

WHITE HORSE PARK TIMES



September/October 2022

Greetings from the B.O.D.

September is moving on and fall will be here before our next meeting. September marks the end of the season for the Park. Please note that the end of the month will begin the off-season occupancy of the Park. There is a notice in this newsletter and on the website to explain what is required according to our Declarations and the policy of the County. All owners and guests are required to abide by these regulations. We will be monitoring compliance with these requirements. We have contacted individual owners to remind them of these regulations and have posted here and on the website for the remainder of the owners in the Park. Your cooperation will be greatly appreciated.

A special thank you to all those who have sponsored or volunteered for the events we have enjoyed in the Park this season. Events for kids like the bicycle parade, movie night, kid's bingo. The good food and fellowship we have enjoyed at holiday celebrations, the adult bingos that raised money for worthy charities and the Sunday morning coffees, the ice cream socials that are enjoyed by all ages and the Sunday morning coffees for just visiting. All the hard work by these volunteers have been a great contribution to our community. We have a couple more activities yet this season the Biker Breakfast on September 17th and a closing dinner on the 22nd of October.

The Board, Office and Maintenance will now begin the task of deciding what projects we will be working on over the off season. This is a busy time also making repairs and improving conditions around the Park.

We hope you have been able to enjoy some of the events of this past season and look forward to another great season in 2023.

Pat, Brian, Jon, Tammy and Terry

From the Park Manager:

It is a little quieter, a little cooler, traffic is a little lighter and there's a whispered "Whew"! "We made it through another one." It's the sound of the locals after summer is over! And what a wonderful summer it was!

Thank goodness our fall is so beautiful here at the beach. It makes it very easy to transition from summer to fall. The second season is almost as good as summer! White Horse Park is wonderful at this time of year. People are riding bikes and taking long walks. The marina is still open and the sunrises down at the dock are gorgeous.

Just a reminder, from October 1 to April 1, WHP homes can only be occupied for a total of 60 non-consecutive days. Please see attached letter from Worcester County to White Horse Park.

We have brought in another roll off dumpster for your end of the season cleaning and for cleaning up your leaves and yard debris. Please make your contractors understand that this is not for them. If you are having work done on your home, all materials must leave with the contractors.

This time of the year is when we reflect on what could have gone better and find ways to improve it for the next year, and to make a wish list of all the updates and improvements we would like to make to the park. If you have any suggestions, please attend the last 2022 BOD meeting at the Club House and let them be known. It will be held on October 22 10 a.m.

A few reminders to our community: 1.) All of your guests and contractors must sign in at the Office or the Guard House. No one is exempt. If you have forgotten your gate card you must sign in as well.

2.) If you are renting your unit, please make sure that your rental agency has your lot number as the reference number for your guests. 3.) End of Season Dinner at the Club House on October 22, please join us! Thanks to all for a great summer and I look forward to seeing you all during our second season. Janice Carr

A BIG thank you to:

Todd, Madeline, Billy, Janet Thomas and Tim & Lisa Friel for their donation of bikes and helmet

BOARD OF DIRECTORS MEETING 10 AM

At the clubhouse

September 24th

October 22nd

MARINA NEWS

Good morning folks,

It's been a little bit since I have sent an email, so this it just to catch up on some things. First up, just to update my email list, if you are still receiving my emails and no longer have a boat, or no longer live in the park, please reply so I can remove you from my list. You may have noticed the white piling caps being installed on the pilings in the marina. These have a two-fold purpose. First and foremost, the caps preserve the pilings so water does not lay on them and rot them from the inside, and secondly it prevents the seagulls from landing on them. This process it taking longer than expected, as I did not count on encountering such a large variety of piling sizes. As you may or may not know, every September seagulls seem to flock to the end of our south pier and they cause an unsanitary mess with their droppings. This year I am attempting to prevent this occurrence and hopefully break their habit of coming there. You can also see my experimental streamers at the end of the pier, which I hope will prevent them from landing on the pier itself. I don't know if it will work, but I decided to try this inexpensive fix to start. It has been a pretty good season, and I really appreciate that all of you have been courteous and cooperative in the operations of the marina. Just a reminder, boats should be removed from the slips by October 31, 2022. At that time, please remove all lines from the pilings and docks.

Thanks,
PhilWood

410-375-2850

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 newsletter faster and save WHP money.

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

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



Welcome Home New Friends

- Donna & Bill Linkins Lot 100
- Thomas Flynn Lot 207
- Brook Knowlton/Philip Wilson Lot 114
- The Smith's/The Goleman's Lot 115
- John & Christine Eyring Lot 195
- Kevin & Terri Johnston Lot 127
- Louis & Aisha Damiani Lot 441

ECC COMMITTEE NEWS:

We just would like to thank all the property owners who have kept the park looking great all summer. Everyone's place looks great!

Looking for more volunteers for ECC

Thank you for a wonderful season making our community a better place.

If anyone has any issues with getting something completed, please let us know, we are here to work and help each other.



Hello from the WHP Beautification Committee!

Thank you to everyone who has graciously used your talents and passions to make our park so special. From the pops of color added from flowers that were planted to the weeding that was done without being asked to. A big thank you to the elf that cleared much of the overgrown wooded area behind some of the properties on the back side of Timberline. Those of us who have dogs noticed, it looks great!

With the upcoming holidays we have an owner who has expressed a desire to decorate the entrance for Halloween! Sheila Hall will be at the front office on October 1 at 10:00 am and would love for anyone interested in decorating to meet her there. If you are not able to help decorate but you have Halloween decorations that you would like to donate, please email me and I will make arrangements to get them to her. You can reach me at 272timberline@gmail.com

Anyone who would like to take the lead on additional holiday decorations like Sheila did, let me know!

Terri Koller



Bingo Review August 27th

The last Adult Bingo event for 2022 was Saturday, August the 27th. As with the previous events, this one was also well attended, and it appeared that everyone had a great time. Money raised this time, went to **Shriners Hospitals for Children**. We were fortunate to have fellow WHP Homeowner Charles Johnston in attendance. He is very familiar with “Shriners”, and shared some interesting insights. During the presentation, Charles also provided some gifts in the form of statues, which were added to the Door Prizes. Thank you Charles! A check was sent to Shriners in the amount of \$705.00. Thank you WHP!

Volunteers were: Sylvia Devilbiss, Sandy Morgan, Tim Mummert (caller extraordinaire), Julia Mummert (seamstress - her custom made bingo machine cover fits perfectly!), Tammy Franklin, Pat Heath, Betty Michalak, Karen Boon, Nelda Eldreth, Terry and Elaine Lenhart, and Jon Gilmore.





WHP 2022 Crab Feast Review September 3rd

The Park's 2022 Crab Feast was held on Saturday, September the 3rd. Crabs were purchased "live", and streamed on sight. Corn on the cob, hotdogs, hamburgers, and sides were also provided by the Park. Amazing desserts were provided by attending Homeowners.

The "Steamer Crew" of Jim, Ginger & Tori Fromm, Taylor Snyder and Butch Devilbiss have to be mentioned as the backbone to this event's success. Attending steamer pots with outdoor temps in the upper 80's, had to be a true test of grit and dedication.

The popular Cornhole games provided fun, serious competition, and entertainment was provided by the very talented musician, Pat O'Brennan.

Volunteers: [Chairperson / Host] Betty Michalak, Walter Michalak, Nick & Portia Michalak, Tim & Julia Mummert, Jim & Ginger Fromm, Tori Fromm & Taylor Snyder, Butch Devilbiss, Sandy Morgan, Jon Gilmore, Lisa & Mckenna Friel, Linda & John Underwood, Karen & Dennis Boon, Audrey Livesay, Judy Miller, Myra Ebaugh (50/50 drawing). More than anything else, volunteerism strengthens our park's bond as a community. Please consider volunteering at next year's events. You'll be glad you did!



White Horse Park Community Cookbook Project

We would like to put together a cookbook filled with recipes, stories and photos from the community. Our goal is to have at least one hundred recipes, including main dishes, side dishes, appetizers, snacks, salads, desserts, beverages, pickles & relishes, jellies and preserves... (maybe even recipes for pets or wildlife and holiday specific recipes). Although we think it would be nice to include a story or photo when submitting a recipe, it is not necessary. When submitting a recipe for the Cookbook, please be sure to type or print neatly so your recipe is accurately shared. Also, be sure to include your name and lot number on each page you submit to be sure your recipe, photo and/or story do not get mixed up with someone else's. We will include measurement conversions, cooking and baking term definitions and other helpful tips. Once the cookbook is put together, they will be sold for the cost of production (no profit). At the August BOD meeting, Tammy indicated the goal for completing the cookbook was December 2022. However, since then, she has determined that is a very ambitious goal and should be extended. So, we are requesting that, if you have a recipe (or several recipes) that you would like to be included in the WHP Community Cookbook, you please submit it (or them) to the office by December 31, 2022. Tammy will then work on putting the cookbook together, getting it printed and do her very best to have it ready by our first BOD meeting in 2023, May 2023 at the latest. *** We are also requesting suggestions for the name of our cookbook. Suggestions for the name of our cookbook should also be submitted to the office. The deadline for suggested names is also December 31, 2022. We have updated the Recipe Submission Form to include a place for your suggested name for the cookbook. If you use the Recipe Submission Form distributed at the August BOD meeting, simply write in "suggested name" at the bottom of the page and indicate what your suggestion is. White Horse Park Cookbook Recipe Submission Forms can be picked up at the office or emailed to you via your email request to the Board through the website. Status updates for the cookbook will be provided periodically in our monthly newsletter.

SEE LAST PAGE FOR SUBMISSION FORM

APPLIES TO ALL HOMEOWNERS



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863

TEL: 410-632-1200 / FAX: 410-632-3008

<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION
BUILDING DIVISION
DATA RESEARCH DIVISION

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICE DIVISION

September 8, 2022

Pat Heath, President, Board of Directors
White Horse Park Community Association
11647 Beauchamp Road #1
Berlin, MD 21811

Re: Occupancy at White Horse Park Campground Subdivision

Dear Ms. Heath:

I wanted to thank you for your continued cooperation with Worcester County in the enforcement of the White Horse Park campground subdivision occupancy restrictions. As you are aware, by Consent Order of the Court dated May 12, 2021, the Worcester County Commissioners agreed to delay enforcement until April 1, 2022 only for those full-time residents who signed an affidavit attesting to the following:

1. They occupied their campsite as their principal place of residence, and
2. They knowingly violated the Zoning Code which prohibits full-time occupancy within the past eight months.

A total of twenty-nine signed affidavits were provided to the department in September 2021, with twenty-three of those units currently under the same ownership according to the Maryland Department of Assessment and Taxation records.

Campground subdivision occupancy restrictions found in § ZS 1-318(d)(1)J. state the following:

“Units or sites in a campground subdivision shall be occupied only on a seasonal basis and shall not be occupied as a place of primary residence or domicile. 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. Any condominium declaration or declaration of restrictions of a homeowners' association shall include language providing for such limited occupancy.”

Citizens and Government Working Together

Therefore, effective September 30, 2022, all occupants of the White Horse Park campground subdivision shall meet the following:


1. They must occupy their campsite only on a seasonal basis, and shall not occupy it as a place of primary residence or domicile.
2. The unit or site shall not be occupied for more than thirty consecutive days or an aggregate of sixty days between September 30, 2022 to April 1, 2023, and each subsequent period thereafter.

In the event that enforcement actions become necessary, the owner of any unit in White Horse Park utilizing it as a primary residence, and/or any unit that is illegally occupied as specified above shall be guilty of a civil infraction. Civil citations may be issued each day that the violation continues. The fine for the first infraction shall be \$100, with fines escalating each day to \$250 for the second offense, \$500 for the third offense, and \$1,000 for the fourth and subsequent offenses.

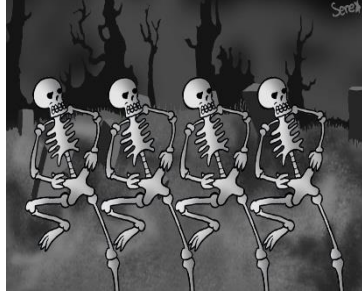
The property owners who signed affidavits and are still in ownership of their campsite are hereby put on notice, by copy of this letter, of the enforcement actions that may occur. We sincerely hope that each unit owner takes the necessary steps to ensure compliance with County law.

Thank you for your attention to this matter.

Sincerely,


Jennifer K. Keener, AICP
Director

cc: Roscoe Leslie, County Attorney
23 campsite owners with affidavits



COMING IN OCTOBER



Board Meeting October 22nd at the Clubhouse

End of Season Potluck Dinner



**Saturday October 22
Time: 5pm - 8pm**

**Menu: Fried Chicken Platter, Tossed Salad, Rolls
& Butter, Soft Drinks, Water, Coffee & Dessert.**

Please bring a side dish to share with everyone.



Adults: \$8.00- plus 1 side dish per family
Kids: 6-12 \$4.00
Kids: 5 & Under Free!

BYOB Welcome

70 tickets are available for purchase at White Horse Park Office.
Please pay by check or credit card. No cash will be accepted.



White Horse Park Cookbook Recipe Submission Form

Name:

Lot No.:

Telephone:

Email:

Name of Recipe:

Date Submitted:

Type of Recipe:

main dishes

side dishes

appetizers

snacks

salads

desserts

pickles & relishes jellies and

preserves beverages holiday

specific pet & wildlife treats &

food other:

Including:

Story

Photo

Story and Photo None

Suggested Name for Our Cookbook:

Please complete this form and attach a copy of your recipe (typed or printed neatly), with your name and lot number on it. If you are including a story (typed or printed neatly) and/or a photo, please also attach copies of those to this form with your recipe and put your name and lot number on each.

We want to be sure that your recipe, story and/or photo do not get confused with someone else's, so, **please print your name and lot number on each page you submit.**

If you have any questions, please do not hesitate to contact Tammy through the website email for the BOD.



White Horse Park
11647 Beauchamp Rd.
Berlin, MD 21811

