



White Horse Park Times



February 2021

HAPPY VALENTINES DAY

PRICELESS

BOD Corner February

Dear WHP,

We hope that this last month of winter is a good one for you! We are proud to say that this month marks one year since Billie Jo Reynolds joined our team as Park Manager. We are thankful for all of the work she has done within our community, and we would love to take this opportunity to say THANK YOU BILLIE!

We are excited to let you know that we have a new employee working in the office named Tammy Schaffner. Tammy comes to us from Quality Staffing, and she is highly skilled in the area of technology. She will be a help in assisting Billie with managing the office. Wenda is no longer with us, but we are thankful for her efforts to serve WHP.

Our Board, and Billie, attended a webinar training on zoom a few weeks ago. We have purchased a pro-license and a webinar add on to be able to meet the needs of all owners in our community virtually. Our hope is to learn how to offer hybrid options, so that we can meet in person and virtually, as we progress with governor guidance during the pandemic. We will begin experimenting with the program, and as we learn more about the webinar feature, we will be able to offer options for owners to be more involved in observing Board Meetings, and eventually, communicating in real-time during work sessions, town hall meetings, and ultimately the Annual Meeting in June. Stay tuned for more information in the upcoming weeks/months.

Our accountants made the budget process so smooth this year, and the Board has worked alongside Ryan, Jenna, and Billie to collaborate on the proposed draft. In March, on a date TBD, the budget will be approved for the upcoming fiscal year. Please take time to consider the draft, and please submit feedback to the Board.

The Board will also work with management to coordinate a presentation of the reserve study. More details will follow. Remember, when viewing the budget, that the recommended reserve contribution, excluding electric and plumbing, is \$87k per year. This Board is on track to deposit \$70k this year, which is awesome for our community! The reserve contribution goal hasn't been met in years. The main purpose of saving is so that if large unexpected issues arise, we will be prepared and able to avoid the need for a large

special assessment from each owner. Actions were taken, as a result of following professional advice, to manage our business well. This Board has seen tremendous growth take place through relying on professional accountants to manage our funds and a professional manager to manage our Park. To be fair to all owners in the park consistency is being implemented, and enforcement is being attempted.

Although this budget shows a reserve contribution that is lower than the goal of \$87k, we are still showing a considerable contribution without a large increase in dues. The Board is hesitant to increase dues further without first hearing community feedback. Our thought is that after the litigation is resolved, we will have more money available to put towards increasing our reserves.

Our annual meeting and election will be held on **June 26, 2021** with a location TBD.

On February 9, 2021, both Lynnette Shutty and Ed Scheiner resigned from the Board. At this time, the current Board (Melissa Peters, Tim Mummert, and Terri Koller) has decided to remain a Board of 3. We appreciate all who have reached out to us!

No matter what you hear on the unofficial Facebook pages, please keep in mind that Board Members are **volunteers** with busy lives and good hearts. We are each people with faith in God and the desire to do good and advocate for the needs of the people. We love WHP and we are working hard to protect the investments in each of the 465 lots in the Park, as well as our gorgeous common areas but unfortunately it is impossible for us to please everyone. Our intention is to build the community up so that it will be healthy and thriving for many years to come!

Several communications regarding e-mails received, current state of the Board, Budget, and Election will be distributed over the next several weeks.

Communications will also be posted on the website. If you don't have an e-mail address on file in the office, please be sure to share one with Billie ASAP. We have learned that approximately 80 owners don't have e-mail addresses on file. If you know of a friend who may not have a good email address on file please remind them to contact the office with an update.

We haven't had a clubhouse committee in a few years. We now have a new chairperson, Laura Bivona, and a member, Maria Franklin. They offered a cookie grab at Christmas time, and they showed love this past Saturday, from 12-4pm. Thank you, Laura, for the donation of the Valentine's Day treats and the beautiful flowers that were handed out. And for the joy we are trying to promote within our community.

Stay safe and Be Well! WHP BOD

WHITE HORSE PARK EMAIL:

It is good to see that the community is using our park email to share their concerns with the Board. We very much appreciate the opportunity to answer your questions, however we would like to explain that responses will not be immediate. We have become a society that expects instant results, and when we don't get them, we sometimes don't feel heard and can become angry because we feel that we are being ignored. The Board is challenged in that we really should be working collaboratively to respond to owners, as our stand-alone perspectives are sometimes inadequate. In an effort to communicate more effectively, we would like to explain how we will be answering emails moving forward. Although we may read the emails each day, the answers that we provide will not be made and shared from just one Board Member, as has been done in the past. Having one person on the Board share his/her opinions for the entire BOD has caused problems. Moving forward, we have decided that after receiving an email from anyone in the community, we as a Board will collectively decide on a proper response, and this will take time. Please remember that this is a volunteer position. We are working on other WHP issues in addition to fulltime jobs and families. Our intention will be to answer each question within one week. As an additional effort to improve communication, we will share general inquiries and responses with all owners who have e-mail addresses on file in the office. If you do not have an e-mail address on file, please consider providing one. If you are not receiving e-mails, please contact Billie, in the office, to be sure your information is up to date. Again, we appreciate your patience with this new process, and we hope that the effort to be more transparent is helpful.

CURRENT BOD, ANNUAL MEETING & ELECTION:

Due to the recent resignations of two of our WHP Board Members, Secretary and Treasurer, we are now a quorum of three. This Board has endured several resignations, even since 2019. In the past, we have attempted to fill vacancies by appointing members of our community. This has induced brutally critical feedback from some. We don't want to further increase the current divide in our community. We have sought legal counsel regarding the current state of affairs, and we have been advised that it is reasonable to remain a Board with three directors until the June 2021 election. In the future, if we decide to appoint 2 others, we are

advised to gather information and conduct interviews. This would be a time-consuming process. With us only having 4 and 1/2 months, and several other priorities, the Board has decided to remain a board of 3 at this time. Two of the three Members of the current Board have been elected. All of us are confident that we can stay the course until June, when we intend to hold our annual meeting and election. We appreciate the willingness of those who have volunteered. If need be, we will certainly seek their advice. Although this BOD will not lead out of fear or intimidation, we do listen to the community. Many owners that have reached out to the Board have expressed the desire to conduct only one election during the 2021 year. We have sought legal counsel on this matter, as well, due to the fact that two of the open terms expire in 2021. We are advised that, if we decide to hold the postponed 2020 election and annual meeting in the spring of 2021, we would be required to hold another election in June 2021 for the terms that expire at that time. In an effort to be good stewards of WHP resources, follow legal counsel, and respect the wishes of owners, we have decided to hold our next election during the annual meeting, on the last Saturday of June 2021. The meeting will have an in-person option, as is also legally advised. We will do our best to offer a simultaneous virtual option as well. The open terms will expire in 2023, 2023, and 2024, 2024. We are in uncharted territory with the problems that have been caused by the pandemic, but we feel confident that, by June, a hybrid meeting/election will be able to be held. We hope to use our Zoom webinar for the members of our community who feel vulnerable or prefer that option. It has been a year since candidates offered their nominations and biographies. We would like to give the current list of candidates the opportunity to update their biographies if they choose to. In addition, if there are any owners considering running for the Board who need additional information, please contact the Board through the website, whpca.org or call the office at 410-641-5102, and Billie or Tammy will put you in touch with one of us. The argument has been made that new owners should not be considered for nomination because they don't understand how the park operates, and it would be unfair to the list of current candidates. However, every owner who purchases a property in WHP and has an interest in its operation should have an equal opportunity to serve their community. We will not deny any new owner the opportunity to serve on the Board simply because they haven't owned their property long enough. We look forward to a healthy and happy 2021 and a summer filled with growth and healing.

Yours Truly, Melissa, Tim, and Terri



Manager's Report

I would like to thank everyone who has had patience with me during this past year of learning how the park has been operating. I started here with WHP Feb 2020 and then in March 2020 the government closed our state because of Covid. Yes, it has been a challenge for all of us but somehow, we still managed to get things up and running. Some aspects were at a much slower pace than normal, but we did manage it. We took as many precautionary measures as we could to help keep people safe here at the park, while in this pandemic. From taking county advisement with our community pools, posting CDC posters throughout the park, having Covid monitors to conduct bleaching of all bathrooms and bathhouses 3 times a day to prevent the spread.

Some have called and expressed the difficulty of the "new" payment system. I know change has been difficult for some of you, but the only thing that has changed is *where you send your payments*. The fees are still due on the 1st of every month and your electric is still billed quarterly. As a reference, I have attached our new 2021 payment schedule for you to keep handy to help make your payments for April 2021 to March 2022.

Every month a WHP newsletter goes out to the community about upcoming events or news of what is happening in the park. I am still getting comments from owners who don't get the newsletters. I have taken every effort to reach out to all of you to make sure you are either being emailed a copy or receive one through the US mail. Nevertheless, they are always posted on the world wide web from our website.

<https://www.whpca.org/newsletters-.html>. So, if you still find that you are not receiving one, please let me know, so that I can fix that for you.

I pray this year we will be able to have some fun activities to do this season. There were some things that we were unable to do this past year because of Covid but hopefully this summer we will be able to move forward and appreciate all that we have. Our volunteers are working hard on an event schedule to post, on the website, of upcoming events. The Clubhouse Committee's plans depend on volunteers for this coming summer. If you are here this summer and want to be involved, please let me know and I will get you in touch with our committee.

I do love working here, and I love what I do. I will do my best to make our park a great place to visit. Thank you for the opportunity to serve you and here is to another great year at White Horse Park.

Thanks Billie Jo



MARINA NEWS

The Boatyard renovations to sections 'B' and 'C' are done!!!!!!

There are some comments I would like to make.

When Ed Webb was the chairman of the marina committee, he had the idea to make these renovations. Due to obstacles at the time, he was not able to complete the project. With his original idea, and input from fellow boaters the plan of action was formed.

First of all, I appreciate all of our boaters moving the boats from the boatyard. Without this, the project could not have been accomplished. I am thankful for everyone's cooperation.

Thanks to the board and management for allowing the funds and time to complete this project. Billie Jo, park manager, orchestrated the delivery of the loads of gravel that were needed. She also had the idea to use the concrete blocks that were already available without additional spending, to mark the space numbers on the wooded side. I believe it turned out nice, and for my old eyes, easy to see.

A SPECIAL thanks to Randy and Joe, our maintenance crew, for all the hard work they put into this project. They had to do a lot of work just to prepare the site and remove left behind junk before the job could start. They trimmed trees to raise the canopy, thus eliminating some of the pine needles and foliage falling on the yard and boats. When the gravel began arriving, Randy and Joe moved, raked and leveled the gravel to try to get the best water runoff. They also painted the blocks mentioned above. They did most of the line painting as well. I can't say enough about their work ethic and enthusiasm shown while working on this project. I also noted that they were taking great pride in the accomplishment.

A few of our fellow boaters should also be mentioned. John Nixon donated two cases of striping paint. Jim Misner purchased a striping machine and donated it to the park. Two others, Dave Zablocki and Jamie Remsburg afforded us the use of their line strippers if needed.

Thanks again to everyone for their efforts and support. I hope everyone finds the renovated area to be more user friendly.

We will be continuing renovations on the 'A' and 'B' sections over time and as needed.

EVEN as it is snowing, we are moving closer to the April 15th opening of the Marina. Currently all those on the waiting list should be able to get a slip this year. If you are not on the slip waiting list, and wish to be, check with the office about having your name added. A \$100 deposit (non- refundable) is required to be on the list and that will be applied to your first season lease.

I would also like to welcome owner Ted Pedzich to the marina committee. I appreciate help from all volunteers.

On another note, those that are renewing stickers and slips, might find it easier to obtain your forms and send in your necessary information via email. The US mail seems to be out of whack. I have been missing a lot of bills and mail myself.

You can email the office at whpcamd@yahoo.com to have the forms emailed to you. I have talked to Billie with regards to paying for Marina expenses, (slips, stickers, daily slip and Jet Ski rentals, kayak rack, etc.).

If we pay these payments directly to the park office, it will be easier to track and note that these items were paid. You can still pay through Farmers Bank, but if you choose to do so, please contact the office to let them know and note what the payments are for to the accountants. Monies paid to Farmers Bank go directly toward your account, and are not set aside for marina payments. If the office is aware that you paid, then they can put the payment in the appropriate location. I am looking forward to a GREAT SUMMER, and seeing all the friendly folks in the park. Any questions, feel free to give me a call.

Thanks,
Phil Wood, 410-375-2850
Marina Committee.



The Boating Season is upon us!!

NOTICE MARINA ANNOUNCEMENT!!!!

BOAT STICKERS ARE NOW \$75.00

&

“NEW” UTILITY TRAILER STICKERS ARE NOW AVAILABLE FOR \$300.00

See updated policy on the Marina News Page of WHP website

Boat slip renewal balance is due by **April 1, 2021**

- All boats must have 2021 stickers by June 1st or if leasing a slip, when the boat is launched.
- All marina stickers are processed in the main office during regular business hours.

*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 obtain 2021 stickers if your lot is not in good standing

All persons leasing slips for 2021 must provide the office with the following documents.

1. Complete Boat and Trailer Registration Application and sign WHP agreement
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

Boaters will not be allowed to obtain 2021 stickers without all documents on file

Want a boat slip all you need to do is come in put down \$100 deposit and we will put your name on the boat slip waiting list.

Please contact the office for questions

Marina opens April 15th.

Marina Costs

Marina: Boat Slip \$500.00

Boat/Trailer Sticker \$75.00

Utility Storage Stickers \$300.00

Daily Rental \$20.00

Kayak Sticker \$35.00



Winter Office Hours

Monday thru Wednesday

Friday & Saturday:

8am to 4pm

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

whpcamd@yahoo.com

website: <http://whpca.org>

Bergey & Company, PA handles our important financial needs. For your persons account issues call 410-629-3170 leave a message for Jenna

Mail in your dues to:

White Horse Park

C/O Farmers Bank of Willard's

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 \$175.00.

Proposed Fees Beginning April 1, 2021,

From draft budget \$184.00

see attached for details



WHP finally has a Zoom Meeting Account in order to have face to face meetings. We know some of you think we should have had a meeting and done the election but keeping us safe has been priority above all else. Yes, it's been a long hard journey but we believe this will help keep the community connected. If we don't have it make sure that the office has a good email address to send you a link for any Zoom meetings, we may have available.



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.

- **GROUNDS:** Driveway weeds * Weeds around skirting *Grass overgrown* Debris On property* Trees* bushes, overgrowth etc.* clearance for mowers* Excessive ornamentation cannot be on the grass (impedes mowers)
- **HOUSE:** House & Shed number – at least 3 inches high visible from street contrasting color * 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** 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 underneath, Missing planks

GET INVOLVED!



ABSOLUTELY NO DUMPING LARGE OBJECTS:

NO Appliances, mattress, furniture, etc. in the Dumpster Area or in the dumpster. Dumpsters are for **household trash only.**

PLEASE DO NOT USE THE DUMPSTES THAT ARE TAPED OFF THEY ARE NOT DUMPED TILL SPRING!

NO CONSTRUCTION MATERIAL ALLOWED

No dumping of replaced windows, shingles, old decks, removed sheds, wood flooring or taken down addition etc. allowed in the dumpster. NOT even if you cut them into 3' length.

We have had owners cut up a whole shed or even a whole deck into "3' pieces" and dump it in the dumpsters. Now mind you a shed without shingles weights between 1200 to 2000 lbs. So, if you dump that type of material in our household dumpsters, the whole park is being charged an overweight fee along with weight of dumping. This type of material needs to be taken to the dump in Newark merely a 15 min drive south on Rt.113.

Brush and leaves are another overage for WHP dumpsters. For you that don't know, in the rear of our boat storage area is an area where you can dump this type of material such as branches, leaves and sticks. PLEASE do not just throw your **bag** of leaves please dump your leaves in the pile. Dumpsters are on cameras and unauthorized dumping of any of these items will result in \$100.00 fine.

Sorry, these are rules that effect the whole park.

You can take all other trash to the landfill.

Landfill phone # 410-632-3177

Hours are 8:00am to 4:00pm Mon thru Saturday.

They are located at 7091 Central Site Lane, Newark, MD.



SEASONAL SHORT TERM RENTALS

Licensing requirements in effect for new rental licensing program

Beginning January 1, 2020, new legislation went into effect that requires those who rent or offer to rent property for sleeping accommodations to obtain a rental license from Worcester County Government (WCG). On August 20, 2019 the County Commissioners passed Bill 19-4, which requires any person or firm who rents or offers to rent any type of real property for any time frame for sleeping accommodations, including single-family dwellings, lots for the placement of mobile homes, recreational vehicles, or tents, to **first obtain a rental license from WCG**. A copy of Bill 19-4 and the adopted rental license fee schedule are available at www.co.worcester.md.us under the heading "Important Links." Currently, Department of Development Review and Permitting (DRP) staff in conjunction with Treasurer's Office staff are finalizing the rental license application and updating WCG financial software to implement the new program requirements. Applications for a rental license were made available on January 13 on the DRP webpage at www.co.worcester.md.us/departments/drps. For additional information, contact DRP staff at 410-632-1200.

WHP Bi-Laws: Rental of Units · Any owner choosing to rent their unit will assume FULL responsibility for their tenant's actions on park property. Any fines incurred for infractions of the rules and regulations of the park will be issued to the owner of the property. · A copy of the Park Rules and Regulations, Marina rules, and ECC Guidelines, shall be given to tenants in

advance of occupancy There is no excuse for violations of the rules that is acceptable due to lack of knowledge of the rules.

Rules & Regulation:

Short term or Seasonal rental: A short term rental, or more than 3-week rental is considered a seasonal rental.

- Renters shall register at the office during office hours.
- When the office is closed, renters shall register at the guard house.

White Horse Park will require all owners intending to rent their property to first register with WCG and provide proof to the park that they have complied with the new law. If you intend to rent your unit during the upcoming summer months you are required to contact the office to register your unit as a rental. And pay a WHP rental fee of **\$100.00**.



The park needs you!! If you want to become a WHP Board of Director volunteer please send your resume to Whpcamd@yahoo.com.

Your lot must be in good standing.

