



White Horse Park Times



APRIL 2021

HAPPY SPRING

\$ PRICELESS



BOD REPORT

Happy Spring WHP!

We are excited to know that our Park is getting back into FULL SWING! Welcome, and we hope that 2021 is a year of healing and joy for our beautiful community.

As you may have seen on the email blast, on 3/31/21, our Board appointed John Nethken and Mike Bivona to serve on our WHP BOD. We are thankful to these 2 men for volunteering to help us for the rest of the term until our election is completed on June 26, 2021. We have also appointed Ric Smith as an advisor (*assistant officer-as the position is named in the bylaws*) to the Board on matters related to compliance with Declarations and By-Laws. We are looking forward to working together, as a team, to continue moving forward in a positive direction. Our goal is to serve the Association well.

Our Election is coming quickly! **If you plan to run for the Board, your resume, including a photograph of yourself, is required no later than May 3, 2021.** So far, we have received 3 resumes. If you were planning to run for the Board in the 2020 Election, we are asking you to update (if needed) your resume, and to re-submit it to whpcamd@yahoo.com. Candidates will be vetted and invited to speak in a Town Hall type Zoom Meeting on May 15, 2021 to respond to owner inquiries. Keep in mind that the only Zoom Meetings that are officially affiliated with the Association are the ones that come through the WHP Office. Anything on Facebook is unofficial and any business-related topics represented there may not be presented accurately.

Our Annual Meeting will be held on June 26, 2021. Billie has been working hard to try to find a venue for an in-person option. More information will be forthcoming regarding the meeting. There are still many capacity restrictions in place due to Covid.

You will have the opportunity to mail in your ballot early or you will also have the opportunity to vote in person at the annual meeting. Ballots will be collected, by the election committee, and more information will follow, but there will be a time limit for turning in an in-person ballot.

Our Election Committee is still willing to work hard to make sure that our annual meeting runs smoothly. We are thankful to John Nethken for leading the team throughout their appointment, so far. They have had a dry run in November, and they are up and running again. We appreciate Jerry Spurlock, Linda Underwood, Jake Wrzosek, Brad Weber, Karen Strevig for their hard work in planning to

handle various roles at the last planned annual meeting (that got postponed), and for their willingness to continue working hard for the June 2021 Annual Meeting. As we figure out the logistics, we will keep owners informed through Newsletters, Email Blasts, Bulletins, and Zoom Webinars. John is now serving as a Director on the WHP BOD, though he will still be working closely with the Election Committee. Thanks to all for your service to WHP, and for working to ensure that all things run in an ethical and accountable fashion.

Hiring Baker & Associates has been approved, unanimously, by the Board, to lead the ballot counting process along with a member of our Election Committee. We are collaborating and working on the details for this as well. We have learned that, in the past, absentee ballots were counted prior to the annual meeting. According to the Bylaws, all ballots should be opened at the annual meeting and counted at this time. Due to our revision of the process, to bring it into compliance, the territory is a bit uncharted. The 'winners' will be announced on June 26, 2021. We MAY end up going into a recess, after our meeting is finished, if the count is not complete by that time. We are continuing to work together, along with Baker and Associates, and we look forward to coming up with a good viable plan.

We have received several reports, from owners, regarding speeding. Please remember the speed LIMIT is 10mph through the Park. We all enjoy riding our bikes, walking our pets and watching our children and grandchildren play. Let's work together to look out for each other and to keep one another safe. We don't have sidewalks, and our roads are narrow, so we need to be careful and vigilant. An accident can happen in a split second and nobody wants to be responsible for the death or injury to another person. If you see something, say something nicely to remind a speeder of the dangers. Together, we can make a difference.

So many concerns have come to us regarding comments that have been posted on social media. It sounds like the rumor mill is off the charts. We must remind everyone that WHPCA is not affiliated with Facebook Pages and this Board does not respond to rumors. Comments made on unofficial website pages are not the responsibility of this BOD so we encourage everyone to understand that everything online is not necessarily accurate. We encourage owners to use discretion when posting on social media. There have been instances, recently, where this suggestion has not been adhered to and it has caused some unnecessary anger and confusion. We hope that members of our community, and our BOD members, would exercise their right to freedom of speech to lift and encourage one another rather than as a weapon of division and destruction.

ECC inspections are set to take place the week of April 24, 2021. Ric Smith, who is newly appointed to advise the Board, is also chairperson of the ECC. Thank you, Ric, and team- Bonnie Stevens, Sue Waskey, and Craig Small, for working hard to take care of our beautiful community.

Owners, please be mindful of the rules for dumpster use. Blue dumpsters are for household trash only! Any construction debris, whether from owners or contractors, should be taken to the landfill for disposal even if cut in 4 ft lengths. If you are not sure where the landfill is you may contact the office. In an effort to save on our trash bill, we are now asking that any brush and/or yard waste be deposited, unbagged, in the back of the boat storage yard. Please continue to keep stick to about 4 ft in length and if you have larger branches kindly lay them to the side of the pile to make it easier on the maintenance guys to get rid of them or for neighbors to take if they burn wood at their primary home. Failure to follow these rules will result in a fine because the Association is charged when the dumpsters are heavier than they should be or when they contain items that aren't household trash. Thank you for respecting each other and following the rules that will save us all money!

We look forward to the Clubhouse Committee's coordination of the Community Yard Sale on April 17th. We are thankful to Laura Bivona, Fern Thomas, and Maria Franklin for working hard to bring our community together! The St. Patrick's Weekend Celebration on 3/20/21 was a beautiful success. We are especially thankful to Laura and Mike Bivona's family, and their grandchildren, for performing their adorable Irish Dance for owners. It was a wonderful event that was enjoyed by many and again offered the opportunity for owners to get to make new friends. It was great to meet so many owners, and to experience the camaraderie at the heart of our beloved park. A special thanks to the owner who surprised everyone by dropping off hot pizzas for everyone to enjoy on the brisk day. This is what WHP is all about!

Over that weekend, Terri Koller also invited all interested volunteers to weed the gardens, to plant a few lovely flowers, and to make our Park look fresh and inviting as the growing season begins. Randy and Joe, our maintenance team, have taken care of mulching. We would like to offer each owner the opportunity to check it out. We would like our gardens to be a labor of love enjoyed by all owners. If you like weeding and have some free time to tend the gardens while at your vacation home, please feel free. If you have something special that you would like to plant, or a decoration you would like to add to complement our gardens, please do, WHP is your community. There are some beautiful plants in the pots on the walkway entering and leaving the park. If you see that they need a drink and you are able, please feel free to offer them a drink. We would like to place more pots throughout the park to provide added beauty but in an effort to keep them looking good we would like to invite any of our owners with green thumbs to feel free to "deadhead" and water as they can so that this chore doesn't fall solely on our maintenance guys.

We wish you all well. Please keep in touch with any questions/concerns/insights/suggestions. You can reach the Board through our website at whpca.org or you can email the office at whpcamd@yahoo.com, and Billie will see that we get your message. Thanks to all, God Bless, and we wish you a year filled with health and peace.

Yours Truly,
Melissa, Tim, Terri, John, and Mike

MANAGER REPORT

Our park facilities are officially open for the season! Hello everyone and welcome back to WHP open season 2021. It's been a long cold winter, and I'm so ready to see good weather and your smiling faces. We have all been working hard to keep the park looking nice for your arrival. From adding fresh paint, mulching flowerbeds, planting grass to replacing deck boards. And if you feel something should be addressed, we always take suggestions at the office.

Our bathhouses and laundry rooms are open and ready to be used. They are open 6am to 9pm and you can get a laundry cards from the office and refill them in the lobby. The lobby is open 7am to 7pm. Please keep in mind, the machines are on loan to the park and if there are any issues with them, please call the 800 number on the unit to report any issues. Please use them with care and respect.

Some of you may already know the 1st quarter electric bills were sent via email or mail on 3-31-2021 from the accounting office. And they are due 5-15-2021. Please pay them to avoid late fees. If you have not received one either mail or email, please contact me or Jenna for details.

While doing the meter readings maintenance came across 4 lots that have hydrant leaks and are on the parks agenda to be repaired the week of 12th. If you think you have a leak or notice standing water, please report it to the office so we can inspect them to make sure they are repaired.

The lawn care company started mowing this week. They came 7th and 8th so if you don't want to be trimmed, please call the office to be put on the no trim list. The lawn care service is not responsible for skirting being damaged. If you don't want your skirting damaged you will need to put up barrier so it does not get damaged. Remember weed whackers will not trim if there is not a border around the skirting, ornaments etc. Even with these borders WHP shall not be responsible if a pebble or stone goes through your skirting. They are scheduled to be here Wednesday and Thursday weekly weather permitted.

We are still using the walk-up window to be safer but the office is open for full service, as well but please wear your mask if you come to see me. I do hope you all have a safe and happy summer and enjoy your vacation home. Again, I have an open-door policy. If you need to talk or have questions, please come see me.

Thanks
Billie Jo

Amendment to Declaration Section 3.1

The Board has changed the plan about when to mail the ballot for the amendment of Declaration 3.1. In an effort to be cost effective, the official Ballot to vote on the amendment will be included in the election packet for the 2021 Election. The result of the vote will be officially conducted at the Annual Meeting on June 26, 2021. You will have several ways to express your vote. We need everyone to consider this amendment and weigh in.

This amendment will maximize the number of days each of us is permitted to occupy our units, in a given year, under county law. The county permits us to occupy our lots from April 1- September 30 with no limitation. We would be allotted an additional 60 days from October 1- March 31, (no more than 30 consecutive days, a day out, and then an additional 30 days). The county code gives WHP owners more access than we have under our current Declaration. Please read the amendment below. We look forward to any feedback you may have before official ballots will be mailed out with the ballot packets for the upcoming 2021 Election.

White Horse Park Community Association

Re: Amendment to Declarations of
White Horse Park

Dear White Horse Park Lot Owner:

The Board of Directors is proposing an amendment to Section 3.1 of the recorded Declarations of Restrictions.¹ The proposed amendment will give all owners more days to occupy lots, and it will align the Park's occupancy limits with the Worcester County Code.

Currently, the first sentence of the second paragraph of Section 3.1 of the Declarations limits days of occupancy throughout the year. It states:

“CAMPSITES SHALL BE OCCUPIED ONLY ON A SEASONAL BASIS AND IT SHALL BE UNLAWFUL FOR ANY PERSON TO CONTINUALLY OCCUPY ANY SUCH CAMPSITE OR LOT OR UNIT FOR MORE THAN NINETY (90) CONSECUTIVE DAYS OR FOR MORE THAN NINETY (90) DAYS IN ANY SINGLE ONE HUNDRED EIGHTY (180) DAY PERIOD.”

This means in a one-year period, a lot may be occupied for only 180 days. However, Section ZS 1-318(d)(1)J of the Worcester County Code allows more days of occupancy because it limits occupancy only from September 30 to April 1. The Code states:

“Between September 30 of each year and April 1 of the succeeding year, units or sites shall not be occupied for more than thirty consecutive days or an aggregate of sixty days.”

Thus, the Code allows a total of 243 days of occupancy, 183 days from April 1 to September 30 and 60 days from October 1 to March 31. The proposed amendment to the Declarations would replace the current 180-day occupancy limit with the County's 243 day occupancy limit. Nothing else would change. The first sentence of the second paragraph of Section 3.1 would be replaced with the following:

“Between September 30 of each year and April 1 of the succeeding year, campsites or lots or units shall not be occupied for more than 30 consecutive days or an aggregate of 60 days.”

¹ There are three identical Declarations for three phases or sections of the Park.

So Far, the following questions have been received:

Q&A Amendment to Declaration Section 3.1

From: Nelda Eldreth

Subject: Re: WHP AMENDMENT TO DECLARATION SECTION 3.1 PROPOSAL PLEASE READ

What if someone doesn't have access to the website to read the amendment, how will they know how to vote?

Hi Ms. Eldreth! Great point! The Ballots will be mailed to each owner, in their ballot packet for the 2021 election, after owners have a chance to review the amendment and provide, to the Board, any feedback.

From: Todd Corgill Lot # 153

Subject: Re: WHP AMENDMENT TO DECLARATION SECTION 3.1 PROPOSAL PLEASE READ

Greetings Dear WHP Board .. we don't see any language in the amendment regarding fines for failure to comply. Has that issue been addressed?

Respectfully,

Todd Corgill

Lot #153

Hi Mr. Corgill. Thank you for your question! Fining is in the Declaration, in a different section. We are not proposing any changes, at this time, other than what is proposed in the written amendment that is stated above.

There will be options to mail/fax/email your ballot. You will also have the opportunity to turn your ballot in at the annual meeting.

Everyone,

Please understand that the Park has invested money, in legal fees, to have this Declaration Section 3.1 proposed, by our attorney, to maximize opportunity for usage of each lot, under County Law. At this time, our Declaration is more restrictive than the law. We are not permitted to be more lenient than the law, so this is as good as it gets. In order to increase the number of days you are legally allowed to occupy your unit, as available to us under the law, we NEED your vote.

THANK YOU!

Office News



OFFICE HOURS

Mon-Wed/ Fri-Sat

8am to 4pm

CLOSED Thursday and Sunday

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.
- 2021; 1st Qtr. Elec bills were sent 3/31/2021 via email and sent via mail due **May 15th, 2020**
- April 1st New HOA Dues/includes water, sewer and cable **\$185.00** per month DUE 1st of every month.

Please send all park dues 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***

Or Pay online at www.revopay.com/fbw

Your lot # is your acct number!!

- Boat Slip fees due no later than April 15.
(send these payments with paperwork to the office)

NOTE: All Billing questions can be directed to Burgey & Co.
(Jenna) 410-629-3170 or email jenna@bergeyCPA.com



ABOVE PICS OF MISUSE AT WHP

Some still have a hard time understanding this policy even in the off season.

**BRUSH, CONCRETE, FURNITURE, MATTRESSES,
APPLIANCES, CAR TIRES OR PARTS
ARE NOT ALLOWED IN THE MAIN DUMPSTERS.**

And **please break down** your cardboard boxes when dumping
**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
(NO WARNINGS GIVEN)**

via Guard and video cameras recordings



FOR YOUR SPRING CLEANING NEEDS

A large roll-off dumpster will be located in the Dumpster Area. Please **DO NOT** put bagged household garbage in the roll off. This garbage takes away the intended use of the roll-off; oversized items that cannot fit in our normal dumpsters.

Please **DO NOT** place anything **OUTSIDE** the dumpsters.

**· NO APPLIANCES ALLOWED · NO TIRES, FLAMMABLES OR
OILS ALLOWED IN LARGE DUMPSTER
(MUST GO TO LANDFILL TO DUMP THESE MATERIALS)**

Thanks for everyone's cooperation and for making our community look beautiful.

Large dump container will be provided for cleanup days
April 16th to May 17th, will be dumped as needed

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 increase 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

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.

Please call Security or the office at 410-641-5102. We also have security and the office phone numbers posted at your park entrance; you will need to call the office to make us aware if you have a visitor coming and we can make use of WHP visitor logs.

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.



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.

You will also need to file for a rental license with Worcester County and pay a \$50.00 admin fee to WHP. See the office for details.



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. \$150.00 is the cost
- 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.
- OPEN HOUSES MUST BE APPROVED BY THE BOD BEFORE ITS OPEN



\$2.00 for 7lb bags

PLEASE INFORM THE OFFICE via EMAIL or PHONE IF YOU WANT TO BE ON THE "NO CUT-NO WEEDWACK LIST. 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.

Cutting scheduled on Wednesday & Thursday throughout the summer.



- Yard Sale 4/17/2021 FROM 8am-1pm. No Early Birds. Sign in is Required and Masks Required.
- Beginning at 8am on 4/17/21- Guard will document color of vehicle and license plate number
- Guard will document sale as reason for entry
- Guard will instruct buyers: 10 MPH, 4-way flashers must be on, masks required, social distancing in effect, this will also be provided on a bulletin, along with a map
- A Map will be provided and will be marked to show shoppers which lots are participating.
- Guard and Manager will be on site during the Yard Sale.

In the past, the flea market/yard sale occurred at the clubhouse. This time, things have changed because of social distancing AND logistics. The hope is that more will participate if they don't have to transport their goods to and from the clubhouse. Tables will be delivered and picked up by maintenance.

Please let the office know if you are interested in renting a table for \$15.00. It will be dropped off to your lot by maintenance the night before.

If you are using your own table, please let Billie know so that she can mark your lot for shoppers. Thank you and enjoy the fun!

DURING THE YARD SALE, HOMEOWNERS ARE ADVISED TO ENTER/EXIT THROUGH THE BACK GATE TO AVOID TRAFFIC CONGESTION.

THOSE WHO WISH TO VOLUNTEER SHOULD CONTACT BILLIE AT THE OFFICE TO BE PUT ON THE SALES MAP.



NEWS

Park ECC Inspections are April 24, 2021

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.

Below you will find the ECC Checklist for the inspection

2021 ECC CHECKLIST

Each year the ECC Committee inspects the grounds and homes in White Horse Park to ensure the beauty of our lovely neighborhood. The following is a list of items to help you make sure your property is in compliance with ECC Guidelines. **This is not a fine. Items that need attention are checked below.**

There will be a reinspection in 30 days to note that the items CHECKED BELOW have been completed. If it was not completed, the ECC will be at liberty to issue a fine.

GROUNDS

- Weeds are the sole responsibility of the homeowner
- Weeds around skirting A 3 ½ inch border is required to avoid damage to the skirting.
- Grass overgrown
- Debris - no excessive debris anywhere on your property, No standing water.
- Trees , bushes, etc. overgrown - need to give clearance for mowers. Make sure they are not infringing on your neighbor' s property or covering your electric meter.
- Excessive ornamentation - Ornaments cannot be on the grass as they will impede mowers.
- Other

HOUSE

- House number - at least three (3) inches-You will receive a mandatory fine for not having house numbers-you will NOT get a warning.
- Mold and or Excessive Mold - anywhere on your home.
- Needs Painting
- Roof needs patching, repairing or replacing
- Trim / Shutters need painting / cleaning
- Broken windows
- Skirting needs attention

- Border around skirting
- Other

SHED

- Mold and or Excessive Mold - anywhere on your shed
- Needs painting
- Rotted siding / trim
- Roof needs patching, repairing or replacing
- Other _____

DECK

- Mold and or Excessive Mold - anywhere on your deck
- Warped planks
- Weeds
- Railing needs attention _____
- Missing planks
- Other _____



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

If you plan to run for the Board, your resume, including a photograph of yourself, is required no later than **May 3, 2021**. So far, we have received 4 resumes. If you were planning to run for the Board in the 2020 Election, we are asking you to update (if needed) your resume, and to re-submit it.

Your lot must be in good standing.



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



**White Horse Park Community
Association**

**11647 Beauchamp Road #1
Berlin, MD 21811**



ASK ABOUT OUR

