



BOD CORNER

Hello Everyone,

We are excited to be heading towards summer! This year feels much brighter than last year, as it seems life is returning somewhat back to normal! We look forward to clubhouse events over Memorial Day Weekend! Thanks to Laura Bivona and the clubhouse committee for all of your hard work!

Our zoom webinar for candidates will be held on May 15th beginning at 9am. Please email the office at whpcamd@yahoo.com if you do not have a link and if you would like to attend the meeting.

Our Annual Meeting will take place at the Grand Hotel in Ocean City. The address is 2100 Baltimore Avenue, Ocean City, MD 21042. They have a parking garage with 400 spaces. We have a capacity of 300 to accommodate the membership. If you plan to attend, please send a message to Billie, with RSVP ANNUAL MEETING in the subject line. Please include your name and lot number. This meeting is for owners only. It will be on June 26, 2021, with doors opening at 9:30am and a start time of 10am. The meeting will be held from 10am-12pm. Light refreshments will follow. The meeting will either end or recess at 12pm depending on the timing of the ballot counting process.

The 2021 Election will take place at the Annual Meeting. Owners should be receiving ballots in the mail over the next couple of weeks. Owners have the option to either vote by mail or in person. More information will follow. We are thankful to our Election Committee for being ready and willing to work hard to ensure our meeting and election run as smoothly as possible.

We thank everyone who participated in the Board's Town Hall Zoom Meeting on 5/6/21. We enjoyed hearing from each of you. Thank you all for your support!

Please be sure to take time to get to know the candidates who are running for a seat on the WHP BOD. There are 4 seats open on the Board, and there are 10 candidates running. We look forward to welcoming our new team in another month or so. Please vote!

Sincerely,
Your WHP BOD

PROPERTY MANAGER'S REPORT

Happy Spring all! I am happy to say the park is up and running, and as some of you have stated "The Park is looking fabulous, honestly, the best it has looked in years. Good Job!" Thank you all for the kind words and for letting us know you're pleased. Keep it up! Randy and Joe are doing a great job keeping things looking organized and clean around the park. If you see them in your travels, stop them and give a shout out of thanks!

I would like to address the numerous phone calls we receive at the office from owners *upset* about not knowing what's going on at the park. The newsletter is your source of information that always has the updates and what's happening at WHP. I hear frequently, "I don't read the newsletter", but if you want to know what is happening, this is the best way for you to be informed. This is a community of 465 units and our newsletter is the most efficient way for us to keep you notified of updates. In addition, emails are used for last minute notifications. It would be in everyone's best interest to read the newsletters, visit our website from time to time, and look at your community newsletter under the newsletters section to see what our updates are. Remember to check your emails regularly, or better yet, get involved and volunteer! When we have last minute updates, we will also post a flyer in the lobby and send out an email blast. Please update the office with your current email if you are not getting updates on current events.

We have hired a full-time person in the office. And she is NOT a temp. Her name is Debbi, and in just a short time she has already become quite an asset to our staff. She has over 20 years of office experience along with a long history of customer service. She teaches art, engaging students of all ages throughout Worcester county and her art can be seen in various galleries. She has been a native to Worcester county for over 20 years and loves the community. When you see her, please give her a nice warm WHP welcome!

The electric meters for the 2nd quarter electric are set to be read the week of May 17th, so be on the lookout for the bill by the end of May.

Some more exciting news! The pool is officially scheduled to open on Memorial Day Weekend, May 28th. There are still some restrictions and guidelines at the

pool that we will adhere to this year. Masks will need to be worn when entering the bathrooms and please continue to social distance if you are not in the same family. The pool chairs will not be available again this summer, since they are required to be disinfected after every use, and we do not have staff to provide those services. So, please remember to bring your own chairs to the pool.

Many thanks to the volunteers of the ECC, who have started some of the inspections. The inspection reports provide each owner with the opportunity to adhere to the guidelines within the park, so that the properties are esthetically pleasing to the eye. They also help us to follow the restrictions of our governing documents. The main office has received numerous phone inquiries regarding having a number on their shed. As stated in the February newsletter (page 5), we asked all the residents to make sure your home and your shed both display your house number, (with a contrasting color and visible from the roadway) so that in a case of emergency, they can be identified by the Police, Fire and Ambulance. This also helps the ECC to identify which shed belongs to which lot. We thank you for your cooperation on this matter.

We appreciate your participation within the park to make WHP owners proud property owners!

The big dumpsters have been here since April 16th and have been filled to the brim at each dumping. Just an FYI, they will be here until May 17th and then they will be removed for the season. Once removed, please do not put anything other than household trash in our regular dumpsters. This means **NO** appliances, furnishing, tires, hazardous waste or cutting your deck into 4' sections to dispose of. **NOTHING** but household trash. The park pays the dump by the pound and we get charged an overage charge when we have more than the dump trucks can dump. Please keep this in mind because fines will be enforced with use of surveillance cameras. Come to the office to find out where the local landfill is to dispose of non household items.



**"A Mother is like a Flower,
Each one beautiful and unique"**

HAPPY BELATED MOTHER'S DAY

OFFICE HOURS

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

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

Your monthly dues of **\$185.00** are due the 1st of every month and will **NOT** be invoiced, this is your responsibility to remember to pay monthly. The quarterly electric bills will be either directly mailed or sent by email to you once they are complete.

You can pay your dues and the electric online with this link www.revopay.com/fbw or mail to:

White Horse Park C/O Farmers Bank of Willards
P.O. Box 3624
Ocean City, MD 21843

If you use RevoPay please make sure that your payment amount has been updated to \$185. If you are paying by check, please make the check payable to:

White Horse Park, and in the memo write your lot #.

IF you have any questions regarding your account, please, contact Jenna at Bergey and Company.

410.629.3170 or email her at: jenna@BergeyCPA.com

Please leave a detailed message with your question or concern, along with name and contact number, and she will return your call within 24 hours.



BOARD OF DIRECTORS CANDIDATES

The WHP Election is quickly approaching. Here is a list of the candidates running for the 2021 election.

For more information, please visit our website @

www.whpca.org

- Michael Bivona, Lot 52
- Valerie Clark, Lot 372
- Brian Fenstermacher, Lot 329
- Tammy Franklin, Lot 314
- Jon Gilmore, Lot 117
- Patricia Heath, Lot 133
- Mary Jenkins, 375
- Terri Koller, Lot 272
- Fern Thomas, Lot 282



Election Update: 2021

Candidates Update

There will be a Zoom Town Hall Webinar held on 5/15/21 at 9am. Please register via email ASAP if you would like to participate. Please contact Billie at 410-641-5102 or whpcamd@yahoo.com if you have any questions about how to register/receive a link for the meeting. This will be an opportunity to hear from candidates and ask questions.

What are the duties of Board members?

A Board of Directors is a requirement for an association to function properly. These elected *volunteer* officials are responsible for all operations of the community and ensuring the governing documents are followed and enforced. Without a capable Board, a community's quality can quickly decline. Great 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.

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.
- Being sure that taxes and assessments are paid
- 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.
- Working with professionals to prepare 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, Board members and managers are a team that should be working for the same purpose.

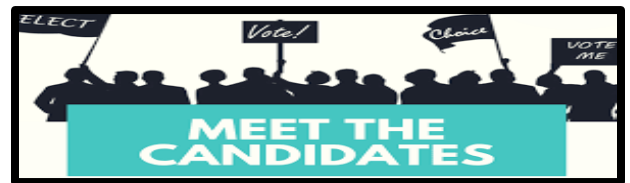
Clearly, becoming a Board member can be a serious commitment of (unpaid!) time and energy.



Requirements to Protect Yourself When Going to our Annual Meeting

1. **You Must Wear a Mask; a mask that covers your nose and mouth** to help protect others at all times while entering and during the meeting. If you have a health condition that prohibits you from wearing a mask, please refrain from attending the in- person meeting.
2. **ID required for entry for each person.**
3. Stay **6 feet** apart at all times, including while seated. (unless you are with a documented household resident).
4. **If you have been sick or been around someone that has been sick, stay home!**
5. **If you are coming from a high-risk state, please adhere to the Governor's latest recommendations.**

For all attendees, you are choosing to attend the meeting AT YOUR OWN RISK



**ZOOM TOWN MEETING
MAY 15, 2021 Zoom 9:00am
An email was sent to all owners please register beforehand to attend.**



Mail Delivery Reminder

The office does not accept any packages for owners. However, UPS, FedEx, and Carrier are permitted into the park for these deliveries. USPS (United States Postal Service) does not have access to the park to deliver regular mail. Regular mail can be received if you have a P.O. Box here at the park, otherwise you will have to make arrangements with the postal service for your mail. We do have P.O Boxes available in the park for \$67.00 per season with a \$125.00 key deposit.



So, STOP!

NO ONE without a White WHP gate card SHALL pass through the front gate before registering with the office or guard on duty. WHP is a private, gated community. The guards are there for your safety to restrict entry and protect our property.

Rules and Regulations: Gates - (No warning given)

- Persons without an assigned gate card shall register (name, address, license plate number, date/time and lot visiting) with the guard/office, and if requested by the guard/office, a lot owner may be required to sign-in such visitors.
- Only one vehicle may pass through the gate each time it raises. The cost of repair to the gate caused by negligence or intentional conduct shall be paid by the person who caused damage in addition to the fine incurred.

Declaration IV: Campsite Use Restrictions (V) Guest. Any person entering the development at the invitation of an owner, other than members of any owner's household, shall be registered with the office.



SLOW DOWN!!!!

We are still getting complaints of people driving fast throughout our park. Please remember we have bike riders, grandchildren, animals, and a SPEED LIMIT! (10 MPH)

VOLUNTEER



Contact the main office for details to volunteer, and they will be able to convey the message to the appropriate event coordinator. Some of the events vary, such as planned gatherings, Ice Cream socials, Pool Parties, 4th of July party, Annual Crab-fest and an End of the Summer Shindig. We are striving to make White Horse Park a family fun campground, so we ask to please do your part and volunteer.

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



Personal Lawn Care

This year, if you do not want the services provided through the park lawn care service, A&I Lawn Care; please contact the office and let us know, if you have not already done so, and we will put you on the **NO CUT-NO WEED WACKING SERVICE LIST**. You will then be responsible for cutting the grass, and trimming the edges and bushes on your property. Please be careful of the soffit and wiring on your property.

Weeds..Weeds...Weeds

Weeds can perform vital ecosystem services such as protecting and restoring exposed or degraded soils. In addition, some weeds provide habitat for beneficial organisms, and thereby contribute significantly to natural and biological control of some insect pests. Certain weeds also make nutritious food or fodder. However, they can also be frustrating!

This homemade environmentally-safe weed recipe that seems to work to get rid of those buggers!

- 1 gallon of vinegar mixed with
- 1 cup **salt** and
- 1 tablespoon dish soap.

It will burn weeds on contact under the right conditions: warm, dry, sunny days.

5 Natural Remedies to Get Rid of Weeds Permanently

- Blanket layers of cardboard paper and newspapers. Plants will grow when they have sunshine and water. ...
- Spray concentrated vinegar liquid detergent directly on **weeds**.
- Spread some corn gluten meal around your plants.
- Scald the **weeds** with boiling water



The pool is scheduled to open Memorial Day weekend,
Friday, May 28th, 2021.

Pool Hours:

Sunday thru Thursday- 10AM-8PM

Friday & Saturday- 10AM-10PM

Please continue to social distance when needed, and
continue to wear a mask in and out of the building.

Please Note: The pool chairs will not be available for
use this season, with the CDC guidelines of disinfecting
chairs after each use. We ask all residents and guests to

BYOC!

(Bring Your Own Chair)

**Guidance for Public Pools, Hot Tubs, and Water
Playgrounds During COVID-19**

https://www.cdc.gov/coronavirus/2019-ncov/community/parks-rec/aquatic-venues.html#anchor_1612214349775

SEASONAL SHORT-TERM RENTALS

Licensing requirements are 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
are required 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 will be available on January 13 on the DRP
webpage at
www.co.worcester.md.us/departments/drp_ For
additional information, contact DRP staff at 410-
632-1200.

WHP By-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 rental: A short term
rental shall be considered any rental less than 3 weeks in
WHP

- 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 seasonal rentals to
register with WCG and with the park. If you intend to
rent your unit during the summer months you are
required to contact the office to register your unit as a
rental, and there is a \$50.00 seasonal charge.



Marina Updates and Information

Storage Trailer Space Rental/Renewal must be paid by
June 1, 2021 and the provided sticker must be displayed
on the trailer by that date. Effective June 2, 2021 a
\$100.00 fine will be assessed. Additional violations will
be assessed on the 1st of each month until the space is
paid for or the storage trailer is removed.

Boat & Kayak Stickers for storage areas are due by **June
1st**, 2021. Fines will be enforced starting June 2nd.

The stickers should have your LOT number and 2021 on
the sticker. You will receive two (2) stickers. One will go
on your boat in the area of your State registration numbers
on the PORT SIDE, (left side while standing on the boat
facing forward). The other sticker will go on the boat trailer
on the front stanchion where the winch is supported,
preferably facing front in a position that is still visible if the
boat is covered. *(so when traveling through the boatyard
the sticker can be read without having to get my lazy self
out of my truck, LOL)*. If you cannot attach to the front of
the stanchion, please place it on the side of the stanchion.
If your boat is still covered or shrink wrapped by June 1st,
please at least put your trailer sticker on, so it's clear that
you have purchased them, and then you can place the
sticker on the boat after it is uncovered.

If anyone has purchased the stickers and cannot get to
WHP to place the stickers, let the office know and we will
make arrangements to have them placed.

On ANOTHER NOTE; The Coast Guard Auxiliary is
possibly scheduling a date of either June 12th or June 26th
to come to the park for safety inspections.

Kayak storage racks are still available to rent. Please stop
by the office for stickers, as this is a first come-first serve!



REINSPECTION WEEK OF MAY 17th

ECC Violation: If a member does not obtain prior ECC approval, the member shall be charged a one-time fine, of up to \$1,000.00, whether the work is approved or disapproved after the inspection. The ECC in collaboration with the BOD will determine the amount of the fine based upon the type of work done without approval

The Board of Directors has established fines and the following fine system

- * 1st violation is a warning
- * 2nd violation for same offense is a \$25.00 fine
- * 3rd violation for same offense is a \$50.00 fine
- * Each additional violation for the same offense will double.

For every month the fine is not paid, a \$15.00 late fee will be charged. By the 90th day if the fine is not paid, the information will be sent to collections.



WHP MEMORIAL DAY WEEKEND HAWAIIAN LUAU

Saturday, May 29th, 4-8 pm

(rain date, Sunday, May 30th 4-8pm)

Get your best luau Hawaiian attire out and start planning the time of your life!

- DJ, Food, Dancing, Fellowship & Games
- Contest for Best Dressed Hawaiian attire.
- Crafts for Kids
- Contest for Best Dressed Attire
- Bar-B-Que Cookout; Burgers, Hot Dogs, Walking Tacos, Sides and Drinks Served from 4:30-7:00 (tickets required)
- Tickets will be available for **sale in the Main Office until 5/22/21**. (125 tickets available) Adults- \$8, Children 5-12 yrs.- \$5, and 4 & under-Free
- Ice Cream sold separately
- BYOB, Chairs will be available, however you are also welcome to bring your own chair. (BYOC)
- Please Social Distance and Wear Masks.



Honor. Remember. Never forget.

Memorial Day, May 31st, 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 fought and 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 may be 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.

Here are 10 ideas to spark you weekend:

1. Unfurl those flags. Oftentimes 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 and super yummy!
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.
6. Wearing a poppy on Memorial Day and Veterans Day is a simple and somber way for me to honor the sacrifices made by soldiers in WW1 and beyond. Make your own with tissue paper- would make a great DIY craft with the kiddos and grandbabies.
7. Have a moment of silence.
8. Watch a Memorial Day movie: **Black Hawk Down** and the **Hurt Locker** would be a good start!
9. May is national bike month, so all the more reason to go for a bike ride!
10. Check out the National Memorial Day concert, which airs on Sunday, May 30th, 2021 @ 8 PM Eastern on PBS.



Process for Handling Delinquencies

On the 22nd of each month, the accounts receivable will be reviewed by and the following actions taken:

1. Apply late fees for current month's billing unpaid – the late fee is **10%** of the monthly installment due or the maximum amount allowed by law, whichever is less.
2. Send statements to all lots with an amount due



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 Resale 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 the settlement date and who is handling the settlement. We need to have a fax # and name of 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

3. Send courtesy letters to lots who are above \$500 and not yet in collections
4. Begin charging interest once an account's amount due passes 60 days
5. Send to collections any lots who received a courtesy letter recently but didn't make any significant payments on prior balance, once balances reach \$700
6. Once in collections with an attorney, receive legal advice on the timing of lien filing, foreclosure and other collection options.



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.

-COVID WAIVER MUST BE SIGNED

- Donation: \$150.00, Reservations will only be held upon receipt of the donation.
- Members renting the clubhouse will be responsible for all clean up in and around the club house.
- If any damage occurs, the owner renting the clubhouse will be responsible for all and any repair cost. Therefore, the penalty would be that they would be ineligible to rent the club house in the future.- Max Personnel allowed: 80 in the building **though COVID restrictions on capacity must be implemented.**
- 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

Up-Coming Events in the Area

- Thursday, May 20th Crusin' Ocean City
Sunday, May 23rd 5pm
Roland E Powell Convention Center
4001 Coastal Highway, Ocean City
- Saturday, May 22nd- Berlin Spring Cruisers
2-6pm @ 14 S. Main Street, Berlin
- Saturday, May 29th – WHP Luau 4-8pm
- Monday, May 31st – Berlin Memorial Day Parade
3-10 pm @ 127 Flower Street, Berlin

5/12/21

Settlement

This message is on behalf of the WHP BOD and our Park Attorney Mr. Almand:

The Board of Directors is pleased to report that the case of Raymond v. Worcester County and White Horse Park has been settled. Trial had been scheduled for next week. This litigation was started by several Park owners who challenged the Park Declaration and the County Code provisions prohibiting full-time occupancy of lots in the Park. Those owners were seeking a Court determination and declaration that the occupancy limitations were invalid and unenforceable.

The case was settled with a Consent Order of Court declaring that the occupancy limitations in the Park Declaration and the County Code “are valid and enforceable against owners of the numbered lots and/or campsites in White Horse Park.”

To settle the case, the County Commissioners agreed not to enforce the occupancy limitations prior to April 1, 2022, provided the owners currently occupying their lots as a principal place of residence sign an affidavit admitting that they have been violating the Code and Declaration provisions that prohibit full-time occupancy in the Park. Since the Community Association has consistently supported the Commissioners efforts to stop fulltime occupancy of lots, the Board of Directors agreed to settle on the same terms as the County.

Settlement of the case was strongly recommended by the Park’s attorney, who stated that the Community Association achieved through the settlement most of what it could have obtained through a contested trial. More importantly, the attorney noted that, by settling, the Association would save approximately \$10,000 in litigation fees and costs.

The Court Order, signed by the Judge, is available on the Community Updates Page of the website, and it will also be emailed out to owners. You are also welcome to stop by the office for a copy if you would like to review it.



White Horse Park Assoc
11647 Beauchamp Rd. Unit 1
Berlin, MD. 21811

May