

WHITE HORSE PARK TIMES



January 2023

Greetings from the B.O.D.

Happy New Year to you all! Best wishes for the new year and beyond. It was clear from the gate count that many of you started your new year at the Park. It is a quiet time of year but a good time to visit.

What a strange season it has been temperatures in the single digits to temperatures in the 50's and 60's. Just right for Flu and colds so take care.

The renovations on the Office and Guard House are well underway and almost completed. Thanks to our maintenance crew for their hard work on the projects and for the good job they have done to complete the repairs. These improvements were way overdue. The condition of the office reflects the first impression that people get of the Park.

The condition of the guard house was both bad and approaching dangerous. We are glad to have been able to improve both areas during the off season.

We hope when you have business in the office you will be pleased with the condition of the office. We are sure the guards will appreciate the improvements made in their area.

Please keep in mind that this time of year occupancy in the Park shall not be occupied for more than 30 consecutive days or an aggregate of 60 days.

At this time there is a gate count being taken to ensure that there are not violations of this regulation. If you have questions you can refer to your Declarations which were part of your settlement package. This is a county restriction put on our community and is being enforced because of a lawsuit.

We are looking forward to the upcoming season and our first open meeting on February 25th at the Clubhouse at 10:00 a.m. There will be presentations from the committees, Clubhouse, ECC, Marina and Beautification to preview their plans for the new season. The meetings are open to all members, and we look forward to having their participation. It is an opportunity for members to meet the Board and for us to meet new members and catch up with members we know. The meetings are not long but there is a lot of information to be gleaned from them. Input from members is always a part of these meetings. We hope you will make an effort to attend! The WHP Board, Pat, Tammy, Jon, Brian and Terry.

From the Park Manager:

We are starting the new year very excited about our plans for the upcoming season. Completing the renovations and maintaining the integrity of White Horse Park is our main goal. We want to have every area of the park ready to welcome our community back in the spring.

We are currently working on making repairs to our roads. There were two roads in the park that had to be excavated due to water leaks. These will be repaired, and we are currently getting estimates to have all of the cracks filled in our roadways. The valve project is also still underway. And speaking of valves, if you haven't winterized yet, it is imperative that you do so. There have already been homes that have been damaged due to freezing temperatures.

Renovations to the office and the guard house are almost complete; it really looks beautiful. I think it reflects the care and the pride that WHP has as a community.

Please remember to update all of your information for the office. The monthly dues are not invoiced. Quarterly electric and cable invoices will be emailed or paper mailed to you, however, we prefer email. Starting at the end of the first quarter the office will send out quarterly statements, please try to pay by invoice totals.

Anyone renting their home please remember to contact Worcester County and WHP for the permit process and fees. There is a fee for both the county and WHP. Please check the website, Whpca.org, Whpca.us or call the office for information.

Hope everyone is enjoying their winter; we have been lucky here with the weather. Let's keep our fingers crossed!

Janice Carr



Our sincere condolences to your family for the loss of your loved one.

John Nethken Lot 15

Mother of Bonnie Stevens



OFFICE REMINDERS

GO PAPERLESS: Please consider receiving your newsletter and billing **PAPERLESS** by providing your email address to the office. 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.

Write LOT # on ALL CHECKS

WINTER OFFICE HOURS Monday thru Saturday:

8 AM to 4 PM

CLOSED THURSDAYS

410-641-5102 / 410-641-5105 fax

whpcamd@yahoo.com <http://whpca.org>

The laundry rooms and bath houses are now winterized and closed for the winter.

There is a washer/dryer in the lobby of the office that is open 7 am to 6 pm.



**Welcome New Homeowners
Lot 22 Erik & Michelle Flory**



Our bellies are full and our waistline a little thicker-Well, maybe a lot!

The staff at WHP would like to thank everyone with their gifts of cookies, popcorn, candy...

Happy New Year! And yes, the diets start on Monday!

FROM THE CLUBHOUSE

We're looking forward to a great 2023 year at the clubhouse!

Hope we have new volunteers and anyone with ideas can call our chairperson:

Betty Michalak 717-654-1062

Loaner Bikes

By: Jon Gilmore

I'd like to thank everyone who donated bikes to the Park in 2022. Currently we have a large number of bikes in many sizes. Still, I could use a couple of 20 inch bikes; boys or girls. Please let the office know if you have a bike in fairly good shape. Bikes with gears and hand brakes cannot be used as loaner bikes. Also, the bikes need to have a chain guard. Please let someone know if you have a problem with a loaner bike or need an adjustment made to the seat.

If you're in the Park (in-season) and don't see a bike available, please contact the Office. There's usually a few extras in storage, and I'd be happy to make one available.

As a reminder, there's a form that needs to be filled out prior to using a loaner bike. The Guards or office staff can help with that, and rules for bike riding in the Park can be found on the website. Thanks again,
Jon & Sandy

MARINA NEWS



Hello Friends,

Christmas and New Years have passed, and we are beginning 2023. I hope and pray that everyone had a great holiday, and everyone is healthy and well.

EVEN though it is only January and most folks thoughts are not yet on boating and marina activities, my work will now begin in earnest. I will soon be, if not already, contacting last year's seasonal slip renters to ascertain if they wish to renew. Once that is complete, I will be in touch with those on the slip waiting list. I hope to have all of this accomplished by March 1st. Keep in mind, if you are renewing your slip, you should make full payment to the office by March 15th.

I will also be looking into how many folks will renew their boatyard parking spaces, as we are starting to get tight on room. Sticker renewal will be due by June 1st, as usual, and subject to fines after that date. I do believe you can purchase the new stickers any time now, and they will be valid until June 1st, 2024. Also, please be sure to remember to renew your state registration for your boats and have the current registration on the boat. Boats with invalid registration are not allowed in the boatyard. Also, keep in mind that boats and trailers that are not in usable, moving, seaworthy condition, are not allowed in the boatyard.

I plan on refreshing the parking lines in the boatyard this spring or summer, to keep things looking nice. We are also hoping to have some bids concerning cutting the tree limbs back in the "B" section of the boat yard.

I am hoping for an early spring and good weather this year, and a fun time at the marina. Everyone stay safe and happy through the rest of the winter.

ON A SAD NOTE:

I would also like to express my condolences to the family and friends of John Nethken Jr. John passed away in December 2022. John was a longtime owner in White Horse Park and a member of our boating family. John served White Horse Park in many ways, including several terms on the Board of Directors, and several other Park committees. John was devoted to White Horse Park. I had the pleasure of serving on the Board of Directors with John.

Thanks,
Phil Wood
410-375-2850

**White Horse Park Community Association, Inc.
Accounts Receivable Policy
Effective January 1, 2023**

Monthly HOA fees, which includes water & sewer fees, are due on the 1st of every month and no invoices will be issued for these fees.

Invoices for Electric will be issued on a quarterly basis and sent out on or about the 15th of January, April, July and October and are due on the 1st of the following month.

Invoices for Cable will be issued on March 1st and are due on the date(s) indicated on the invoice dependent on the payment option chosen. If paying in one payment, the payment is due on April 1st; if paying in two payments, the first payment is due on April 1st and the second payment is due on October 1st.

On the 15th of each month, the accounts receivable will be reviewed and late fees will be applied for current month's billing which has been unpaid for more than fifteen (15) days. The late fee applied will be the maximum amount allowed by Maryland law.

Quarterly statements will be prepared and sent to all Homeowners showing any amounts due, including late fees, and will also show any credits or overpayments. Each quarterly statement will also advise Homeowners that when/if their account reaches an amount of \$500 due, their account will be sent to our attorney for collection purposes; and when/if their account reaches an amount of \$1,000 due, a Lien will be placed on their property.

- **Quarterly statements for January – March will be sent in April;**
- **Quarterly statements for April – June will be sent in July;**
- **Quarterly statements for July – September will be sent in October; and**
- **Quarterly statements for October – December will be sent in January.**

Once a Homeowner's account is sent to the attorney for collections, all payments and/or payment arrangements must be made through the attorney's office, and all attorney's fees related to collections will be the responsibility of the Homeowner.

**BOD MEETING
February 25th 10 AM CLUBHOUSE**



COMING IN FEBRUARY

Seaside Boat Show
4001 Coastal Highway
February 17-19
Fri/Sat 10-6
Sun 10-4
Adults \$10
Under 14 \$1.

Super Bowl Party
Seacrets
February 12
5 pm-kickoff 6:30



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

