

WHITE HORSE PARK TIMES



2025

Greetings from the BOD:

Hello everyone, Happy Valentine's Day! As we move closer to April 1st when the park begins the official season and hopefully significantly warmer weather, we are working to ensure homeowners enjoy the time they spend in their homes. It's always exciting to see the park come alive and the creativity of owners in making their yards so beautiful.

We have some updates on the in-person meeting schedule for this year but before we move onto that, we'd like to share some condensed information from By-Laws regarding meetings. This can be particularly helpful to new owners and can be found on our White Horse Community Association website.

Article V "Meetings of Members"; Section 2: The annual meeting of the Association is held the last Saturday in June each year.

Article VI "Board of Directors"; Section 1 (i): In April of each year, the Board adopts the operating budget for the next fiscal year. The fiscal year is April 1st – March 31st.

Article V "Meetings of Members"; Section 6: Intervals for Board meetings.

In the past we have had significantly more in-person meetings than other HOA's. While our in-person and zoom attendance increased slightly last year, overall participation is still very low. Several homeowners reached out to us stating there are just too many meetings. We have revised the in-person meeting to the 4th Saturday of each month for the following dates:

- March 22, 2025 (Clubhouse)
- May 24, 2025 (Clubhouse)
- June 28, 2025, Annual Mtg (TBD) Board Elections
- September 27, 2025 (Clubhouse)

This year we will have two openings on the Board. Information regarding duties & responsibilities can be found in the Declarations and the By Laws. If you are interested, we look forward to hearing from you. Please feel free to reach out to us via email as well.

We also have room for anyone who is interested in volunteering for any of our committees. We value and appreciate our current volunteers holding down the fort and doing a tremendous job, but more volunteers are needed and welcomed on all committees (Election, Club House & ECC).

The proposed operating budget will be available on the website no later than the 4th week of February 2025 for homeowners to reference. In addition, an email blast will also be sent to homeowners containing the proposed budget and copies will be available in the office. We anticipate that homeowners will have plenty of time to review prior to the March 22nd meeting. Please feel free to reach out to us via email with any questions or concerns.

Also, in December we were able to bring accessibility for owners to view their accounts through the 'Method' software which interfaces with QuickBooks. We would like to hear your

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feedback on how things are going if you are using it. If you haven't received the information or need access, please contact the office.

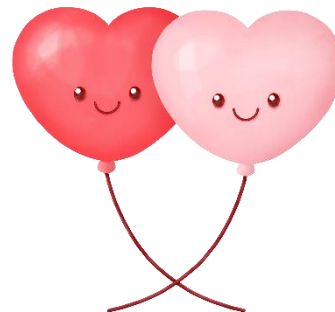
As most of you are aware, our Medicom bulk contract is due to expire in September of this year. To date there has been no notice regarding any price increases for the remainder of the contract. We will keep you posted of any increases and will also be communicating with Medicom and other vendors to pursue all avenues available to us as a park, and as an individual owner, including internet. Depending on the outcome, there is a chance that the current bulk cable contract will not be renewed.

The Department of Natural Resources (DNR) put out an article regarding seven dead snow geese found in Worcester and Dorchester counties infected with H5 Avian Influenza, commonly called "bird flu". Although no reports are near our park, it's worth mentioning since it is spread quickly among birds. Please call the Animal and Plant Health Inspection Service (410) 877-463-6497) and notify the office immediately upon spotting any sick or dead wild birds. DO NOT handle them. Make all children aware as well.

Each month we remind everyone of the off-season occupancy restrictions required by the County and WHP Declarations. Abiding by the occupancy rules requires owners limit time here in the park. Between September 30th and April 1st owners occupy homes no more than 30 days (consecutive) or 60 days (aggregate). If you have any questions, please contact the office. We have been monitoring gate card usage and have notified the County of those lot numbers exceeding the allowed number of days.

In closing, we would like to thank Janice, the office staff, maintenance and volunteers for all their efforts.

Best,
Tammy, Val, Terry, John & Michelle



From the Park Manager:

January brought Frigid temperatures and lots of snow! I am glad that homeowners checked with their propane gas companies as we recommended last month. If you haven't already, please ask your propane company to check your propane level. Because of our unusually cold temperatures many needed to fill their tank before the scheduled date. We can also check it for you if you call the office.

The annual Boat Show is coming up on Valentines Day weekend. This is always a big weekend in our area. The Boat Show is always well attended, and the restaurants offer special Valentines Dinners. The 41st Boat Show is February 14, 15 and 16 at the Convention Center. It is always nice to see our homeowners arrive for Presidents Day Weekend! Let's hope the weather is nice.

Speaking of boats, the marina will be opening on April 15th. Yearly marina slips must be renewed no later than March 31, 2025. Slips and stickers should be paid in the office. If you are mailing your payment, please address it to WHP 11647 Beauchamp Rd. Berlin, MD 21811 2025 Seasonal Slips \$650 , Yearly Stickers \$100. Slip Payments are due no later than April 1st and stickers no later than June 1st.

The last of our piles of snow melted over the weekend and the temperatures are going up. I'm sure they'll be going back down too! Winter will not be over for a while yet.

Good news was received on the status of the gazebo's or third accessory building allowed in WHP. Guidelines were sent out in an email blast and a letter was sent to all homeowners who already have gazebos. If you didn't receive this information, call the office and we will make sure that you receive it.

We are also having good reports on our homeowners using the new "Method" platform of viewing your account online. It is easy to log in to the portal and owners seem to understand the transactions on their account more easily. If you have not created your portal for viewing your account and need help, we can assist you at the office. Instructions were sent out in an email, if you missed yours, we will send you the link and directions.

Some of our homes that were not winterized or heated experienced frozen pipes and leaks over the last month. We always stress that you must protect your home over the winter. Turn off the water, turn off the hot water heater and leave the heat on low. Have your home winterized by a plumber. He will drain your pipes, your water heater and place anti-freeze in your lines to avoid freezing. Heat tape is also recommended on the pipes that are exposed under your home. It's better to be safe than sorry!

One of our homeowners has purchased a new home to be placed on their lot on Salt Spray Dr. This is the second home that Oakwood Homes has put in WHP. We are happy to have a new modular home company that works with us and has beautiful homes.

If you have packages delivered to the office, please be available to pick them up. We can no longer hold mail for long periods of time. Any deliveries other than USPS, FED EX and UPS coming to your home should be told to sign in at the Office during the day, before 4 pm and at the guard house after 4 pm. The same applies to your contractors.

Maintenance and the Office are continuing to work hard getting ready for the upcoming season.

We can't wait to see you all!
Janice Carr
Manager

OFFICE REMINDERS:

Please remind your guests, contractors, delivery trucks and food vendors 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. Make sure we have an updated key to your unit.

PAYMENTS: All payments should be sent to Farmers Bank of Willards. PO Box 884, Willards, MD 21874 or pay by Revopay online.

Dues are \$173. 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. Write LOT # on ALL CHECKS

SEASONAL OFFICE HOURS:

Monday thru Saturday: 8 AM to 4 PM

Bath Houses and Laundry rooms have now been winterized and are closed for the winter.

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 no 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. YOU ARE RESPONSIBLE FOR KEEPING TRACK OF YOUR DAYS DURING THIS TIME.

NEXT BOD MEETING

SATURDAY-At the Clubhouse
MARCH 22nd, 2025 @ 10 am



Lot 456 Jack Welch & Gaylyn Murphy

Board of Directors
White Horse Park Community Association, Inc.
11647 Beauchamp Road, Unit 1
Berlin, Maryland 21811
October 26, 2024

Dear White Horse Park Homeowners:

As most of you know, different Boards have been working for decades to bring all WHP homeowners into compliance with restrictive covenants, and more specifically, with having all personal property removed from common ground. Although some progress has been made over the last twenty years, it has not been enough. It is time to complete this project. Please understand that this is a Board project, not an ECC Committee project. If you have any questions or wish to express any grievances, please contact the Board, not ECC Committee members. You can email the Board via the link on our website. Our plan to bring all homeowners into compliance with restrictive covenants and having all personal property removed from common ground will begin immediately, with this letter kindly asking all homeowners to please move all their personal property that is on common ground back onto their property. Because we do not want to be unreasonable, we are intentionally providing plenty of notice and time for homeowners to move their personal property. We are providing everyone with nine months to move their personal property, which is very reasonable. We are asking homeowners to remove all personal property that is easily movable and not attached to the home (e.g. stairs, ramps...) from common ground by or before the WHP 2025 Annual Meeting (June 28, 2025), including but not limited to, the following items:

Sheds and/or Patio Furniture
Patio Pavers and/or Stones
Gravel, Stone and/or Other Ground Cover
Border Wood and/or Pavers
Ground Level Decks, Sidewalks/Walkways
Ornamental/Decorative/Cosmetic Enhancements

After June 28, 2025, homeowners who have not removed their personal property from common ground will be faced with sanctions for noncompliance, including but not limited to, reoccurring and increasing fines (\$500 - \$1,000). It is extremely important to this Board that everyone is treated fairly, equally and with respect, so we are kindly asking everyone to cooperate. It is our sincere hope that everyone will cooperate and no fines will be issued. However, you should also know that everyone who is not in compliance after June 28, 2025, will also be treated fairly, equally and with respect when it comes to sanctions for noncompliance, as well as, receiving reoccurring and increasing fines.

Thank you in advance for your cooperation. If you have any questions, please do not hesitate to let us know.

Tammy Franklin, President
Valerie Clark, Vice President & Treasurer
John McKinney, Jr., General Member
Michelle Flory, General Member

Results of the vote to send this letter: Tammy, Valerie, John, Michelle – in favor; Terry – not in favor. Terry Lenhart's name was removed from this letter to respect his opinion in this matter.



Lot 232 Barry Sturm

Our thoughts and prayers go out to The Sturm family for your loss.

Rainbow Bridge



My constant, my heart....



Bogart
Deb-Office



CLUBHOUSE CORNER

Brrrrr it's been very cold this winter!!

I don't know about you but I'm anxiously waiting for this winter weather to subside for several reasons but mainly so we can all be outside again having fun at our Happy Place.

I've been busy planning events such as family game nights, Saturday afternoon Hot Dogs at the Pavilion, Happy Hours at the Clubhouse Pavilion & local venues, Family Movie Night at the Clubhouse, a Luau Party, Chili Cookoff & Soup & Sandwich Day & Crab Feasts for the upcoming season.

I'm so grateful for Jon Gilmore & Sandy Morgan who have volunteered to host 2 Charity Bingo's, Walt & Betty Michalak who volunteered to host the Ice Cream Socials and the Ginger & Jim Fromm & Taylor and Tori Snyder for volunteering to steam the crabs at our Labor Day Crab Feast again this year!

We now have a big screen TV in the Clubhouse to watch sports games or other events together!

If you have any suggestions for events you would like us to consider please don't hesitate to email me at lynnredding689@gmail.com

I will be putting the events on the Clubhouse Event Calendar after the March meeting.

If you would be interested in volunteering to help at any of the events please let me know.

I'm really excited about the upcoming season and the opportunity to meet more neighbors!

Lynn





**11647 Beauchamp Road
Berlin, MD 21811**

