



WHITE HORSE PARK TIMES

May 2022

Happy Memorial Day!

Priceless \$\$

Greetings from the B.O.D.

Hello Everyone, The first month of the season has passed with some good times in the Park. The Marina opened for the season, always looked forward to by boaters and fishermen. Phil Wood always does a good job of getting the Marina ready for boaters. All the slips are full and many owners were moved off the waiting list. We had a very enjoyable gathering for Bingo. Thanks to all who attended and contributed, and to the Committee for all their hard work. May will be another busy month, including a Board Meeting on the 28th followed by an Ice Cream Social in the evening. On May 29th, the Memorial Day Wreath Laying and a Luau in the evening. On May 30th, a Donut Social will be held at the Clubhouse. Many thanks to all the members working on sponsoring these activities for us. May 11th was the due date for resumes to run for the open position on the Board. This is a 3-year opening. This is open to any member who wishes to serve. Attached are three resumes received for your consideration. We are still taking survey responses on the use of golf carts in the Park and also propane fire pits. These two issues will be on the agenda at the Annual Meeting on June 25th. Below is some information on fire pits. In the event that the vote for them is positive, there will be rules established concerning their use.

We hope you will be able to enjoy the activities and amenities in the Park this season. We are feeling lucky to be able to get together, considering the restrictions of the last couple of years.

Pat, Brian, Jon, Tammy and Terri

Propane Outdoor Fire Pits Propane fire pits burn propane gas in tanks rather than wood. As a result, they do not give off sparks and heavy smoke or produce ashes. They are NOT for cooking. They produce some heat, but are primarily decorative.

Residents will comply with White Horse Park safety rules and regulations (to be determined once fire pits have been approved by residents).

Some examples of propane fire pits are below. The prices range from around \$150. and up.



Golf Carts:

Below is a chart listing potential pros and cons of golf carts in WHP, along with suggested potential rules and handling of carts. **A section of the current Use of Roads Declarations is also attached for your information.**

(u) Use of Roads; Motor Vehicles, etc. No motor vehicle of any type shall be driven or towed in a reckless manner on or along any Road. All drivers of motor vehicles shall observe speed restrictions and noise limitations within the Development as established from time to time by the Association. No motor vehicles shall be permitted upon any Road within the Development unless the same are over-the-road vehicles, properly and currently licensed and inspected pursuant to the laws of the state of registration and operated by licensed persons; mini-bikes, snowmobiles, trail bikes and all terrain vehicles are specifically prohibited.

Golf Carts (continued):

Pros	Cons
<ul style="list-style-type: none"> • Nice way to get around the park and drive to the dock • May be safer than cars & trucks • Fun • Convenient means of transportation • Benefit to people with mobility issues 	<ul style="list-style-type: none"> • Logistics – Where would owners park/store their golf carts? We already have limited parking. • Potential risk of injury to pedestrians and/or damage to personal property • Rules, Registration, Control & Enforcement – How to control the drivers and limit the use to licensed drivers. We would need to require registration of the carts with WHP; proof of insurance and purchase of stickers the same as for boats and jet skis. We would also need rules regarding the use and condition of the golf carts.

If WHP Homeowner vote to allow golf carts in the community, golf carts will be treated as boats and jets skis.

We would require registration of the golf carts with WHP; proof of insurance; restrictions for licensed drivers, only, to operate the golf carts; and Homeowners would be required to purchase stickers for the golf carts the same as for boats and jet skis.

We would also have rules regarding the use and condition of the carts; and golf cart owners would need to sign an agreement regarding the rules associated with owning and operating a golf cart at WHP (the same as boat owners are required to sign).

The agreement would also outline the significant fines relating to those rules not being followed by golf cart owners, including loss of privilege.

The rules for golf carts would mirror the rules for boats and jet skis as much as possible, including one per lot and no golf cart use by renters.

BOARD OF DIRECTORS MEETING

MAY 28 AT THE CLUBHOUSE 10 AM

Board of Directors monthly meetings will be held the 4th Saturday of every month. Please join us

June 25 – **Annual Meeting**

July 23

August 27

September 24

October 22

The proposed By-Law amendments to be finalized at annual BOD Meeting, June 25.

Article VI, The Board of Directors, Section 4(a)

Article V, The Board of Directors, Section 4

Article VI, The Board of Directors, Section 12

Article V, The Board of Directors, Section 3

From the Park Manager:

Here we are at the start of another season at White Horse Park! The BOD, staff and I are really excited about making this a wonderful summer for our Community. The pool will be opening on the 28th and the Club House will host many social events to enjoy. Thank you to all of the volunteers that make that possible. Unfortunately, we had to postpone the Community Clean Up day due to the weather but the roll off dumpster will remain on site for the month. Now is the time to use this dumpster for your “other than household trash” items. The annual meeting will be held on June 25th. The election of one position of Member of the Board will take place. Ballots will be mailed out to you this month.

We hope everyone has a relaxing, safe and long summer here at White Horse Park. As always, if there is anything the staff and I can do for you, please just call the office. We are happy to help.

Janice Carr

SWIMMING POOL OPENS MAY 28th

May 28-Sept. 5 10AM-8PM Sun. – Thursday

June 11 – Sept. 5 10AM-10PM Fri./Sat.

July 01-July 4 *– 10AM-10PM Friday-Monday

*(2 lifeguards on duty)

Pool pass required. No one under the age of 13 will be permitted without a parent or guardian.



OFFICE REMINDERS

Please remind your guests, contractors, and delivery trucks to sign in at the office or security shed after 4 PM and Sunday.

GO PAPERLESS: Please consider receiving your newsletter and billing **PAPERLESS** by providing your email address to the office 410-641-5102. You will receive your bills and correspondence so much faster, and save our community money at the same time.

KEYS: Please call the office if you are giving authorization to give your key out for repairs.

PAYMENTS: All payments should be sent to Farmers Bank of Willards. New **PO Box 884, Willards, MD 21874** or pay by Revopay online. Dues are now \$154. Per month.

LINK to REVOPAY ON WHP WEBSITE (www.whpca.org): Go to the website and click on the “Financials” heading. There is a link to log onto Revopay; click and follow the instructions.

We now accept credit cards at the office for miscellaneous payments (gate cards, boat/marina stickers). Monthly dues payments **NOT** accepted at the office.

Write LOT # on ALL CHECKS

SEMI-ANNUAL CABLE PAYMENT: Due May 1st in the amount of \$152.

ELECTRIC BILL: Payment due May 15th.

YARD WASTE: Bagged yard waste (only!) can now be placed on the trailer located next to the dumpsters.

ICE: We now have ice -- \$3.00 per bag, in the Ice Machine outside the office. Cash, debit or credit card.

BIKES: Our complimentary bicycle loaner program is back in full swing for the season! Stop at the office or guard house (after hours) to sign a release, get a helmet, and take a ride on our selection of adult and children’s bicycles.



SEASONAL OFFICE HOURS:

Monday thru Saturday: 8 AM to 4 PM
Bath Houses/Laundry open from 6 AM to 11 PM daily.



Welcome to our new Homeowners

Fong & Carson and Ying Pann - Lot 401

Clifton and Jacob Brittingham - Lot 290

Sammy “Cruise” Zacharia – Lot 126

Pups In The Park



Please leash your dog at all times when out in the Park. Even though your dog may be well-behaved off-leash, it doesn’t prevent another dog from aggressive behavior. You can easily diffuse any dog behavior, preventing injury or worse, by simply having your dog on a leash. We would love to get to know your furry friends. If you’d like to have your pup highlighted in our “Pups in the Park” section of the newsletter, please email a photo and sentence describing your dog to whpcamd@yahoo.com. We will introduce a pup to our community each month.



It is always sad to hear of the passing of one of our community members. It is with great sorrow that I report the passing of Frank (Francis) Klebe, lot 454, Mr. Stanley Livesay, Lot 257, Mrs. Nancy Czach lot 348, and Mrs. Betty Anderson, Lot 374, who passed away in December. Our condolences to their loved ones and friends.

ECC Committee Update:

The annual ECC inspection will begin soon!

You will receive a 2022 inspection checklist showing the items the ECC noted at your property. *A sample is attached to this newsletter so you can prepare for the inspection.* There will be a re-inspection 30 days after you receive the notice. If, at that time, the items have not been corrected, the ECC will be at liberty to issue a fine.

Of note, please submit complete ECC applications for any improvements to your property. To assist the ECC committee, please include any sketches, photos, color swatches, and measurements, to the best of your ability so that we may review and approve your application as quickly as possible. As much information you can provide will be greatly appreciated. Reminder, consult the ECC Guidelines to make sure your improvement meets WHP and County codes before you begin.

MARINA NEWS: Renovations to the boatyard have been completed. Owners need to move their boats from their lots and from the overflow lot back to their respective spots in the boatyard as soon as possible.

Of note: The exceptionally windy conditions we have experienced this spring are testing boat covers and other items in the park. When you are here next, it might be a good idea to check your boat cover and reinforce attachment where needed.

Attention: 2022 stickers (boat, trailer, kayak and jet ski) are required by June 1st. After that date any vessel or vessel trailer in WHP without displaying current stickers are subject to fines. This includes boat, jet skis and trailers. Sticker for kayaks on the kayak racks are also due on that date. You can renew your stickers at the office, and pay by check or credit card, or online payment to your account.

Successful Charity Bingo Night!



The Charity Bingo event held at the Clubhouse on April 23rd was well attended and proved to be a fun evening for all. The event raised \$500.00 to be donated to St. Jude Children’s Research Hospital. If not for the many hardworking volunteers and generosity from the players, this would not have been possible.

Co-chairpersons: Tammy Franklin, Sylvia Devilbiss and Sandy Morgan.

Community Volunteers: Sue Miller, Ginger Fromm, Terry Lenhart, Karen Boon, Butch Devilbiss, Betty Michalak, Bev Quimby, Jon Gilmore, Tim Mummert



WHP Cares

Please join us in sending Mary and Angelo Serpe our support and best wishes. Your friends at WHP are always here to help.

Wishing Tammy and Mark Franklin our best as they continue to recover at home from an accident which occurred last month.



Next Donut Social
9 to 11:00 AM at the
Clubhouse on Monday,
May 30th.



WE ALL LOVE ICE CREAM

Our first ice cream social of the season was held on April 30th. A summer tradition begins!



Next Ice Cream Social: May 14th. Join the fun. 6:30 pm at the pavilion.

And...

Ice Cream Social May 28th 6:30 pm

Volunteer helpers always welcome and appreciated at WHP events!



WHP Luau

May 29th, 2022, at the WHP Clubhouse
4 pm - 7:30 pm
Dinner served 4:15 pm - 5:30 pm
DJ, dancing, food, BYOB
Crafts for kids
Contest for best dress Hawaiian Style
Call [410-641-5102](tel:410-641-5102) or email
whpcamd@yahoo.com to reserve tickets.
Age 12 and up 10\$, Age 6-12 7\$
Age 5 and under free

Clubhouse Committee Notes:

**Memorial Day Ceremony
May 29th 9:30 am at the pier.
All Are Welcome**



Join others to add a live flower to a natural wreath in memory of your loved one. Flowers will be provided. You are welcome to participate in the prayer as you would like before the wreath is placed in the water to float along the St. Martin River. Terri Koller & Laura Bivona hope to see you there.



Ballots will be sent by US mail this month to vote for the open BOD member position.



Terri Koller

Hi, my name is Terri Koller. Many of you already know me as a person who was appointed to sit on the previous BOD. Others may know me as the alternate who is serving on the current BOD after a resignation. For those of you who don't know me, I'd like to share a little bit about myself.

We own a little piece of heaven in White Horse Park, 272 Timberline Circle to be exact. My husband (Bryan) and our three girls (Cheyenne, Lakota, and Sequoia) and our new son in-law (John) love to spend time there as a family away from all of life's distractions. It truly is our Happy Place!

I am asking for your vote in June to remain on the WHP BOD because I love WHP. Rather than expound on my working career in the political arena, as I did on my previous biography, I would like to share with you my experiences on the WHP BODs. Everyone that I've had the pleasure of serving with both on this current BOD and the prior BOD loves White Horse Park. There have been extreme differences in what that looks like for our community as a whole and those differences have divided us as a community for far too long. I still have friends who I've served with on the prior Board and for that I make no apologies. I have also made some very real friendships on this current Board and have the utmost respect for all four of my fellow members. During my short time serving on this current Board, I have also had the opportunity to forge new friendships with those that I previously found myself at odds with during the past division in our park. That is the greatest blessing to come out of my time on this BOD and what I will be forever grateful for.

Politics can get messy and ugly and cause hurt feelings if you let it and I did. A lesson I'm learning is you can't let your passion and your drive for your agenda steal your joy and love for people. When I felt attacked on social media for my positions, I got in the mud too and it solved nothing. No more, moving forward people can say what they want, those who know me know better. I choose peace and happiness for myself and WHP. If elected I can't promise that you will always agree with my votes, but I can promise that I will hear and consider all sides of an issue and practice the art of compromise when possible. If you have any questions, please feel free to email me at 272timberline@gmail.com. I would appreciate the opportunity to represent you on the WHP BOD. *Terri Koller*



Terry Lenhart - Age: 66

Born York PA, residing in: Orefield, Pennsylvania

[1975] Married Elaine - We have two Children, three grandchildren, and two beloved Grand-Dogs, "Dexter" and "Zues".

Education:

- [1973] Graduated from Northampton PA. High School.
- [1973] Attended the Dunkin Donuts Business Training Center outside of Boston, Massachusetts.

Career:

- [1972] Employed by my Parent's Dunkin Donuts business.
- [1985] Purchased my Parent's business.
- [1990-1997] Expanded to a second and third Dunkin Donuts location in West Allentown, PA.
- [1997] After selling my businesses I was hired by Lehigh Fuels to assist in opening a new Mobil gas station, car wash and eventual in-store bakery.
- [1999] Purchased a Fullerton Texaco location, which included a mini mart, car wash, and auto detail shop. I sold the business in 2004.
- [2004] Carried my auto detail business to my home.
- [2005 - current] Hired to manage a local Ace Hardware store.

Acquired Skills:

I have experience in bookkeeping, inventory control, customer service, cash handling, daily bank deposits, employee hiring and scheduling of over 40 employees, providing monthly financial P&L statements, wholesale and store product deliveries via truck route planning, general building knowledge and hardware.

Professional Recognition:

- Elected for many years to represent our regional franchise group in the Philadelphia Dunkin Donuts Advertising Area.
- Sat on the advisory committee within our local Vocational Technical School.
- Elected as the Advertising Chairman for the entire Philadelphia area until my wife and I sold our 3 stores in 1997.

White Horse Park:

Bought in 2010, you can find Elaine and I at 433 Timberline Circle. We enjoy the family environment, pool, playground, and kayaking.

Helping out last year with the Sunday Donut Socials provided me with the opportunity to give something back to the Park's wonderful community.

For two years now, I have become very interested in the Board of Directors. My focus would be on retaining the rich history of the park while moving forward in a positive direction. I believe that today's challenges represent changes needed to thrive in the future.

I would feel honored to work with the present BOD in serving White Horse Park. And I would be grateful to have your vote. *Terry Lenhart*

Email: tlenhart@ptd.net



Penny Condren

BIOGRAPHY: My husband and I live in Walkersville, a suburb of Frederick County, Maryland. We are parents to our son Tyler who will forever be 12, and Hannah who is 23. After spending time at the University of Maryland (Go Terps!!!) I began my professional career in litigation support, rising to the position of Project Supervisor working on Department of Defense litigation. As the company I worked at evolved, I moved into the online publishing field. My major accomplishment being the inclusion of long ago archived medical journals in the National Library of Medicine’s Medline database. In addition, I was the graphics editor for a series of National Park Service brochures. My career in publishing was derailed, when Tyler was diagnosed with terminal cancer 2008 at the age of 11. I resigned my position to spend quality time and care for him. After Tyler’s passing, I found that my company was bought and my position was eliminated. I continued my career with occasional contract work most notably The Discovery Channel and National Geographic.

I volunteered at my children’s elementary school as well as the Glade Valley Athletic Association as a softball, lacrosse and soccer coach. I also volunteered as GVAA & WMYLC concession manager where my responsibilities included scheduling volunteers, maintaining inventory and keeping track of the finances. I have also volunteered for pediatric cancer charities. Most recently, I have volunteered to assist with the WHP Clubhouse Committee most notably with the 2021 Luau, the Fourth of July Bike Parade and Family Film night.

In 2020, my sisters and I decided to buy a place at the beach for our families. After a few months of searching, we settled upon White Horse Park. Our place at the beach has become quite the soul recharger. Rare is the weekend that it sits vacant, even during the winter we find that it is truly “Our Happy Place”.

OBJECTIVE: My sisters and I purchased our park model in the midst of Covid. While our realtor explained the residency issues and touched on the ongoing lawsuit, we were a bit unprepared for the level of animosity at the park. We are currently a broken community. We are also an evolving community with many new residents who purchased vacation properties here with an eye toward the future. The county has made their ruling and we must find a way to move on. We must find common ground. We all want what’s best for our community



CANCELED
due to weather. Our May 14th community

yard sale has been canceled. No reschedule date has been determined

What’s Happening Nearby!
May 15 – Bay Day. The Maryland Coastal Bays Program and OP Association will host the third annual Bay Day. From 10 AM to 2 PM at White Horse Park in Ocean Pines. Bay Day is a free, family friendly event aimed to capture the interest of all age groups through interactive exhibits, environmentally focused crafts, live music, food trucks, free boat rides on the St. Martin’s River.
May 19-22- Cruisin’ OC – 31st Annual Cruisin’ at the Convention Center & Inlet Lot. Muscle cars, classics, hot rods, vendors, music and more. \$10/day Thurs. and Sunday, \$15/day Friday and Saturday.

SAMPLE



2022 YEARLY INSPECTION WARNING

INSPECTION DATE _____ LOT # _____
RE-INSPECTION DATE _____ - _____
2022 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 3½ 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 wi11 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 shed
- Needs painting
- Rotting siding/trim
- Roof needs patching, repairing or replacing
-
- Other _____

DECK

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



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

