



President's Corner

Dear WHP Community,

We are so excited that it is now the month that starts spring! WHP's favorite season is in the air! The Board is looking forward to our March meeting, and we have an agenda that will prove to be very informative. The agenda will be available for the community in advance of the meeting. It will be posted on the website on the Board Meeting Records Page in the upcoming weeks.

We are happy to report that the pool has been resurfaced and readied for the upcoming season. After much hard work and negotiation, Billie secured a contract with Best Aquatics for maintenance this year. This contract saved our community over 10k! THANK YOU Billie!

Phil Wood has worked hard to coordinate marina slip details with Billie and is working hard to ensure that the boating season is without problems. Thank you to Phil and Billie for your hard work on this project!!!

We are hoping that members make attending this meeting a priority. We need you to be informed about all that is taking place in our community! Our attorney, Jim Almand, will be present. He will give a legal report and will remain for a time allotted question and answer session.

The Board has continued to collaborate and consult with legal counsel about our enforcement of our declaration, and we unanimously agree that all owners deserve the privilege of entering the meeting and hearing the presentations.

Registration/sign-in will be required.

After considering the dilemma that the community is facing with the rise of cable cost each year, the Board has decided to enter into a 3-year contract with Mediacom. Along with this, following the recommendation of our accountants and our attorney, we have also decided to change the billing for cable, for the upcoming fiscal year. There will be a monthly fee of \$25, that will be incorporated into the monthly assessment, beginning April 1, 2020. This will streamline bill-paying and accounting. The

contract is bulk rated, as it has always been. Each lot is responsible for paying this fee. There are no exceptions.

The Board continues to encourage those in good standing to run for the Board! If you think you may be interested, please reach out to the Board through the website, or contact Billie in the office. We will be asking qualified candidates to submit a biography, complete with photo. Each candidate will be asked to speak at the May 16, 2020 Board meeting. More information will follow in the coming weeks.

THERE WILL BE 3 POSITIONS OPEN ON THE BOD. IF YOU LOVE YOUR VACATION COMMUNITY, AND YOU WANT AN OPPORTUNITY TO HELP IT TO THRIVE, ALONG WITH BEING PART OF AN AMAZING TEAM, RUN FOR THE BOARD!!!! WE NEED YOU!!!

This BOD has redesigned the meeting schedule to make involvement more convenient for those vacationers who work, or have family obligations, or can't spend a weekend every month engaged in a face to face meeting. We are working to use our time efficiently and effectively for the good of our Association. Our community is at a turning point. WHP, as we know it, is enduring a challenge that could alter it forever, and that alteration could cost each owner much money, according to Worcester County. Please consider being a voice for all 465 owners in our community. That is this BOD's driving force, and we would love to keep the momentum going. We need YOU! Please reach out to the Board with questions or to express interest.

We are also in search of members in good standing to serve as volunteers. In the past, we have held ice cream socials, a Memorial Day Party, a 4th of July picnic/celebration, a Labor Day Crab Feast. If you are willing to get involved, please reach out to the Board through the website, or please contact Billie in the office.

We look forward to seeing you at the March 21, 2020 BOD meeting at Showell Elementary School! Melissa, Norm, Ed, Barb, and Tim



Park Manager News

I have been the Manager for my first full month and I continue to learn more and more about the Park each and every day. I have met a hand full of you already and am looking forward to meeting more at the next board meeting March 21st, 10AM at Showell School.

As some of you may have noticed, there are ribbons around the trees all along the park's common areas. The blue ribbons are the trees that need to be trimmed and the green ribbons are for the unsafe trees that need to be cut down. Doug and I have been working alongside a tree professional to make sure no trees will be harmed during this process. Some of you have expressed your interest in getting your dead trees removed from your property. I am currently working with the contractors to give us a group rate to do this, however you will still need to fill out an ECC application and get approved before removing any trees.

As April rounds the corner, and we embark in a new season together, let's be kinder to one another and happy to be a part of this wonderful park. Let's come to WHP and enjoy your home away from home and let's make this park the best kept secret.

Thank you

Billie



WHP pays each month for 467 lots of Cable. Cable is considered an amenity of the park. Everyone has to pay. We entered into a 3-year contract with Mediacom; they will bill us for 465 units as a package deal. Cable Bills for 2020 for all homeowners will be; \$300.00 per year. This will be billed in monthly payments of \$25.00 beginning April 1, 2020 or you can pay in one lump sum.



Office News

Monday thru Saturday: 8am to 4pm

410-641-5102 / 410-641-5105 fax

whpcamd@yahoo.com

<http://whpca.org>

When paying your HOA, Utilities and Cable bills please keep in mind your payments will need to go to

White Horse Park

c/o Farmers Bank of Willards

P.O Box 3624

Ocean City, MD. 21843

If you have an auto payment coming from your bank please call to have the mailing address changed

Remember to put your LOT # on all checks to indicate where to apply the payment

Pay online- www.revopay.com/fbw

Process for Handling Delinquencies

BOD WHP 2020

16th day overdue- Letter and \$15 late fee

31st-60-day period- another letter

61st-90-day period- if delinquency is not paid up, a certified letter indicating they are approaching the over 90 period and will be turned over to lawyer for collections.

91st day + - delinquency over 3-month period, turn over to collections/attorney

(where interest will then be charged in accordance with our Park Declaration).

**Please note that payments are always applied to old invoices first.

Proof of Good Standing Status

If you do not claim to be a resident at WHP but you have been sent letters to provide the office with proof of residency, please do so as soon as you can. Not doing this will affect your privileges here at WHP

As stated in By-laws Article III Section 5

Please provide the following:

- Valid Driver's License/Real ID
- Two pieces of mail from Gov. entity, i.e. State or local tax bill
- Gas and/or Electric bill
- Property Deed



Elections are around the corner 3 Spots are opening for The Board of Directors

If anyone is interested in running for a position on the board please mail or email the WHP office a short resume. It should be one page in length and include a picture of yourself (in jpeg or gif format).

Your resume should contain information about yourself, why you would like to run for the Board of Directors and what you hope to accomplish in your three-year term. Please add a phone number or email address so the BOD can contact you regarding any questions or concerns.

Our deadline for nominations is May 12, 2020. Each applicant will be invited to speak at the meeting on May 16th, 2020. Detailed information will be at the March board meeting and in our April Newsletter.



Basic protective measures against the new coronavirus

Stay aware of the latest information on the COVID-19 outbreak, available on the WHO website and through your national and local public health authority. COVID-19 is still affecting mostly people in China with some outbreaks in other countries. Most people who become infected experience mild illness and recover, but it can be more severe for others. Take care of your health and protect others by doing the following:

Wash your hands frequently

Regularly and thoroughly clean your hands with an alcohol-based hand rub or wash them with soap and water.

Why? Washing your hands with soap and water or using alcohol-based hand rub kills viruses that may be on your hands.

Maintain social distancing

Maintain at least 1-meter (3 feet) distance between yourself and anyone who is coughing or sneezing.

Why? When someone coughs or sneezes, they spray small liquid droplets from their nose or mouth which may contain virus. If you are too close, you can breathe in the droplets, including the COVID-19 virus if the person coughing has the disease.

Avoid touching eyes, nose and mouth

Why? Hands touch many surfaces and can pick up viruses. Once contaminated, hands can transfer the virus to your eyes, nose or mouth. From there, the virus can enter your body and can make you sick.

Practice respiratory hygiene

Make sure you, and the people around you, follow good respiratory hygiene. This means covering your mouth and nose with your bent elbow or tissue when you cough or sneeze. Then dispose of the used tissue immediately.

If you have fever, cough and difficulty breathing, seek medical care early

Stay home if you feel unwell. If you have a fever, cough and difficulty breathing, seek medical attention and call in advance. Follow the directions of your local health authority.

Why? National and local authorities will have the most up to date information on the situation in your area. Calling in advance will allow your health care provider to quickly direct you to the right health facility. This will also protect you and help prevent spread of viruses and other infections.

Stay informed and follow advice given by your healthcare provider

Stay informed on the latest developments about COVID-19. Follow advice given by your healthcare provider, your national and local public health authority or your employer on how to protect yourself and others from COVID-19.

Why? National and local authorities will have the most up to date information on whether COVID-19 is spreading in your area. They are best placed to advise on what people in your area should be doing to protect themselves.

<https://www.who.int/>



NEWS

Anyone selling their home must be in compliance with all WHP rules and regulations and those of the ECC. Your shed must be on your property-not common ground, same goes for any deck, walkways etc. Heating and AC units must be on your property, not common ground and not on your neighbor's property.

Under new guidelines for Worcester County, ALL improvements must be reviewed by County Permits & Planning to see if a permit is needed.

NOTE: Prior to submitting this application, contact the Worcester County Permits & Planning office (410) 632-1200 or by Email (PREFERRED). If a permit is not needed, please note the date, time, name, title, and extension of the person(s) that you spoke to or submit the Response Email from the County representative with whom you contacted. If a permit is needed you can obtain one from their office or pick one up in the WHP office. You MUST submit approved permit with this application or the name of the county agent that declared one is not needed. This application will then be submitted to the ECC Committee for review.

ECC CHECKLIST

This ECC checklist is for you. Please check your home for the issues listed below. The ECC Committee will be doing a walkthrough in the park the first week of June. Please take care of any issues as soon as possible to avoid a violation letter and a possible fine.

Please make sure that your home has house numbers on it. State Law says they must be at least 3 inches tall, a contrasting color of the home, and visible from the roadway.

Also put them on your shed in case of a severe storm that can cause damage to your shed. This is important so that they can be seen by Police, Fire and Ambulance. Thank you for your cooperation.

GROUND

- ✓ Driveway weeds
- ✓ Weeds around skirting
- ✓ Grass overgrown
- ✓ Debris – On property
- ✓ Trees, bushes, etc. overgrown – need clearance for mowers
- ✓ Excessive ornamentation – cannot be on the grass (impedes mowers)

HOUSE

- ✓ House number – at least 3 inches high – visible from street – contrasting color
- ✓ Mold on house
- ✓ Needs painting
- ✓ Roof needs patching, repairing or replacing
- ✓ Trim / Shutters need painting / cleaning
- ✓ Broken windows – deteriorated window treatments
- ✓ Skirting
- ✓ Border around skirting – needed to avoid edger damage

SHED

- ✓ Mold on shed
- ✓ Needs painting – must match unit color
- ✓ Rotted siding / trim
- ✓ Roof needs patching, repairing or replacing

DECK

- ✓ Mold on decking and/or railings
- ✓ Warped planks
- ✓ Weeds
- ✓ Railing
- ✓ Missing planks



TIPS BEFORE SELLING:

Sale of Property in White Horse Park Community

Have a recent survey to assure all HVAC units, sheds, decks etc. are within your property lines.

Purchase a Re-Sale Package from WHP office when you have a signed contract.

If you are selling it without a realtor, you are welcome to post a flyer on the bulletin board in the office foyer.

Please inform the office of settlement date and who is handling the settlement. We need to have a fax # and contact person in order to send a final electric bill.

All gate cards should be turned in to the office and pool passes can be left in the unit. It is customary to leave 6 pool passes for the new owners.

New owners can be told to come to the office following settlement. We would like to welcome them to the park as well as set up their accounts and gate passes.

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, water/sewer, & Mediacom = \$173 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	Mediacom	Electric	Other	Check#	Date Paid	Total due	Notes			
4/1/2020	\$102.00	\$46.00	\$25.00					\$173.00				
4/1/2020					Boat Slip			\$500.00	NOT BILLED-ALL SLIPS MUST BE PAID BY 4/1**			
5/1/2020	\$102.00	\$46.00	\$25.00					\$173.00				
5/15/2020				1st qtr.				billed 4/1	Jan, Feb, Mar			
6/1/2020	\$102.00	\$46.00	\$25.00					\$173.00				
6/1/2020					Boat sticker			\$50-\$35	\$50 Boat \$35Kayak			
7/1/2020	\$102.00	\$46.00	\$25.00					\$173.00				
8/1/2020	\$102.00	\$46.00	\$25.00					\$173.00				
8/15/2020				2nd qtr.				billed 7/1	Apr, May, Jun			
9/1/2020	\$102.00	\$46.00	\$25.00					\$173.00				
10/1/2020	\$102.00	\$46.00	\$25.00					\$173.00				
11/1/2020	\$102.00	\$46.00	\$25.00					\$173.00				
11/15/2020				3rd qtr.				billed 10/1	Jul, Aug, Sep			
12/1/2020	\$102.00	\$46.00	\$25.00					\$173.00				
1/1/2021	\$102.00	\$46.00	\$25.00					\$173.00				
2/1/2021	\$102.00	\$46.00	\$25.00					\$173.00				
2/15/2021				4th qtr.					Oct, Nov, Dec			
3/1/2021	\$102.00	\$46.00	\$25.00					\$173.00				

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

VOLUNTEER CHAIRPEOPLE NEEDED FOR EVENTS

**MEMORIAL DAY PICNIC
MEET AND GREET AFTER YEARLY MEETING
JULY 4TH CELEBRATION
ANNUAL LABOR DAY CRAB FEAST
BIKER BREAKFAST**

Ice Cream Socials various Saturday Evenings



**VOLUNTEERS ARE NEEDED TO MAKE THESE EVENTS HAPPEN.
SO LET'S KEEP THE FUN GOING IN WHP**

All volunteers must be in good standing with the park

White Horse Park Community Association
11647 Beauchamp Rd. #1
Berlin, MD. 218011

