

White Horse Park Newsletter

MARCH 2021

HAPPY ST PATRICK'S DAY!

PRICELESS



Dear WHP,

We are happy that this month will lead us into springtime. We are hoping for a happy healthy season at our beautiful Park!

As previously stated, the Board has decided to move forward with a proposal to amend our Declaration Section 3.1. This action will maximize the amount of time that you can access your lot, in WHP, under County Law. Please take time to review the proposal. WE NEED YOUR VOTE. Ballots will be mailed at the end of the month, after owners have had an opportunity to review the proposal. County Law permits you to enjoy unlimited spring and summer days in the Park, in addition to 60 days in the 'off season'. Our current Declaration is more restrictive than the law, so under our current governing documents, your days are much more limited. Please review the proposal, be sure questions are answered, and prepare to vote. Thank you!!

<https://www.whpca.org/files/135717876.pdf>

The Board, Manager, and Bergey&Co. have been working hard to develop the budget, respond to questions, share the reserve study, <https://www.whpca.org/files/135691712.pdf>, and handle general emails (which are email blasted out).

The Board plans to approve the 2021-2022 budget on March 20, 2021. We have a zoom meeting scheduled with our accountant on that date. We won't offer an in-person option for owners because we don't have a plan for outdoor WIFI (or indoor WIFI), and we have decided the risk doesn't outweigh the benefit of an in-person meeting at this point, due to restrictions still currently in place regarding COVID.

We will offer an open forum to owners, regarding the budget, through zoom webinar. It will be on 3/18/21 from 6:30pm-7:30pm. We ask owners to rsvp to whpzoom2021@gmail.com by 3/16/21, if you wish to be present.

Generally, the Board has used zoom to speak once a week about pressing management issues that need to be dealt with. Minutes are posted on the website, whpca.org, after they are approved. Please see the Board Meeting Records Page of the website for minutes from 2/10; 2/17; 2/24; and notes from the Reserve Study Meeting.

The Board has dealt with misinformation regarding collections and accusations that we are not properly addressing non-payment. Please see our policy and an example of the courtesy letter that our accountants are sending out to owners who miss a couple of payments <https://www.whpca.org/files/135693656.pdf> and <https://www.whpca.org/files/135693657.pdf>. The Board is

working, along with our professional accountants and our attorney, to diligently collect funds in a manner that is also respectful of times and circumstances.

The Board had been waiting to see if there would be any news of court settlement. Our Park attorney has been in communication with county attorneys. Required criteria for consideration of settlement has been discussed, and our attorney put some collaborative thoughts together, to share with the county, after the Board agreed. We haven't received any indication that we will be settling out of court. The trial between the full-time group (plaintiffs) and the county/park (defendants) is scheduled for May 18-19, 2021. The Board is hoping that there are no more postponements as this matter has driven a deep divide within our community.

Attorney invoices are available, in the office, for inspection, as a few owners have requested. There are names of owners and lot numbers related to a couple specific matters. Please call 410-641-5102 to make an appointment, with Billie, if you would like to inspect them.

Thank you to all owners who took time to provide feedback on payment coupons. WHP will not purchase books from the bank. If you are interested in a coupon book, please contact HOA coupon contact: Cendra Williams email: cendra.williams@fbwbank.com Phone: 410-835-8906 ext. 1002.

Please know that any Facebook site is unofficial. At this time, there is no page that is, in any way, affiliated with WHPCA or its management. Zoom meetings and postings, on these pages are unofficial.

Your current Board members are Melissa Peters, Tim Mummert, and Terri Koller. Melissa's term expires in June 2022, Tim expired in June 2020, though we are thankful to him for being willing to extend his term until the next election. Terri is a candidate planning to run for the Board in 2021, and we are thankful for her offer to volunteer, and her willingness to serve with us at this time.

The deadline for resumes for the upcoming election is no later than May 3, 2021. The Board hopes to offer owners an opportunity to meet candidates on Saturday May 15, 2021, with more details to follow. Our annual meeting and election will commence on 6/26/21, and more details will follow on that as well.

If you are a candidate from 2020 who is still interested in running for the Board, we ask for an updated resume. If you are an owner who has since been inspired to run for the Board, we encourage you to submit your resume as well. Resumes can be sent to whpcamd@yahoo.com. If you have questions about serving, or if you want more information, please reach out to the Board directly through the Board of Directors Page on the website whpca.org, or email the Board at whpquestions2020@gmail.com, and we will be happy to answer any questions that you may have.

After May 3, the Board will vet candidates. In order to be eligible to run for the Board, one must be a member in good standing as defined in the bylaws. This Board is considering concrete measures for this, such as: delinquency, compliance with declaration section 3.1; ECC compliance. **Member in Good Standing is defined in the WHP By-laws to be a member who is not delinquent in any Association assessments or other obligations, who follows WHP rules and regulations, and whose actions are not detrimental or inappropriate to the Association.** More details will follow.

Initial ECC inspections will take place during April 23 and 24, 2021.

The Clubhouse Committee may be hosting some fun on March 20, 2021, and a community yard sale on April 17 (rain date April 18). We are so thankful to Laura, Maria, and Fern for their willingness to spread joy throughout our Park during this most challenging time.

An owner shared his perspective on our Park. He made it clear that seeing it as heavenly is misleading and wrong, and that we all should be submerged in and aware of the discord that exists on social media. For many of us, WHP IS OUR SERENITY PLACE. The world can feel so crazy, and WHP is our place to escape, relax, and enjoy life. We find serenity here, and we cherish time spent with family members and good friends making fond memories. It is a beautiful Park full of many good people, This Board says, **Choose Joy!** We love this Park that we all share, and we are working hard to protect each owner's investment for years to come. Thank you for your support!

Yours Truly,
Melissa, Terri, and Tim



Elections are around the corner 4 Spots are opening to Volunteer for The Board of Directors

If anyone is interested in running for a position on the board please mail or email the WHP office a short resume. It should be one page in length and include a picture of yourself (in jpeg or gif format). Your lot must be in good standing to qualify to run for WHP BOD. *If you ran last year and still plan to run this year please send us a refreshed copy of your resume.*

Your resume should contain information about yourself, why you would like to run for the Board of Directors and what you hope to accomplish during your term. Please add a phone number or email address so the BOD can contact you regarding any questions or concerns.

Our deadline for nominations no later than May 3, 2021. Each applicant will be invited to speak at the meeting in May. Detailed to come.

The deadline for resumes for the upcoming election is. The Board hopes to offer owners an opportunity to meet

candidates on Saturday May 15, 2021, with more details to follow as time gets closer.

Our annual meeting and election will commence on 6/26/21, and more details will follow on that as well.



Park Manager News

I am so excited for the new season to start here in the park. The park is looking good and we are still making small but noticeable improvements throughout the park. We have a few projects when the weather is permitted for maintenance to get started. One is to help rectify the water retention issue between Snowbird Court and Timberline Circle, along with other low-lying areas throughout the park. We combined with other professionals will be tackling this project head on in the spring sometime. Maintenance has also started the process of getting the shower houses and laundry rooms open for the beginning of spring.

I am also super excited of the array of events that have been organized by the Clubhouse Committee that we hope to take place in the park this year. Things such as a community yard sale, pool parties, Luau, park parades, outdoor movie nights and many more. Trust me I know Covid has been a real pain in the you know what for doing things this past year. But I promise you, we are all taking the proper precautions to help keep us all safe during our upcoming events. But remember doing your part is just as important. Keep an eye out for these events with dates on our website coming soon.

I have heard a lot about our dues going up. Well, I did some research of what has been paid in the past and here is what I found over the last 12 years of just WHP dues. *This does not include your water/sewer or cable.*

2008 TO 2012 WHP fees \$110
2013 TO 2019 WHP fees \$90.00
2020 WHP fee \$104.00
2021 WHP fee \$110.00

So, as you can see the WHP dues has changed very little over the past decade. But keep in mind the cost of living is so different then it was 10 years ago.

The staff and myself are looking forward to seeing a lot more of you this upcoming season, so please wave, say hi or even ask us questions, we won't bite. We love the park as you do and want your stay at your vacation home to be as pleasant as it can be.

Thank you
Billie



OFFICE INFORMATION

DAYS THE OFFICE IS OPEN

Monday thru Wednesday &
Friday - Saturday: 8am to 4pm
410-641-5102 / 410-641-5105 fax
Email: whpcamd@yahoo.com
Website: <http://whpca.org>

When paying your Dues, Utilities and Cable bills please keep in mind your payments will need to go to

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

Remember to put your LOT # on all checks to indicate where to apply the payment

Pay online- www.revopay.com/fbw

If you are interested in getting a coupon book, please contact HOA coupon contact: Cendra Williams
email: cendra.williams@fbwbank.com Phone: 410-835-8906 ext. 1002

OFFICE WILL BE CLOSED

3-20-21 to 3-27-21

Guards will be on duty during this time



We have had reports of continued speeding through our park. Please keep in mind that we have many people who walk their dogs and children that ride their bikes. Please watch your speed to keep everyone safe."



2021 Dues are **\$185.00** Per Month
Due on the 1st of every month

WHP DUES are not sent out as an invoice each month, YOU must REMEMBER to send payment for each month before the 1st to avoid late fees



Process for Handling Delinquencies
BOD WHP 2020

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
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.



For your accounting questions or needs please contact Jenna at Burgey and Company. She will be glad to help you with all your accounting needs. If she is busy, please leave a message for her and she **will** return your call.

410-641-3170 or email - Jenna@bergeyCPA.com



TIPS BEFORE SELLING:

Sale of Property in White Horse Park Community

Have a recent survey to assure all, sheds, decks etc. are within your property lines.

Purchase a Re-Sale Package from WHP office when you have a signed contract. Price is \$150.00

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.



NOTICE MARINA ANNOUNCEMENT!!!!

BOAT STICKERS ARE NOW \$75.00

&

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

ECC INSPECTION



ECC Pre Inspection April 23rd & 24th

Re-inspection First week in June for any violations at that time

Dumpster will be on site **April 16th** till end the of **May 2021.**

ECC CHECKLIST

This ECC checklist is for you. Please check your home for the issues listed below. 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. Thank you for your cooperation.

GROUNDS

- ✓ Driveway weeds
- ✓ Weeds around skirting
- ✓ Grass overgrown
- ✓ Debris – On property
- ✓ Trees, bushes, etc. overgrown – need clearance for mowers
- ✓ Excessive ornamentation – cannot be on the grass (impedes mowers)

HOUSE

- ✓ House number – at least 3 inches high – visible from street – contrasting color
- ✓ Mold on house
- ✓ 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

- ✓ Mold on 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
- ✓ Railing
- ✓ Missing planks



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).

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.

IV Campsite Use Restrictions

(s) **Commercial uses.** No campsite shall be used for business, professional or commercial purposes. Declarant specifically reserves the right to lease or offer for lease any campsite owned by it.

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. The Board has re-considered the amount of the administrative fee for rentals, and we are going to lower it to \$50. It isn't fair for the association to bear the cost of time and materials needed to process rentals. WHP rental fee of **\$50.00.**



Upcoming event in the park

April 17th 2021 the park will be open to the public for a community yard sale from 7am till noon. We will have a guard on duty to hand out maps to the public and to sign them in. You can set up your for-sale items in your own lot or driveway. And we do have tables for rent to be dropped off to your lot that Friday before if requested. The fee to rent a table is \$15.00 which will help benefit the future events of the Clubhouse Committee.



Approval of the Budget for the 2021-2022 Fiscal Year

Open Forum to address owner questions/concerns/input will take place on Thursday, March 18, 2021, from 6:30pm-7:30pm.

Accountant Ryan Bergey, Manager Billie Reynolds, and WHP BOD Officers Melissa Peters, Tim Mummert, and Terri Koller will be present. Owners will be able to participate via zoom webinar.

We are asking for emails from those **who wish to participate by 3/16/21**. We are learning how to utilize zoom webinar, so we appreciate your patience. We have also addressed many concerns, already, through email. We will share an updated version of the Budget Q&A prior to this open forum opportunity, as well. We are happy to address additional questions, as well as offering owners an opportunity to meet your Board and the professionals who are serving WHP.

In order to participate, please send an e-mail, with your name and lot number, to

whpzoom2021@gmail.com

In order to be included in the meeting, your email must be received no later than 3/16/21.

This meeting is open to **lot owners only**. Number of questions/time allotment for each participant may be limited depending on the number of owners present. More details will follow after we know how many participants to expect.

Budget Approval will take place on the 3rd Saturday of the Month, 3/20/21, from 9:00am-9:30am, via zoom. The Board will meet for the sole purpose of approving the budget, at that time, after taking owner input, from the open forum, into consideration.



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.

Dumpsters are on cameras and unauthorized dumping of any of these items will result in \$100.00 fine.

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 **bags** of leaves please dump your leaves in the pile.

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.

3/12/21

Attn Owners: At the end of March 2021, the Board plans to proceed with proposing an amendment to our Declaration Section 3.1. Our goal is to 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 for voting at the end of the month.

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.

WHITE HORSE PARK

Phone: 410-641-5102; Fax: 410-641-5105 Email: whpcamd@yahoo.com Website: http://whpca.org

Home Owner's Fiscal Year 2021-2022 Payment Schedule

WHP DUES are not sent out as an invoice each month, **YOU** must REMEMBER to send payment for each month before the 1st to avoid late fees

Remit payment to:

White Horse Park c/o Farmers Bank of Willards
PO Box 3624
Ocean City, MD 21843

Please put your Lot # on your checks

Pay online at - WWW.revopay.com/FBW

Beginning 4/1/2021 monthly dues, water/sewer, & Mediacom = \$185 due by 1st of each month
Electric bills are due 30 days from each billing cycle date.

DUE DATES	AMOUNT OF DUES	CHECK#	DATE PAID	NOTES
30 Days from Invoice Date	1st QUARTER ELECTRIC			Readings Dec 16th to March 15th <i>Weather Permitted</i> Will be sent by email/mail
4/1/2021	Boat Slip \$500.00			Billed - Boat Slip Must be Paid By 4/1
4/1/2021	\$185.00 Dues \$110.00 Water/Sewer \$47.00 Cable \$28.00			
5/1/2021	\$185.00 Dues \$110.00 Water/Sewer \$47.00 Cable \$28.00			
6/1/2021	\$185.00 Dues \$110.00 Water/Sewer \$47.00 Cable \$28.00			
6/1/2021	Stickers for Boat Yard			\$75.00 Sticker \$35.00 Kayak
30 Days from Invoice Date	2nd QUARTER ELECTRIC			Readings March 16th to June 15th <i>Weather Permitted</i> Will be sent by email/mail
7/1/2021	\$185.00 Dues \$110.00 Water/Sewer \$47.00 Cable \$28.00			
8/1/2021	\$185.00 Dues \$110.00 Water/Sewer \$47.00 Cable \$28.00			
9/1/2021	\$185.00 Dues \$110.00 Water/Sewer \$47.00 Cable \$28.00			
30 Days from Invoice Date	3rd QUARTER ELECTRIC			Readings June 16th to Sept 15th <i>Weather Permitted</i> Will be sent by email/mail
10/1/2021	\$185.00 Dues \$110.00 Water/Sewer \$47.00 Cable \$28.00			
11/1/2021	\$185.00 Dues \$110.00 Water/Sewer \$47.00 Cable \$28.00			
12/1/2021	\$185.00 Dues \$110.00 Water/Sewer \$47.00 Cable \$28.00			
30 Days from Invoice Date	4th QUARTER ELECTRIC			Readings Sept 16th to Dec 15th <i>Weather Permitted</i> Will be sent by email/mail
1/1/2022	\$185.00 Dues \$110.00 Water/Sewer \$47.00 Cable \$28.00			
2/1/2022	\$185.00 Dues \$110.00 Water/Sewer \$47.00 Cable \$28.00			
3/1/2022	\$185.00 Dues \$110.00 Water/Sewer \$47.00 Cable \$28.00			
Yearly Dues	\$2,220.00			

If you want to use the coupon books YOU will need to contact Cendra Williams at Farmers Bank of Willards 410-835-8906 ext 1002 Or Email: Cendra.Williams@Fbwbank.com

**All watercraft in WHP must have a current sticker by June 1, obtained in the office with proof of registration and insurance.

White Horse Park Association
11647 Beauchamp Rd.
Berlin, MD. 21811



HAPPY
St. Patrick's Day

2021

