ALL CHECKS and correspondence to the office. Please indicate on the check what payment you are making.

Please upate the office with an e-mail we can use only in mass e-mails and emergencies.

CONT..

The survey that was conducted within our community showed that there wasn't enough financial support, within the community (not even close), to be able to afford the desired change to zoning that the group initially tried to pursue. It was proclaimed that our declarations weren't something that anyone needed to pay attention to. There were people who took their homes off of the market because they were captured by this movement. This saddens us, because people were initially trying to obey the law. It is also difficult for us, because our hearts go out to the hardship cases that are embedded in this group. We are thankful that the county is willing to connect those in need with resources

At this point in time, our BOD is willing to work to encourage our community members to comply with the law. We look forward to a revitalization of our park. We hope to cultivate a culture of respect for all neighbors, and part of that process will be working to maintain civility, law, and order.

Thank you,
Melissa Peters
Acting President- White Horse Park



- ACTING PRESIDENT..... Melissa Peters
- VICE PRESIDENT Norm Ross
- SECRETARY.....(TIM MUMMERT) NOW: Barbara Price
- TREASURER..... Ed Scheiner
- MEMBER.....Tim Mummert

OCT. MEETING.....CANCELLED

**NEXT MEETING MARCH 21
2020**





Park Manager's Report

Important – if we do not already have your e-mail address, please give it to us. Specify if you want all of your correspondence via e-mail, or just “blasts”. Blasts are when we send out important messages either from the BOD or the office – such as if we know that the water will be off to make repairs, or the electric will be off, per Choptank, etc. You can still receive your bills and newsletters by regular mail. **Trash** – Soon, I will be cutting back on the number of dumpsters available for use. Please do not use the ones that are off on the side. This saves the Park a considerable amount of money. **Marina** – just a reminder – all boats must be out of the marina by October 31st. Remember to remove all of your ropes, fenders, etc. also. The ramp will still be available for use. **Renters** – Those of you who rent your units using VRBO or AIRBNB or any other service – make sure that they know that renters are not allowed bring watercraft into White Horse Park. We just had another situation last week, when a renter (through AIRBNB) brought their boat. Luckily, they were able to make other arrangements through the lot owner, but that is not always the case. It doesn't matter whether they plan on using our ramp or not, they are not allowed to even bring the vessel into the Park. **Residency** – Once again, we will be monitoring the Park for full time residency. If you leave a vehicle here when you are not actually here, please let the office know so that we can note it on our report. **Water/sewer** – Worcester County has increased our water/sewer rate again. This is not due to usage - This seems to be an every other year event. We will send out how much of an increase we will have to charge sometime in the near future. **BOD Meeting** – In case you did not already know, the October BOD meeting has been canceled. The website has information on upcoming meetings.

Ted Gajewski



Leaf clean up....Please bag all of your hard work in raking leaves and dispose of them in the dumpsters. All large branches can be taken to the designated area in the boat storage yard.



**PLEASE
“SCOOP OUR POOP” BAGS ARE LOCATED
THROUGH OUT THE PARK...**



WE ARE SEEING MORE AND MORE DEER ON BEAUCHAMP RD. PLEASE DRIVE SLOW AND IF ONE CROSSES IN FRONT OF YOU, PLEASE STOP AND WAIT. USUALLY THERE WILL BE MORE TO FOLLOW THE FIRST ONE.



Bath Houses/Laundry room will remain open weather permitting. Remember to add \$ to your laundry cards before office closes on Saturday.



SELLING YOUR HOME

- A CURRENT LOCATION/BOUNDARY SURVEY IS NEEDED. **THE PARK MANAGER NEEDS TO REVIEW THE SURVEY TO ASSURE THAT ALL IS WITH IN PROPERTY LINES.**
- A RESALE PACKET MUST BE PURCHASED THROUGH THE OFFICE WHEN YOU HAVE A SIGNED CONTRACT.
- 6 POOL PASSES SHOULD BE LEFT IN YOUR HOME FOR BUYERS.
- ALL GATE CARDS SHOULD BE TURNED INTO THE OFFICE. THE OFFICE WILL ISSUE NEW GATE CARDS TO NEW OWNERS.

• PLEASE INFORM THE OFFICE OF THE SETTLEMENT COMPANY AND DATE. FINAL ELECTRIC READINGS WILL BE NEEDED AT SETTLEMENT

