



White Horse Park Times



APRIL 2020

HAPPY EASTER

\$ PRICELESS

President's Corner April 2020

Dear WHP Neighbors,

We hope this newsletter finds you healthy and well. Our BOD is doing everything in its power, at this time, to protect our community from a COVID-19 outbreak. We advise those with viable residences to remain there until this outbreak is over. Our campground subdivision is a vacation resort with a recreational purpose. Please stay informed by checking our website whpca.org, and viewing especially the community updates page, the financials page, and the BOD page for new information. Also, PLEASE be sure that an email address is on-file in the office. This way, you will receive updates in a timely fashion, and it won't cost the community extra money to mail everything to you. There are approximately 80 owners who have not submitted email addresses.

Thanks to all, for participating in our budget Q&A. Please see all budget communications on the website. Please note that we need to support our community with prompt payment of monthly dues. We are hoping that Government restrictions will be soon lifted, and we look forward to enjoying our vacation time, together, this summer!

Please stay tuned, as our election is drawing near. The deadline for submissions is May 12, 2020. We encourage interested candidates to submit resumes to either the Board through the website, or to Billie, via email, at whpcamd@yahoo.com. We will request that candidates provide additional information to all owners, and more information, about that, will follow. Let's hope that the Governor's decisions won't impact our annual meeting and our election. As far as we know, everything is still going to remain on schedule. We will keep you informed if there are any changes (imposed as a result of government restrictions).

As we have said in the past, our community is at a MAJOR crossroad. If you love WHP, as it stands, as a seasonal vacation community, with reasonable fees, and the opportunity to have a voice before major change is made, you will support the momentum of the current Board.

The County has assured this Board that legal partial full-time residence will never be an option and that if the full-time group were to succeed in converting WHP to a residential community, WHP, as we know it, will cease to

exist. Please be aware of this. Contact us, through the website, with any questions. STAY INFORMED and VOTE!!!

Good standing has been evaluated, and in some cases, will be re-evaluated, prior to the election and voting. Right now, things are on hold, due to COVID-19. Governor Hogan's ruling has mandated the changes to use our vacation facilities, in our campground subdivision. Amenity restrictions (including those related to boating/marina) will be re-evaluated as restrictions are lifted. Our priority, at the moment, is doing what we can to help folks to stay healthy and well.

Sincerely,

Melissa, Norm, Ed, Barb, and Tim

Manager's Corner

"Imagine what our real neighborhoods would be like if each of us offered, as a matter of course, just one kind word to another person." Fred Rogers

Covid-19 is something that none of us have ever encountered before. But if we do our part, we can help slow it down. As some of you know we have been forced by government to close the campground while under this distress. I know change is hard for some of you but sometimes change is for the greater good of all. So all I ask is to remember this virus is very real and could be deadly to some. And this will only be temporary if we all do your part by **staying home**. Please do your part to stop this virus from spreading into our park.

Right now I am currently working from my home office where I can answer phone calls and emails. So please feel free to contact me if you have any questions. And know I am doing the best I can during this Pandemic. I am working to prepare the campground for when you do get to your vacation home. Your patience is needed and is very much appreciated. It's not about me; it's about we is what I am thinking about. All this is for the protection of people in the park.

Couple updates, lawn care service started last week and the pool services are still on schedule for the season. And during this time we do have 24 hour security to watch over the park and trying to limit traffic into the park for your protection.

During this time a kind words can make a big impact in someone's life. Try to practice being kind.

Thank you and be safe

Billie

Office News



OFFICE CLOSED UNTIL FURTHER NOTICE

You can call or email with questions to
410-641-5102 or whpcamd@yahoo.com
Or visit our website for current updates
<http://whpca.org>

- If you are not getting emails and want to receive updates as they come, please send us an email letting us know you would like electronic notices.
- 2020; 1st Qtr. Elec bills will be sent out soon and are due May 15th, 2020
- April 1st New HOA Dues/includes water, sewer \$150.00 and \$300 cable for the year
(Or) \$175.00 HOA, Water/Sewer and Cable monthly for 12 months (2 options)
- Boat Slip fees due no later than April 15.
(send these payments with paperwork to the office)

Please send all HOA Dues to payments to

White Horse Park

c/o Farmers Bank of Willards

P.O Box 3624

Ocean City, MD. 21843

*Remember to put your **LOT # on your check***

NOTE: All Billing questions can be directed to Baker and Associates LLC. (410) 723-9495 or email
bakerassoc@bakerocmd.com-



**BRUSH, CONCRETE, FURNITURE, MATTRESSES,
APPLIANCES ARE NOT ALLOWED IN THE MAIN
DUMPSTERS.**

Some still have a hard time understanding this policy even in the off season. Please see website for details.

**IF YOU HAVE CONTRACTORS WORKING ON YOUR HOME, PLEASE MAKE THEM AWARE OF OUR RULES OF DISCARDING THEIR MATERIAL!
FINES WILL APPLY TO OWNERS FOUND IN VIOLATION** via Guard and video cameras.

Large dump container will be provide for cleanup days when this Covid-19 virus “stay at home” order is over so this **date is still to be determined.**

SECURITY GATES



One of the primary purposes of a gated community is to offer its residents safety that they wouldn't experience in nearby non-gated communities. One way a gated community increases safety is by eliminating through traffic from the public.

Gated communities provide a lot of benefits to the residents that live within them, though the amenities don't come cheap. The number one reason people choose to live in gated communities is likely the security element. Because a gated community is private, it is more difficult to access than a standard community.

Visitor Logs

We have security or the office posted at your park entrance; you will need to call the office to make us aware you have a visitor coming and we can make use of WHP visitor logs. Logging all non-residents who enter the gated community is an easy way to monitor suspicious activity. If a crime occurs inside the gated community, you can refer to the log to see who was inside at the time. Visitor logs are a great way to keep track of the people who come into the community in order to keep it more secure.

Community Watch

Encouraging a close-knit community can help promote security. When you get to know each other, you are more aware of individuals who enter the community and who are not park owners. And you will also feel more inclined to report suspicious activity when they care about their neighbors and want to protect them. A tight-knit community will improve the everyday lives of our owners and keep them more safe and secure.



When, the “Stay at Home” order is lifted. All owners who rent your unit during the park season please have your renter stop at the office or guard house to check in when they arrive. (Even if you gave the renter your gate pass). We will still need to get vehicle information and phone numbers in case of emergencies.

Make sure that you have a copy of any updated WHP Rules and Regulations in your unit.



REQUIREMENTS FOR SELLING

- Have a recent “Boundary” survey to assure all HVAC units, sheds, decks etc. are within your property lines. Call the office for reference if needed.
- 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.



Governor Larry Hogan has issued an executive order on March 30, 2020, which institutes a Stay at Home directive and says that no Maryland resident should be leaving their home unless it is **for an essential job or reason, such as obtaining food or medicine, seeking**

urgent medical attention, or for other necessary purposes. And then continues to state: Campgrounds: Please note campgrounds are now required to close under that paragraph V.f.i.8 of Order No. 20-03-30-01. There is one exception to this requirement: Persons residing in recreational vehicles (“RVs”) at campgrounds who genuinely have no other viable place of residence may remain in the campground. Such persons should comply with all applicable guidance from the CDC and MDH regarding social distancing.

Under the executive order, no Marylander should leave their home except for an ***essential reason***. Therefore, recreational boating is **not** allowed. Subsistence hunting and fishing — limited hunting and limited recreational fishing and crabbing for sustenance — can continue, however social distancing must be adhered to strictly. No permits for fishing tournaments, including virtual tournaments, will be issued by the department until further notice. Commercial fishing is deemed essential and may continue since it is part of the food supply chain.

The Park is currently closed and we are hoping to have the marina up and ready in record timing when this stay at home order is over. When we do we will have one slip available for daily rental. Sometimes we will have others, but it is best to book in advance. We will also have ice available by then as well, at the same price as last year - \$2.00 per bag.



PLEASE INFORM THE OFFICE via EMAIL or PHONE IF YOU WANT TO BE ON THE “NO CUT-NO WEEDWACK LIST. PLEASE POST SIGN ON YOUR LAWN AS WELL TO BE SURE WHILE MOWING

- Vehicles should be removed from lots and common areas on mowing days if possible. The fine system will be initiated with one warning if the mowing company reports a vehicle that is repeatedly preventing the mowing of lots or common area.
- No structures are permitted on the property that might interfere with lawn cutting equipment. Lots with boundaries that are too high for a riding lawn mower to go over may not be cut.
- Weed whackers will not trim if there is not a border around skirting and ornaments, etc.
- WHP and Lawn Company shall not be responsible if a pebble or a stone goes through your skirting OR other property.



White Horse Park Community Association

11647 Beauchamp Road #1

Berlin, MD 21811



ASK ABOUT OUR

