

WHITE HORSE PARK TIMES



NOVEMBER 2023

GREETINGS FROM THE BOB:

Hello everyone, we wish you all a wonderful November and many reasons to be thankful.

We had our last Board of Directors meeting on October 28th. Our next in-person meeting will be in February 2024. During the October meeting, we shared the results of the survey. We had 100 homeowners participate in the survey (56 in favor/44 against). Although more homeowners were in favor of using a card reading gate lock system for the pool, when we received estimates to have a card reading gate lock system installed, the Board members could not justify the expense and voted unanimously not to go with the card reading gate lock system due to the cost.

During the October meeting we also shared a photo of what the new pool fence will look like and specs relating to the fence. That same information will be shared in this newsletter, on the website, and in the Office. Please note that the photo shows the fence in black but ours will be white. The old fence will be taken down and will be repurposed in the area where the trash dumpsters are and in the boatyard.

In response to some of our homeowners' inquiries regarding Maryland House Bill 107, which deals with Reserve Studies for Maryland Community Associations, we would like to assure everyone that our Treasurer, Brian Fenstermacher, was aware of this new law, the requirements we would be facing, and took steps to be compliant with this law more than two years ago. In preparation, we doubled our contribution to the reserves in our very first annual budget and the following year we again increased the contribution to our reserves.

A reserve study was completed in 2020, before this new law was passed. That reserve study calls for

annual contributions of \$121,050 per year. Because of the steps we have taken over the past two years and the added earnings from investments made by Brian, our overall contributions this year will be at least \$123,000. Thank you, Brian, for ensuring we are in compliance with this new law. Our next reserve study will be in 2025, as is required by the new law (every five years).

Since we have entered into the off-season, we would like to remind everyone to be sure to winterize your homes. If you are not sure what you should be doing to winterize, please reach out to the Office for helpful information. Please remember that the off-season occupancy restrictions required by the County and WHP Declarations are not more than thirty (30) consecutive days or an aggregate of sixty (60) days between September 30th and April 1st. And, if you are renting here at WHP, the days that your home is occupied by you and the days your home is occupied by renters are counted as one and the same.

During the winter months, we will continue with the off-season maintenance and improvements; the Board will begin working on the Budget for next year and other responsibilities; and homeowners should start thinking about next year's election. We have two three-year term seats opening in June.

As always, a huge thank you to our wonderful staff and volunteers for all you do!

We hope you have a wonderful Thanksgiving.
Pat, Tammy, Brian, Terry and Valerie

FROM THE PARK MANAGER:

Happy Thanksgiving! I Hope everyone enjoys the holiday and finds many reasons to be grateful!

It has been gorgeous in White Horse Park. The trees are ablaze with color and the weather has been great. We have been fortunate to have this warm weather lasting well into fall.

The area restaurants are back to offering their off-season specials. Half price dinners and Happy Hour prices. The Winterfest of Lights will begin on November 16th. The hours are 5:30 – 9:30, Wednesday through Sunday until December 31st. Opening day is free. Special events lead up to the flipping of the switch by our mayor. You can walk or take a train ride through the displays and visit Santa.

We have started on the fence project at the pool. Our maintenance men have removed the shrubs and the railroad ties around the pool. They will be tearing down the old fence and saving it for use elsewhere. The electric lines have been disconnected and removed from the fence. The wiring will be replaced and buried underground for safety. Maintenance will construct a temporary fence while the new fence is being installed.

The marina has been winterized as it closed on October 31st. We will continue with projects at the marina and boat yard over the winter for next season.

The clubhouse and the shower rooms for the pool have also been prepared for winter. Seahawk bathhouse will remain open until after Thanksgiving weekend. The Skipjack bathhouse is closed for renovations.

Please be aware of preparing your home for the freezing temperatures. Frozen and broken pipes will occur if you are not prepared. Wrapping your pipes with heat tape, draining your pipes,

and putting antifreeze in your lines are some winterizing options. You should also ensure that the skirting and the access door underneath your home are secured. You want to avoid as much cold air as possible from getting to your exposed pipes. If you plan on visiting off and on, please remember HEAT ON/Water OFF. Please call the office if you have questions. We can also refer you to our plumber, who offers winterizing and reopening in the spring.

If you have bagged leaves to dispose of, please place them in the large roll-off dumpster by the entrance. Please be courteous and do not blow the leaves onto neighboring or common ground properties.

There are walkways throughout the park designated by our white vinyl fencing. Please be considerate and stay on the walkways rather than cutting through other properties.

Thank you for monitoring your days spent in the park.

This non-consecutive 60-day restriction includes anyone using your home. If you have multiple owners, the 60 days must be shared by all owners.

Even though the BOD meetings are suspended until February, the BOD and the staff are still hard at work for White Horse Park.

Please let us know if we can be of help.

Happy Holidays!

Janice Carr

Manager

OFFICE REMINDERS:

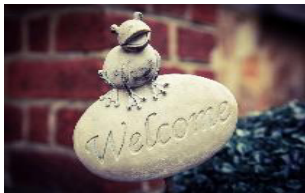
Please remind your guests, contractors, and delivery trucks to sign in at the office between 8 & 4 or with security after 4 PM and Sunday. Please have their vehicle tag number available.

GO PAPERLESS: Please consider receiving your newsletter and billing PAPERLESS by providing your email address to the office 410-641-5102.

KEYS: Please email or 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 \$165. Per month.



*Lot 184 Chris & Sara Modine
Lot 390 John & Tracey Rausch
Lot 213 Michael & Michelle Weaver
Lot 225 Gary & Teresa Carter
Lot 007 Robert & Diane Pokoj*

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. Write LOT # on ALL CHECKS

OCCUPANCY OFF SEASON

For new owners and to remind everyone about the off-season occupancy law of Worcester County and WHP Declarations. We are zoned as a vacation community.

From September 30th to April 1st occupancy of your home is limited to not more than thirty (30) consecutive days or an aggregate of sixty (60) days. It has been recommended to keep a calendar at your home here for you and your guests to record the days that your home is in use.



Our last Donut Social of the season was held on 10/29. We were happy to see some familiar faces along with some new attendees.

We're planning our 1st Social for 2024 to be held in March. This is a "donation only" event and we'd like to thank everyone that came out to support it this year.

Our end of year Potluck Dinner was a great success-

We would like to thank all who attended, the food was yummy, the music awesome and to all who volunteered!!





*A holiday thank you to our
Christmas Elves for making WHP
festive for the Holidays!!
Mike & Sheila Bartholow
Jon Gilmore & Sandy Morgan*

*Home & Condo Outdoor Show and
Art and Craft Fair
Sunday November 12th 10:30 am-
3:30 pm
Roland E. Powell Convention Center
Ocean City, MD*

WINTERFEST OF LIGHTS-

NORTHSIDE PARK-200 125TH OCEAN CITY, MD

NOVEMBER 16TH-DECEMBER 31ST

THE SEASON OF GIVING

TOYS FOR TOTS



BOX IS LOCATED AT THE OFFICE

PLEASE LEAVE GIFTS UNWRAPPED



KENILLE'S KUPBOARD
...pet pantry & rescue, inc.

ECC and Renter Notices & Reminders

ECC

Unfortunately, confusion related to ECC Guidelines and Procedures seems to be on the rise. To better understand the ECC Guidelines and Procedures, and the penalties related to ECC related violations, Homeowners should thoroughly read and review the WHP Governing Documents and ECC information provided on our website. As a reminder, our Rules & Regulations Updated and Amended Feb. 2023, clearly states on Page 2 of 13, *“Receipt of these Rules and Regulations shall be considered a warning and **the first violation shall result in a fine unless otherwise noted.**”* and further down the same page, under **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, but not less than \$200**, whether the work is approved or disapproved after the fact.”* There is NO warning for the first ECC violation. So, when in doubt, fill it out.

Renters

Homeowners who contact the Office or the Board requesting exceptions regarding occupancy limits when renting their homes at WHP should also thoroughly read and review the WHP Governing Documents, and specifically, the Rules and Regulations relating to Rental of Units provided on our website. Our Rules & Regulations Updated and Amended Feb. 2023, clearly states on Page 11 of 13, under **Rental of Units**, *“Because compliance with Worcester County has been a serious issue at WHP in the past and because compliance with Worcester County is mandatory when renting units at WHP, the initial fine for violations relating to Rental of Units is **\$500.00 for the first violation**. Subsequent violations could result in the Homeowner being reported to Worcester County and NOT being able to rent their WHP unit at all.”* So, **compliance with Worcester County is mandatory** when renting units at WHP – **NO exceptions**.

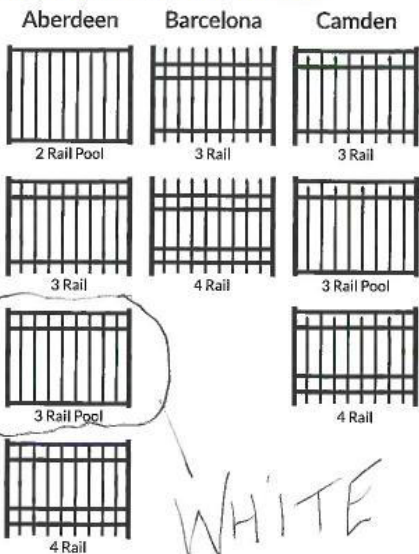
MAVERICK ULTRA II

Industrial Grade Aluminum Fence

Maverick Ultra II industrial grade aluminum fencing is Iron World's strongest, most durable aluminum fence offered. With Iron World's "Heavy" horizontal rails and 1" square pickets this fence will stand the test of time. Maverick Ultra II is the choice for large residential properties, public facilities, storage & commercial properties and security fencing for any commercial / Industrial properties. Maverick Ultra II aluminum fencing is finished with super durable AAMA 2604 architectural grade powder coat and is warranted against rust, peel, chip, or crack, as long as you own your fence.



INDUSTRIAL ALUMINUM STYLES



POSTS

2-1/2" x 2-1/2"	.080 wall
2-1/2" x 2-1/2"	.125 wall
3" x 3"	.125 wall
4" x 4" (blank)	.125 wall

RAILS

1-5/8" x 1-5/8" Rail	.100 wall
----------------------	-----------

PICKET SIZE

1" x 1" Picket	.062 wall
----------------	-----------

PICKET SPACING

3-13/16"

PANEL WIDTHS

6' (72") and 8' (96")

PANEL OPTIONS



PANEL CHANNEL

