

WHITE HORSE PARK TIMES

NOVEMBER 2024



Greetings from the BOD:

Hello, & Happy Fall,

Fall is a wonderful time of the year to enjoy the park. With all the leaves changing it truly is a beautiful time of the year. We hope everyone enjoyed the potluck dinner and ice cream social. It's always a good time and I'm sure this year did not disappoint.

This time of year, is when those who are winterizing will begin to do so. If you are looking for someone to winterize your home for you, please check with the office. They have knowledge of dependable local companies.

We would like to 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 may occupy homes no more than 30 days (consecutive) or 60 days (aggregate). If you have any questions, please contact the office. We will be monitoring gate card usage and will

notify the County of any lot number exceeding days.

Electric bills went out in October via email to every owner. If you DID NOT receive an electric bill, contact the office immediately to troubleshoot the issue and request a copy to be sent via mail if necessary.

In the October in person meeting, we discussed the common ground compliance initiative. If you have any questions or concerns, please email the Board via the website. In addition to compliance, we have several other projects we will be working on to enhance the park and will keep everyone updated.

As always, thanks to all the staff and volunteers for all you do.

We hope you all have a Happy & Blessed Thanksgiving!

Best Regards, Tammy, Val, Terry, John & Michelle

From the Park Manager:

We have been having beautiful weather here at White Horse Park. Fall is such a wonderful time of year on the shore.

The Potluck dinner at the clubhouse was a huge success. The food was great, the company even better and fun was had by all! Thank you to Lynn Redding, Pat Macola and all the helpers. We can't wait to see what Lynn has planned for next year.

Although it is quiet this time of year, there is still lots to do in O.C. and Berlin. This weekend is the corvette show at the Inlet. Corvette enthusiasts from all over come to town with all their pretty cars. There are a few in the park now owned by homeowners.

Rudolph the Red Nose Reindeer The Musical will be at the Convention Center from 6 – 9 on November 17th. Come and meet your favorite characters including Santa and Mrs. Claus! Winterfest of Lights starts on November 21st at Northside Park on 125th st. The Eastern Shore Train Toy and Hobby show will be at the convention center 11/29 to 12/1 along with the Holiday Shoppers Fair. A must see is the Berlin Ice Sculpture display and Tree Lighting on the 29th at 5 pm. Trimpers will have their Black Friday Sale and carnival on November 29th and 30th. Buy your season passes and join the festive fun. A lot of the restaurants this time of year offer Off Season Specials. Check our local papers and online.

We have projects and repairs that we are working on throughout the off season here at the Park. The falling leaves alone are keeping maintenance busy!

If you haven't received your cable box from Mediacom please call 888 845 6245. This is the Premier Community Support Center. Mention that you are on a bulk account with White Horse Park. Our account number is 838450029000031. Tell them that you missed the installation period and need the one free cable box that our community needs for the encryption. If you would like to order extra boxes for bedrooms etc, ask the representative for the phone number for a personal account. The cost of the extra box is \$10.50 per month. You will order these separately on your account. Remember to give them your permanent address for billing purposes.

Electric bills were sent out for the third quarter. If you have not received your invoice by email or paper mail, please call the office. The due date for electric is December 1 and will receive late fees on the 16th if not paid.

The bathhouses will remain open until Thanksgiving weekend unless the weather tells us otherwise.

Wishing our community a very Happy Thanksgiving!

I am grateful for White Horse Park, our Board of Directors and All Of You!

Janice Carr



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 are open from 6 AM to 11 PM daily

Washer \$2.50 Dryer \$2.00

Depending on the weather, the bath houses will close around Thanksgiving

BE PREPARED

IT'S HURRICANE SEASON

June 1st to December 1st is hurricane season.

Be prepared for the unexpected. At WHP, the BATH HOUSES are designated shelters in the event of a storm/hurricane warning.

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.**



Rob & Kelley Wells
Michael & Christina Haas
Reanna Muse

The ECC is a committee made up of your Neighbors; volunteers who work very hard to make sure that White Horse Park is beautiful, and property values are maintained. Please cooperate with these hard-working individuals. Better still, is to volunteer to be an ECC Member or Helper (during inspection times).

PLEASE!! - Don't forget to read the ECC Guidelines and complete an ECC Application when making any improvements to your property. Removing all personal property from common ground is a mandatory condition for approving an ECC Application for improvements, no exceptions – not required for approving an application for repairs. If you are not sure which category your application falls into, the ECC will determine upon request. Doing projects without an approved Application can be a costly mistake.

Approved Application forms are good for 1 year. A copy of the ECC Guidelines is available below. Also please display your approved ECC form & County Permit in a front window while work is in progress. If a county permit is required, it should be displayed as well. Scroll down if you need an ECC Application Form; print it out, complete the form, then fax it, email it or mail it to the Park. The address and fax number for White Horse Park can be found on the Homepage, [HERE](#).

Please check your property in advance of the annual inspection for the items listed in the ECC Declarations and Checklist. Taking care of any issues as soon as possible will avoid a violation letter and possible fine.

Lot Numbers: Please make sure that your home and shed has your lot number in

place. State Law says they must be at least 3 inches tall, a contrasting color of the home, visible from the roadway. Also, the number on your shed can be useful in case a severe storm damages or displaces your shed. Lot numbers are important so that they can be seen by Police, Fire and Ambulance. Thank you for your cooperation.

The Park's Critical Area includes all land within 1,000 feet of Maryland's tidal waters and tidal wetlands. It also includes the waters of the Chesapeake Bay, the Atlantic Coastal Bays, their tidal tributaries, and the lands underneath these tidal areas. More information concerning Maryland's Natural Resources can be found at the Maryland DNR website.

ECC Application tips & instructions: Be prepared to remove your personal property from common ground when applying for an ECC Application relating to major improvements. Removing all personal property from common ground is a mandatory condition for approving an ECC Application for additions and improvements, no exceptions – not required for an application relating to repairs. To ensure a complete and effective response within 30 days, please include the following information with your ECC application:

1. Use the Permit Information site online to learn about the Worcester County planning and permits information regarding the need for a permit. The rules and requirements change year-by-year, so be proactive by calling the County's Permit Dept. - 410-632-1220

2. Include a plot plan for your lot including existing structures and your proposed improvements. Please include accurate measurements of all structures and setback measurements to the property line.

3. A detailed plan and drawing to include overall dimensions, elevation heights, dimensional lumber sizes and type, footer or slab plans, placement of windows and doors, colors (existing and proposed).

4. If using manufactured components, i.e. Silver top Sunroom, manufacturer roof-over system, etc., please include plans provided by the manufacturer showing overall construction and “finished look” of improvement

5. An ECC Waiver is required for concrete, blacktop, and for decking that will cover electrical lines and plumbing areas.

6. You must be in possession of a valid survey for all concrete or asphalt work and ground-level decking.

An approved and signed ECC Application showing your proposed improvement by WHP on any ECC form does not mean that an improvement meets the requirements of Worcester County Code. It only means that your improvement meets the ECC GUIDELINES for WHP. Understand that you are solely responsible for contacting the county to obtain any zoning approval and/or building permit that may be required for any improvement. Also understand that if your project requires a permit from Worcester County, a copy of the required permit must be submitted with the ECC Application BEFORE it can be filed. Applicant certifies that improvement will not violate any setbacks, laws, ordinances

or statutes, nor encroach upon any easements or right-of-way whatsoever.

All information provided on an ECC Application form is deemed to be accurate. Upon ECC approval you will be notified asap as to the status of your application. Both the APPROVED ECC APPLICATION & Approved Permit (if needed) must be displayed in a front window while the improvements are being completed. Construction must start within one year of the application approval date. Once construction begins, it must be completed within 30 days of the start date. Upon written request, an extension may be granted on a case-by-case basis. See electrical acknowledgement



2025 Marina Fees

Seasonal Boat Slip-----\$650.00 per season (April 15th thru October 31st)

Seasonal Jet Ski Dock-----\$325.00 per season (April 15th thru October 31st)

Boat Slip, Jet Ski Dock Wait list-\$100.00 (non refundable deposit, applied to first year seasonal rental)

Yearly WHP Vessel Stickers-----\$100.00 per vessel (Boats and Jet Ski's must each have a sticker, displayed on the Port Side of the vessel, near the state registration. An additional sticker will be provided to display on the accompanying trailer, to be displayed on the front winch stanchion, visible if the boat is covered.)

Yearly Kayak Stickers-----\$35.00 (provides a place if available on the Kayak racks)

2025 Daily rentals

Boat Slips (as available)

Daily---\$20.00

Jet Ski Docks (as available)

Daily---\$10.00

NOTE: All reservations and payment of fees are transacted at the WHP Office.

Phil Wood-Marina Committee, Lot #38, t/p 410-375-2850

ANNUAL POTLUCK DINNER 2024



GOOD FOOD

GOOD FRIENDS



What a fun night at the Potluck! There was a wide variety of delicious food, desserts & ICE CREAM to share. This was a great event to meet new homeowners, socialize with neighbors & have fun playing games. It also gave me the opportunity to discuss future events I am planning to do at the clubhouse and to get suggestions from homeowners.

Thank you to all the attendees & to all my volunteers, my husband Jimmy, the Macola family, Jon & Sandy, Sonny & Denise, Terry Lenhart, & my favorite Ice Cream man Walt!! These community events wouldn't be possible without the help of others!

A special thank you to Steve Eldreth, John Mastoni, Mike/John Herbert & Jimmy Redding for their donations to the Wounded Warrior Project! We raised \$140 for the Wounded Warriors Project during this event.

I would also like to recognize & thank our office staff Janice, Deb & Debbie for their time, effort & support to help me make this event a successful one.

Lynne Redding Clubhouse Chairperson

11647 Beauchamp Road, Unit 1
Berlin, MD 21811



