

# WHITE HORSE PARK TIMES



**JANUARY 2024**

## **GREETINGS FROM THE BOD:**

Hello everyone, we hope everyone had a wonderful Holiday Season and we extend our best wishes to all owners for the New Year.

Now that 2024 is upon us, April 1st will be here before we know it.

We are pleased to inform everyone that the park has secured the pool contract for 2024. We were also able to take advantage of a significant discount, as in 2023 by paying the contract in full. We have obtained the County permit and completed the state inspection for the fence work. We are awaiting the State Permit to be sent and then work will begin.

The latest email regarding the gazebo issue has been added to the newsletter. We believe working along with Assateague Pointe on this issue gives both campgrounds the best chances for a positive outcome. Since the County regulations affect both, we would like to see a good working relationship with them moving forward on County issues.

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 1<sup>st</sup>.

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.

It's important for owners to know that to date, the County is satisfied with the park's cooperation in monitoring and reporting occupancy issues. As of December 31, 2023 we reported one resident over the 60 day limit.

We would like to remind everyone that our first in person meeting to be held in the clubhouse for 2024 will be February 24th at 10:00am and we look forward to seeing everyone again.

As always, a huge thank you to our wonderful staff and volunteers for all you do! Anyone who would like to volunteer for a committee or run to join the Board in June, we are happy to welcome you.

Best,  
Pat, Tammy, Brian, Terry and Valerie

## FROM THE PARK MANAGER:

Happy New Year to all! Wishing everyone a happy, healthy, and prosperous new year.

We are waiting for permits for the new pool fence. We were able to have our maintenance men do the tear down and preparation work to keep the cost down. Installation will begin as soon as we have permits in hand.

We had a lot of visitors for the New Years holiday after Christmas. It was great to see people back in the park. Many people enjoy the off season and use their 60 non-consecutive days to enjoy their home. While it is quiet, we take advantage of this time to work on new projects and get the office paperwork ready for the upcoming season. I do make a point of driving through the park to check on the homes in case of any trouble that may arise. You will be notified if there are any problems concerning your home.

Just as a reminder, we do not send invoices for the monthly dues. They are due on the 1st of each month. Payments received after the 15th will automatically receive a late fee. Invoices for cable are sent twice a year.

Electric is invoiced quarterly. Your current electric is due February 1, and you should have already received an invoice. Please remember to refer to your payment schedule and check your email. Please call the office if you need a payment schedule.

If you haven't already winterized your home, now is the time. January and February are the months that we see water lines freeze. Please avoid the damage. If you cannot travel here, just call and we will put you in touch with a licensed plumber.

All our residents are welcome to leave a key to your home with the office in case of

emergencies. If you have someone who needs access to your home, you will need to email the office in advance. We will not issue keys without authorization.

Next BOD meeting is at the Clubhouse here at the Park on February 24th at 10 a.m. We will also be on zoom. Zoom information will be sent out to all homeowners the week of the 24th. We hope that you all can attend.

Janice



## 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.**

LINK to REVOPAY ON WHP WEBSITE ([www.whpca.org](http://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



**The staff at WHP would like to thank everyone for the chocolate, cookies, and gift cards!!**

## 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.** **All entrances at the gates with your card are considered a day of occupancy.**



The laundry rooms and bath houses are now winterized and closed for the winter. They will reopen in the spring.

Please Protect your home against frozen pipes this winter.

If you need information, please call the office.

## MARINA NEWS

**Hello Friends,**

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, I will soon be 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. You should be able to purchase the new stickers by March, and they will be valid until June 1st, 2025.

New for 2024 and moving forward, if you have a parking spot in the boatyard, you must have your stickers paid for by June 1st, 2024 even if your boat is not in the boatyard. This will hold your parking space for the season. If not paid by

June 1st, the space will be marked available and possibly reassigned. I have to do this as spaces are becoming in short supply.

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.

Just a reminder, for anyone looking to purchase their first boat, or a different boat. If you plan on using that boat in White Horse Park, per the Marina Rules and Regulations, the maximum length of a boat allowed in the park is 25 feet, (as stated on the boat's state registration), with a beam no wider than 9.5 feet. This size applies to both the Marina slips and the boatyard.

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.

Thanks,

Phil Wood

410-375-2850

**White Horse Park Community Association**  
**11647 Beauchamp Road #1**  
**Berlin, MD 21811**  
**Office 410-641-5102; Fax 410-641-5105**  
**Email: whpcamd@yahoo.com**

**TO: All Slip Marina Lessees**  
**December 2023**

Boating season will be upon us before you realize it. The boat slip renewal fee will be \$550.00 and Boat Stickers \$75.00

Payments to be sent to the office address or paid in person

Checks only for boat slips-all others checks or credit cards

**Your Park account must be CURRENT and in Good Standing to renew your slip**

PLEASE CONTACT THE OFFICE OR PHIL BY FEBRUARY 15, 2024 AND LET US KNOW IF YOU WILL BE RENEWING OR NOT

AFTER FEBRUARY 16TH, IF WE ARE NOT NOTIFIED THAT YOU WANT YOUR SLIP WE WILL OFFER THE SLIP TO NEXT OWNER ON THE WAITING LIST. (410-641-5102)

IF THE OWNER HAS A SPOT IN THE BOAT YARD, AND STICKERS ARE NOT PAID BY JUNE 1ST, THEIR SPOT MAY BE REASSIGNED.

Payments can be made in full and are due by April 1st, or paid in three (3) installments paid as follows:

1st Installment due January 31 - \$175.00

2nd Installment due February 28 - \$175.00

3rd Installment due April 1 - \$200.00

Slip payments are non-refundable and non-transferable

**Your slip must be paid in full (NO LATER THAN April 1st) or your slip will be relinquished**

Please provide the office with a current copy of your boat Insurance Certificate of Liability and a current copy of your Boat Registration when purchasing your Boat Stickers for the season.

All persons leasing a boat slip must fill out all WHP required paperwork when picking up stickers.

Boats will not be allowed to occupy the slip without all documents on file.

All watercraft on WHP property must have a current year WHP sticker (\$75.00)

Effective June 2:

If you do not have stickers on your watercrafts and/or trailers, you will be subject to fines.

At the end of the boating season (Oct 31st), all slip owners must remove all ropes, bumpers, etc., from the slips. Anything remaining will be considered WHP property and will be disposed of.



I hope everyone had a great Christmas and hope you have a great new year's! Can't wait to see everyone in the 2024 season!

Betty Michalak  
Clubhouse Chairperson



Our sincere sympathy to the family of Tom Molyneaux  
Tom & Phyllis are longtime owners at White Horse Park.  
Tom was very active in WHP serving on the B.O.D., the ECC and creating our wonderful web-site.  
Many at WHP will remember Tom's great sense of humor.  
He will be missed by all.

## GAZEBO

Happy New Year from the BOD of White Horse Park. As you are aware, property owners at both White Horse Park, and Assateague Pointe were sent letters from Worcester County Planning and Permitting. They stated that anyone having either a soft or hard top canopy along with a shed, would only be allowed one of the two and one needs to be removed by May. Our BOD has been working on this with our attorney to see what options we may have. Since Assateague Pointe is in the same situation, we have joined an alliance with Assateague Pointe, and have agreed to share the cost to potentially sort this out as we both use attorneys from the same group. Since we are the only campground subdivisions in the county, any code change will affect us both.

This alliance may well be a great benefit going forward, where issues affect both communities. We are grateful to have gained their cooperation in this matter. Please understand that this will not happen overnight, and the office has no further information to provide. We will continue to provide homeowners with updates as soon as we have something to share. Understand also, that this is NOT any form of a lawsuit. In the meantime, no permits will be issued for new Canopies until this is resolved. Thank you from the BOD for your continued trust and cooperation in this matter. Our very best, Pat, Tammy, Brian, Terry, Valarie

## **COMING IN FEBRUARY**

**OUR FIRST BOD MEETING FOR  
2024!**

**FEBRUARY 24TH AT 10 am  
AT THE CLUBHOUSE**



**FEBRUARY 14TH**