



White Horse Park Times



February 2020

HAPPY VALENTINES DAY

PRICELESS

President's Corner February

Hello Everyone!

It is hard to believe that it is February already! Spring is right around the corner, and we are embarking on a wonderful season to be enjoyed by everyone in our community.

We welcome Billie Reynolds, our new Park Manager, as we look forward to the bright future for White Horse Park. We are pleased to say that we have received wonderful feedback from those who have had the opportunity to meet her! The office looks spectacular. Billie is working very hard! Thanks to Billie for joining our team!

The 2020 election is coming up, and we will have 3 positions open on our Board. In order to run, you must be in good standing and prepared to submit a biography, with a photograph. There will be specific topics to address, in your write up. All information will be ultimately posted on our website. More will follow in the next few weeks.

We are hopeful that, this year, we will break the cycle of having only enough eligible applicants to fill open positions. We hope to knock it out of the White Horse PARK with people who are ready to roll up their sleeves and get involved. In the words of our favorite Vice President, "If not me, then who?"

Our deadline for nominations is May 12, 2020. Each applicant will be invited to speak at the meeting on May 16th, 2020. If he/she is not able to attend, something should be provided for the Board to read. More will follow.

The Board has received several messages regarding concern about an unofficial survey that was mailed to the home addresses of several property owners in our community. Rest assured that we are going to be doing everything, in our power, to protect the privacy of your information, in our office, moving forward.

~~Something else everyone should be aware of is~~ that the full-time group is now suing White Horse Park. This action could increase our attorney fees, depending on how long the group decides to

pursue their position. A letter, to Melissa, from our Park Attorney, is attached. It continues to be our Board's position that the entire community deserves a voice, and access to ALL implications, prior to any decision made to alter the Declaration of our community.

We are aware that there is MUCH FALSE information circulating on social media. Please don't believe everything you read on Facebook. We advise everyone to contact the Board with questions or concerns related to any matters within our community. You can e-mail the Board through a link on the website, whpca.org. The Board communicates via the Community Updates page. We also communicate via the Board Records Page, where we have posted our best effort at a running log of actions taken in the off-season. The log is a draft, and it is updated periodically.

We have hope that our upcoming Board Meeting will be informative, and it is important for members in good standing to attend. We plan to have several presentations, and we plan to approve our budget. Please review the attached budget, and feel free to reach out to us with questions or concerns. Our budget remains in draft form until the meeting on March 21, 2020, where it will be approved.

Our Board meeting is scheduled to last from 10am-12pm. We have reserved the cafeteria at Showell Elementary. Doors open at 9:00am, and we plan to start the meeting promptly at 10am. Our hope is to have a window of time, at the end, for questions and concerns to be heard. We will share more information about the meeting format and agenda over the next month.

Sincerely,
Your WHP BOD- Melissa, Norm, Ed, Barb, and Tim



MARINA UPDATES

Boating Season is upon us!!

Boat slip renewal balance is due by **April 1, 2020**
All boats must have 2020 stickers by June 1st or if leasing a slip, when the boat is launched. Marina opens April 15th. If the weather is extremely nice, we may try for Easter weekend!!

ALL MARINA STICKERS WILL BE PAID AND PROCESSED IN THE MAIN OFFICE

This will include: Boat Slips, Boat Yard, Utility trailers, and Kayak stickers. The office will also handle our daily rentals

When applying for a new boat sticker and slip, you **MUST BE IN GOOD STANDING**

Boaters will not be allowed to occupy the slip without providing the office with proper documented proof of residence. Please contact the office for details.

All persons leasing slips for 2020 must provide the office with the following documents.

1. Complete Marina Slip Agreement (This will be mailed to current lease holders)
2. A current copy of the boat/lot owner's registration that matches your deed
3. A current copy of the owner's boat registration
A \$100 deposit is required to be on the boat slip waiting list. Please contact the office for any further questions

Marina Costs

Marina: Boat Slip \$500.00
Boat/Trailer Sticker \$50.00
Daily Rental \$20.00
Kayak Sticker \$35.00



Office Hours

Monday thru Saturday: 8am to 4pm
410-641-5102 / 410-641-5105 fax
whpcamd@yahoo.com
website: <http://whpca.org>

ALL HOA AND UTILITY PAYMENTS

Baker and Associates are now processing all payments
The office will no longer accept payments
You can mail them to:

White Horse Park
C/O Farmers Bank of Willards
P.O Box 3624
Ocean City MD. 21843
Or

Pay online at
www.revopay.com/fbw

Your lot # is your acct number!!

Fees for Jan, Feb and March remain \$135.00. Fees for the upcoming fiscal year, April 1, 2020, will be announced at a later date.

COMPLIANCE UPDATES **TO BE IN GOOD STANDING**

If you received a letter about full time residency from WHP, you will need to prove that your permanent address is elsewhere.

You will need to provide a valid ID with your permanent address and 2 pieces of mail from any government entity, gas and/or electric bill and/or your current update property deed.
This will need to be done to be in good standing

Remember...the next BOD meeting is held at Showell School. Rt 589, ½ mile from Beauchamp Rd. towards rt 113.

DRAFT 2/15/2020
White Horse Park 2020-2021

Revenues/Cash Receipts	Budget 20-21
Homeowner Assessments	
Original Assessment \$90/mo	502,200
Jan 2020 \$7 increase	39,060
April 2020 \$5 Additional Dues per month	27,900
Total Homeowner Assessment	569,459
Utilities	
Electric Receipts (Reimbursed)	235,455
Cable Receipts (Reimbursed)	134,850
Water/Sewer Receipts (Reimbursed)	262,000
Net Utilities	632,305
Marina and Boatyard Revenue	
Kayak Stickers	945
Marina Stickers	8,170
Boat Slip Rental (Daily)	800
Jet Ski Rental	600
Boat Slips	34,700
Marina Other (Dock Boxes, Wait List...)	660
Boatyard fees	390
Total Marina and Boatyard	46,265
Misc. Revenues	
Vending Commissions	303
Laundry	2,450
Ices Sales	2,290
Mail Boxes	335
Pool Passes	140
Gate Cards	1,415
Fine Income	1,270
Late Fees	3,756
Clubhouse	5,585
Resale Documents	2,900
Fees-other	2,117
Total Misc. Revenues	22,561
Total Income/Revenue	1,270,291

Expenses	
Equipment Expenses	
Equipment Purchases	6,796
Equipment Repairs	728
Equipment Fuel	451
Equipment Rental	56
Total Equipment Expense	8,031
Operations Expenses	
Computer Repairs	1,313
Licenses & Permits	-
Printing & Copying	5,500
Dues & Subscriptions	3,000
Drug & Alcohol Testing	200
Postage & Delivery	3,230
Telephone	4,562
Advertising	-
Meetings	2,000
Operations Expense Total	19,806
Automobile expenses	
Vehicle Registrations	104
Gas	1,807
Vehicle Repairs & Maint.	2,500
Total Automobile Expenses	4,411
Professional Fees	
Accounting	23,400
Legal	20,000
Other Professional	8,750
Total Professional Fees	52,150
Park Repairs	
Water & Sewer	10,000
Building	5,000
Grounds	10,000
Electrical	8,000
Pool	649
Security	-
Total Park Repairs	33,649
Waterfront Expenses	
Marina Repairs	300
Marina Expense - Non-repairs	2,525
Boatyard Repairs/Expenses	1,000
Total Waterfront Expenses	3,825

DRAFT 2/15/2020
White Horse Park 2020-2021

Utilities Expenses	
Electric Payments	235,455
Cable Payments	134,850
Water/Sewer Payments	262,000
Propane	2,804
Total Utilites Expenses	635,109
Contract Expenses	
HVAC	500
Alarm	800
Ice	1,350
lawn Service	72,000
Pool Management	32,000
Security Service	100,000
Trash	36,511
Vendor - Housekeeping/Janitoial/Other	7,600
Total Contract Expenses	250,761
Supplies Expense	
Pool-Repairs/Supplies	81
Electric (assign to area)	1,200
Bathhouse - Repairs/Supplies	578
General & other	2,631
Office-Repairs/Supplies	1,977
Total Supplies Expense	6,467
Payroll	
Park Manager	50,000
Administration	34,000
Maintenance	43,826
Payroll Taxes	10,320
Unemployment	4,000
Other	3,000
Total Payroll	145,146

Insurance	
Automobile Insurance	1,500
Worker's Comp	4,200
Liability	20,500
Total Insurance	26,200
Taxes	
Property	4,025
Total Taxes	4,025
Misc. Expenses	
A/R Bad Debt	3,000
Bank Service Charges	500
Clubhouse	4,870
Misc.	2,000
Total Misc. Expenses	10,370
Reserves Contributions	
Operating Reserves \$5 per month	27,900
Marina Fund - Marina Income less expenses	42,440
\$3 per month & net result at year-end	
Total Reserve Contributions	70,340
Total Expenses	1,270,291
Reserve Fund Activity	
Reserve Contributions	70,340
Reserve Interest Income	2,584
Reserve Expenditures	-
Net Reserve Fund Activity	72,924

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OF COUNSEL
HAROLD B. GORDY, JR.

February 14, 2020

White Horse Park Community Association, Inc.
Attn: Melissa Peters, President
Via email: melissa126427@gmail.com

Re: Raymond v. Worcester County

Dear Melissa:

I am writing to update you on the case against White Horse Park ("WHP") and the Worcester County Commissioners ("County") and to reiterate the importance of the case to the future of WHP.


WHP must actively defend the case (and pay me to do so) because the Plaintiffs (year-round residents) are asking the Circuit Court for Worcester County to allow year-round occupancy of all of the lots in WHP, not just ones owned by the Plaintiffs. Contrary to what some residents are stating, the case is **not** limited to year-round occupancy for the Plaintiffs only.

Attached to this letter are the excerpts from the Plaintiffs' Amended Complaint, which contains four counts with requests for similar relief from the Court. As you can see, the Court is being asked to stop enforcement of the WHP Declaration and the County law prohibiting year-round occupancy. Consequently, in my judgment the WHP Board of Directors, and you in particular, are being unfairly treated by the handful of advocates for year-round occupancy who continue to convey false and misleading information.

Presently trial of the case is scheduled for July 27 and 28, 2020; however, the County has filed a Motion to Dismiss or for Summary Judgment, which could end the case early. In the Motion, the County argues that the law governing the dispute and the facts of the case entitle the County to win without a trial. I plan to file a similar Motion. I expect both motions to be heard by the Court in March or April. If the Motions are denied, the parties and their attorneys must attend a settlement conference on June 17, 2020.

The WHP Declaration, like the County law, prohibits year-round occupancy of lots in WHP. Until the Declaration and County law are changed or deemed unenforceable by the Court, the Board has the obligation to continue to enforce the Declaration.

Very truly yours,


James W. Almand

JWA/bkc

Judgment, pursuant to Courts and Judicial Proceedings Article, § 3-401, et. seq. will serve to terminate the controversy between the parties.

WHEREFORE, this suit is brought, and Plaintiffs respectfully request that this Court pass an Order declaring:

Count I

a. That Worcester County, the County Commissioners, and the Department be and are hereby estopped and enjoined from either levying fines, or attempting to evict the Plaintiffs or other permanent or full time residents at White Horse Park; and

b. Such other further relief as the cause may require; and

c. The costs of this action.

COUNT II - MANDAMUS

49. Plaintiffs incorporate the allegations as set forth in paragraphs 1-48 as if fully set forth herein.

50. It is undisputed that the County Commissioners never enforced the occupancy restrictions applicable to campground subdivisions against the permanent or full time residents of White Horse Park for nearly 33 years, until 2018. There were no fines, enforcement actions, letters, or any other effort to enforce the occupancy restrictions at White Horse Park.

51. By contrast, White Horse Park was advertised to the general public, by realtors and others, as a permanent or full time community. The Board of Directors of the White Horse Park Homeowners Association welcomed full time residents, for security reasons, to keep an eye on the Park.

a. That Worcester County, the County Commissioners, and the Department be and are hereby estopped and enjoined from either levying fines, or attempting to evict Plaintiffs or other permanent or full time residents at White Horse Park; and,

b. Such other further relief as the cause may require; and

c. The costs of this action.

COUNT III – DECLARATORY JUDGMENT

WHITE HORSE PARK COMMUNITY ASSOCIATION, INC.

58. Plaintiffs incorporate the allegations as set forth in paragraphs 1-57 as if fully set forth herein.

59. Under Md. Code Ann., Courts and Judicial Proceedings §3-401, et. seq., this Court may declare the rights, status, and legal relations of the parties for the purposes of affording relief from uncertainty and the controversy giving rise to these proceedings.

60. It is undisputed that the White Horse Park Community Association, Inc. (hereinafter "Community Association") never enforced the occupancy restrictions of the Declaration against the permanent or full time residents of White Horse Park for nearly 33 years, until 2018.

61. By contrast, White Horse Park was advertised to the general public, by realtors and others, as a permanent or full time community. The Board of Directors of the White Horse Park Homeowners Association welcomed full time residents, for security reasons, to keep an eye on the Park.

69. The provisions of the Declaration are old, antiquated, and no longer applicable. For example, the Declaration states: “that each campsite be used and occupied for camping...”

70. Obviously, no one is camping in White Horse Park. Not even the seasonal residents are camping in White Horse Park. This demonstrates the lack of enforcement on the part of the Community Association, and the inapplicability of the Declaration.

71. Therefore, an actual controversy exists between the parties involving their respective obligations. As such, an adjudication is needed to determine that the Community Association is estopped, by virtue of the doctrines of estoppel, laches, and statute of limitations, from any enforcement action against the permanent or full time residents of White Horse Park. This Declaration Judgment, pursuant to Courts and Judicial Proceedings Article §3-401, et. seq. will serve to terminate the controversy between the parties.

WHEREFORE, this suit is brought, and Plaintiffs respectfully request that this Court pass an Order declaring:

- COUNT IV*
- a. That the Community Association be and is hereby estopped and enjoined from any further enforcement action, or evicting or attempting to evict any Plaintiffs or other permanent or full time residents at White Horse Park; and
 - b. Such other further relief as the cause may require; and
 - c. The costs of this action.

COUNT IV - INJUNCTION

78. School buses picked up children who were enrolled in Worcester County schools in White Horse Park.

79. In approximately 2018, for some unknown reason, the County Commissioners and the Community Association decided to enforce the previously ignored provision of the County Code and Declaration, which had been ignored for the past 33 years.

80. Plaintiffs and other elderly and disabled permanent and full time residents of White Horse park, many of whom are veterans, and this is their only home, were literally forced into a panic. It is a humanitarian crisis. Worcester County referred the residents to the Department of Aging, which was unable to help; not one permanent or full time resident has been relocated.

WHEREFORE, this suit is brought, and Plaintiffs respectfully request that this Court issue an Injunction ordering that:

a. That Worcester County, the County Commissioners, the Department, and the Community Association be and are hereby estopped and enjoined from either levying fines, or attempting to evict the Plaintiffs or other permanent or full time residents at White Horse Park; and

b. Such other further relief as the cause may require; and

c. The costs of this action.

COUNT IV

White Horse Park

11647 Beauchamp Rd, Unit #1, Berlin, MD 21811

Phone: 410-641-5102; Fax: 410-641-5105

Email: whpcamd@yahoo.com

<http://whpca.org>

Home Owner's 2020 Payment Schedule

HOA & Water bills are not sent out, you must REMEMBER to send payment for each month before the 1st

Remit payment to:
 White Horse Park
 c/o Farmers Bank of Willards
 PO Box 3624
 Ocean City, MD 21843

Beginning 4/1/2020 monthly dues and water/sewer = \$148 due by 1st of each month
 Electric is due quarterly on the 15th of the month in May, August, November and February

Due Date	Dues	WaterSewer	Electric	Other	Check#	Date Paid	Total due	Notes			
4/1/2020	\$102.00	\$46.00					\$148.00				
4/1/2020				Cable			TBD	NOT BILLED-ALL OWNERS MUST PAY BY 4/1			
4/1/2020				Boat Slip			\$500.00	NOT BILLED-ALL SLIPS MUST BE PAID BY 4/1**			
5/1/2020	\$102.00	\$46.00					\$148.00				
5/15/2020			1st qtr.				billed 4/1	Jan, Feb, Mar			
6/1/2020				Boat sticker			\$50-\$35	\$50 Boat	\$35	Kayak	
7/1/2020	\$102.00	\$46.00					\$148.00				
8/1/2020	\$102.00	\$46.00					\$148.00				
8/15/2020			2nd qtr.				billed 7/1	Apr, May, Jun			
9/1/2020	\$102.00	\$46.00					\$148.00				
10/1/2020	\$102.00	\$46.00					\$148.00				
11/1/2020	\$102.00	\$46.00					\$148.00				
11/15/2020			3rd qtr.				billed 10/1	Jul, Aug, Sep			
12/1/2020	\$102.00	\$46.00					\$148.00				
1/1/2021	\$102.00	\$46.00					\$148.00				
2/1/2021	\$102.00	\$46.00					\$148.00				
2/15/2021			4th qtr.					Oct, Nov, Dec			
3/1/2021	\$102.00	\$46.00					\$148.00				

**All watercraft in WHP must have a current sticker by June 1, obtained in the office with proof of registration and insurance.

QUESTION

QUESTION

QUESTION

QUESTION





CLUBHOUSE NEWS:

Please attend the March 21st BOD meeting or contact the Board of Directors to offer your services. WHP truly appreciates everyone who makes social events possible. The BOD appoints these positions of volunteers for the club house. Please contact the board members through the website to apply.

We want to become a happy community again!



ABSOLUTELY NO DUMPING LARGE OBJECTS:

NO Appliances, mattress, furniture, etc. in the Dumpster Area or in the dumpster. Dumpsters are for household trash and bagged leaves only. Dumpsters are on cameras and dumping of items over 4ft in length can result in fines.

You can take it to the following:

Central Landfill 410-632-3177

Hours are 8:00am to 4:00pm Mon thru Saturday. They are located at 7091 Central Site Lane, Newark, MD 21841, near Snow Hill, MD. You DO NOT need a sticker. There is a \$10.00 minimum payment and \$80.00 per weighed ton.

Cash or Checks are acceptable forms of payment.

We will have the large dumpster back in the spring for large items you would like to dispose of in spring cleaning. Further information to follow.

B.O.D. Meeting March 21st

First meeting of 2020 will be held on Saturday March 21 at 10am till 12 pm
Held at **Showell Elementary School.**

If coming from the park, turn right onto Rt. 589 from Beauchamp Rd. You will pass the Catholic Church, and the Catholic School both on the right, Showell Elementary will be the next building on the right. There is some construction going on so please read signs for parking.



Manager's Report

I would like to thank everyone for being patient with us while I'm diving into my position as your new Park Manger. I have been learning a lot over the past 2 weeks and there is much more to learn. I do look forward to working here and doing my best to make WHP a better place. If you have any questions or concerns, please feel free to call.

WHITE HORSE PARK COMMUNITY ASSOC
11647 BEAUCHAMP ROAD, UNIT #1
BERLIN, MARYLAND 21811

