



PRESIDENT'S CORNER

President's Corner May
Hello Everyone!

We sure hope you are healthy and well. We are a bit stir crazy and ready to get the show on the road! We look forward to restrictions lifting, so that we can bring WHP into full swing.

Melissa has communicated with staff in Worcester County who have expressed appreciation for the Management and BOD's efforts to encourage adherence to the Stay-At-Home order and Campground Closure issued by the Governor. As of 4/21/2020, Worcester County hadn't experienced the peak of the virus, and over the week prior, cases had tripled. Medical facilities aren't strong enough to house visitors on top of residents. Those who don't have primary residence in the Park are not encouraged to visit. Our actions are seen to be in line with the Governor's Interpretive Guidance.

There have been questions regarding the new HOA dues. The \$2.00 increase was added to the draft of the budget, which increased the total (HOA+Water/Sewer+Cable) to \$175.00. The reason for the increase was an anticipated need for a larger janitorial budget.

Folks have been asking for lower dues in light of the Governor's Guidance and the Stay at Home Order, which have ultimately led to the opening of Park amenities being delayed. Dues remain the same. Whether open or closed, most costs remain constant. We are hoping that we will be able to get back into the swing of things soon. We are advising folks to stay home, however we are not restricting entry to owners/essential services. As you will see, under community updates, we updated WHP Closure Guidelines to eliminate the curfew. We were under the impression, when the Guidance was instituted, that an 8pm curfew was in place. We are thankful for an owner who brought this matter to our attention, and we worked to correct it for all. We apologize for the misunderstanding.

In terms of our Election, we have included a bulletin and a letter from the Acting President in this newsletter. You should have also received these via e-mail. If you haven't, please contact the WHP Office to make sure we have your email address on file.

Our Town Hall Meeting (May Meeting) will be held the first Saturday, 30 days after Stay-At-Home/Gathering/Assembly restrictions are lifted. The Election/Annual Meeting will take place 4 Saturdays after that. The deadline for Nominations is 17 days prior to the Town Hall Meeting, which will allow for at least 45 days before the annual meeting/election.

At no time in WHP history has it been impacted by something like the COVID 19 experience. Along with most of the community, the BOD is flexing with the ever changing rules and guidelines. There are likely still many challenges and adjustments to our normal activities to come because of this contagious virus. Your WHP BOD is trying to follow/interpret our Governor's directives carefully in the interest of the park and the safety of all owners. Many of you have understood our attempts and some of the imperfections. We are grateful for your responses.

Be safe during this turbulent time. Please understand that our BOD's goal is to preserve our community, and to advocate for ALL lot owners to be heard.

Take care,
Melissa, Norm, Ed, Tim, and Barb

PROPERTY MANAGER'S REPORT



Lots of questions, the big one is "Can I come to the park?" This is what the Governor states, No Marylander should be traveling outside of the state unless such travel is absolutely necessary. If you have traveled outside of the state, you should self-quarantine for 14 days. "We are no longer asking or suggesting that Marylanders stay home—we are **directing them** to do so." – Governor Larry Hogan

- -All closed shopping malls and enclosed entertainment venues closed
- -Bars, restaurants, gyms, and theaters closed. Carry-out, drive-thru, and delivery may continue.
- -Casinos, racetracks will remain closed.
- -Social gatherings of more than 10 people are prohibited in all locations and venues.
- -April 28 primary is postponed to June 2.

-Residents are strongly encouraged to avoid unnecessary travel.

WHP cannot keep you from your property but we do strongly encourage you to please stay at your *permanent residence* and wait this out. Do your part to flatten the curve and avoid the spread. If you **must** come to check on your property please use all precautions by using your mask and keeping 6ft social distances. At this time we are still not letting non-essential visitors or contractors in the park. All visitors and contractors must check in before entering the park.

Another question was "What about maintenance?" When the Governors order took place March 23rd WHP did a lay off for all non-essential employees. And when we are cleared to open the park I promise we will have park maintenance to maintain the park's daily needs.

Current Park updates; the new hot water system was installed in the month of April for the Skipjack bath houses. The plumber also has assured me all bath houses and laundry rooms are ready to be opened when the park reopens. Yes I am well aware things will still need some cosmetic work around the park but those things can be done when we are able to open. That is not considered essential job.

In this day in time it's easy to feel unsure how to proceed and lost in the big panic of it all, but it is up to us keep it together and flatten the curve. This is only a season not a lifetime.

Best regards and keep safe, Billie



Due to the closure of the park and not being considered an essential business, I had set up an office in my own home as stated in the last newsletter. With both office phone lines transferred to my phone daily, I received and replied to emails, developed and sent out the April newsletter and set up appointments with vendors. All this was being done remotely for everyone's safety. Well this lasted a total of 2 weeks due to the overwhelming cry out from the owners currently in the park that felt they needed to have a manager on site during this Pandemic. I decided to come back to the office along with Brittany my new office assistant. Because of the need to have someone on site during this Pandemic situation the office will be taking extra safety measures to protect both office staff and WHP owners until further notice. As of May 1st WHP will no longer have security during the day. All essential visitors and contractors will need to report to the office to sign in. The office itself will not be open for walk in but will have a walk up window. This will remain this way until this pandemic is stable. We will also have day security on Thursdays while the office is closed.



Election Update: 4/29/2020

White Horse Park will hold a "town hall meeting" on the first Saturday **30 days after** the Covid-19 'Stay at Home' and gathering restrictions are lifted in Maryland. Our *Annual Meeting* will take place on the *fourth Saturday after* The town hall meeting. **For example:** If the restrictions are lifted May 14, the town hall meeting would be June 13 and the annual meeting would be July 11.

Nominations deadline will conform to the Bylaws. Article VI, Section 4 allows "Any member in good standing... [to] file a nomination, in writing, for director with the Board secretary at least forty-five (45) days prior to the annual meeting."

- **Town Hall Meeting:** When Maryland Stay at Home restrictions lifted - 1st Saturday+30 days after

-**The Deadline for Candidate Resumes:** is 17 Days before the Town Hall Meeting

- **Annual Meeting and Election:** 4 Saturdays after Town Hall Meeting

Attention: Any member in good standing interested in serving on the WHP BOD, should submit a resume to Billie Reynolds, Park Manager, at whpcamd@yahoo.com
All Owners, please be aware of the Board of Directors and the Community Updates sections of the website for updates and postings. Resumes of qualified candidates will be posted shortly after the deadline.

While it is true that most owners vote via mail, the Board is concerned that there are other areas of the election that will be neglected without traditional meetings (Meeting prior- where candidates are introduced, and Annual Meeting, where votes are cast/counted/newly elected neighbors are announced)

For example, while we are under a "stay at home" order, our election committee will not be able to gather to count ballots. More than likely we will not have a May meeting and therefore an opportunity as is traditional to meet the candidates. Candidates won't have the opportunity to meet the community, speak, and respond to questions on matters that owners feel are critical. We would be denied the opportunity to have a personal feel for how each candidate handles him/herself.

**There is not a Facebook page affiliated with WHPCA or its management. Less than 1/4 of our membership accesses Facebook anyway. Much of the campaigning taking place, is on various social media or in the park and therefore being missed by seasonal owners who are honoring the "stay at home" order.

This Board intends to be a strong advocate for ALL owners, and believes that ALL owners in good standing

must have a voice in this election. We hope to provide every owner with a well-informed, well-rounded perspective.

Remember, we are experiencing the *first ever* worldwide pandemic. Even Maryland Primaries have been postponed. Our election is a top priority, and we will restore it as soon as we are able. Once we can have our typical 'May Meeting' where candidates have the opportunity to speak to the community, we will move forward with the election.

The board plans to also incorporate a Q&A, so that community questions can be addressed, and then shared with all owners, prior to casting a vote. After that opportunity, we will hold the election.

PRECISELY HOW THIS WILL WORK (based on consultation with our attorney): The current directors whose terms expire this year serve until the annual meeting is held. If a director resigns before the meeting, the remaining directors may select a replacement to serve until the next annual meeting.

Respectfully,
Melissa, Norm, Ed, Barb, and Tim



What are the duties of HOA board members?

A board of directors is a requirement for a homeowners association to function properly. These elected *volunteer* officials are responsible for all operations of the association and ensuring the community governing documents are followed and enforced. Without a capable board, a community's quality can quickly decline. Great HOA board members know that they possess no individual authority; rather, in their role as a unified board, they make group decisions that positively impact their communities. Therefore, they quickly support group decisions, even if they are counter to their own personal opinion

The board's powers and duties normally include, but not limited to such things as:

- Enforcing provisions of the declaration, articles, and bylaws for the ownership and management of the development.
- Paying taxes and assessments that are, or could become, a lien on the common area.
- Contracting for insurance on behalf of the association.
- Contracting for goods or services for the common areas or for the association.
- Delegating powers to any committees, officers, or employees of the association as authorized by the governing documents.
- Preparing budgets and financial statements for the association.

- Formulating rules of operation for the common areas and facilities, and
- Conducting disciplinary proceedings against members of the association for rule violations.

Remember as homeowner's association Board members and managers, you are a team that should be working for the same purpose.

Clearly, becoming a board member can be a serious commitment of (unpaid!) time and energy.

OFFICE HOURS

Monday, Tuesday, Wednesday and Friday & Saturday: 8am to 4pm

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

- 1st Qtr. Electric bills are DUE no later than May 15th
- POOL OPENING: Still to open Monday, May 25th



To the world you are a Mother, but to your family you are the World."



Honor. Remember. Never forget.

Memorial Day, May 25, for many Americans, conjures up images of hamburgers, hot dogs, swimming pools, and summertime. But the last Monday in May serves, most importantly, as a time to honor those who died while fighting in the U.S. Armed Forces. It's a holiday steeped in somber American history and tradition. The day actually began as "Decoration Day," following the Civil War, when mourners placed flowers on the graves of Union and Confederate soldiers. Yes, Memorial Day has also come to

signify the “unofficial” start of summer, but let’s remember the heroes who made it all possible.

Although this holiday maybe interrupted by the Covid-19 closings, there are so many ways to adorn your home over the Memorial Day holiday to show your patriotic duty:

1. Unfurl those flags. Often time’s people store their American flags and raise them only during patriotic holidays. This is definitely one of those days.
2. Line your walkway with mini flags: Nothing honors our deceased veterans like dozens (or even hundreds) of flags in your front lawn and entry way.
3. Red, white and blue layer cake. It’s a decoration you can eat.
4. Stars and Stripes windsocks. Festive, fun, and patriotic.
5. Even if you haven’t lost a loved one who served in the military, you can still honor the fallen with flowers at home. Red, Navy, and Blue Dahlias combined with white rose silk flowers can make a stunning visual combination.

Lawn Care Service

For the past month the parks A&I Lawn Care has been cutting the grass and trimming the community bushes. With all the rain showers we have been getting, the grass has been growing pretty fast and its looking great around here. However, the rain has made it difficult in some low lying areas where we have standing water. They have not been able to cut some of these areas because of standing water. So until it has dried up some, we ask to please be patience.



Club House Rental Procedures

The Club House can only be rented in the name of an Owner of White Horse Park. The Owner is ultimately responsible for all actions of guest.

- Donation: \$150.00, Reservations will only be held upon receipt of the donation.
- Members renting the club house will be responsible for all clean up in and around the club house.
- If any damage occurs, the owner renting the club house will be responsible for all and any repair cost. And will not be able to rent the club house in the future.
- Max Personnel allowed: 80 in the building
- Upon inspection of the clubhouse before and after an event by the Park Manager or Sr. Maintenance staff a \$50.00 refund will be awarded

If you have an event you want to plan please call the office to reserve your date today.



Websites to reference during this Pandemic

www.whpca.org

<https://coronavirus.maryland.gov/>

<https://dnr.maryland.gov/Pages/default.aspx>

<https://governor.maryland.gov/>



As soon as the restrictions are lifted for the park we will have a large dumpster delivered. What I ask is when putting trash items in please be considerate of other and put it in toward the back of the dumpster.



We still need some volunteers to help organized events for the summer. Without volunteers it hard to have special events for the community. Please contact Brittany for details to volunteer for varies planned gatherings such as a Ice Cream socials, Pool Parties, 4th of July party, Annual Crab-fest and an End of the summer shindig. We are willing to help make the park fun again so please do your part and volunteers.



\$2.00 per bag

May

White Horse Park Association
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Berlin, MD. 21811