

WHITE HORSE PARK TIMES



2025

Greetings from the BOD:

Hello everyone, we hope everyone enjoyed a wonderful Holiday Season. As we enter 2025, we extend our best wishes to all owners for the New Year. April will be here before we know it and we are excited to work with everyone to provide collaboration with owners to achieve a fun and exciting 2025 season.

We ended 2024 with good news. December brought some wonderful news for homeowners regarding the gazebos. The County commissioners voted in favor of allowing them to remain. To watch the live stream recording of the meeting, click on: <https://www.co.worcester.md.us/livestream>.

We would like to thank all homeowners who supported this issue in one way or another. Also, a special thank you to Tracey & Joe Barnhart, Phil Wood and Ric Smith who spearheaded this initiative and disseminated information throughout the park to all owners.

Also, in December we were able to bring accessibility for owners to view their accounts through the 'Method' software which interfaces with QuickBooks. You should have received an email from the office with a "link" and instructions followed by a "Welcome" letter with further information. Owners have been requesting the ability to see accounts and we are thrilled to have been able to make it happen. If you have not received any information about this, please contact the office.

The 2024 PKS yearly audit has been posted to the website and can be found under "Financials" in the "Audit Information" section.

As we do each month, 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 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.

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

Cheers to a successful and fulfilling year ahead!!

Best,
Tammy, Valerie, Terry, John & Michelle

From the Park Manager:

Happy New Year everyone! Hopefully, everyone had a wonderful holiday season and is ready to welcome in the new year. It was really nice to see so many homeowners here in the park over the holidays. It is a wonderful time of the year to visit this area. We have also been very fortunate with good weather and mild temperatures. It's always nice at your beach house and we want it to be your "Happy Place"!

In case you missed previous Newsletters and Group emails about your cable service in White Horse Park...Media-Com recently had an upgrade in their system that has included White Horse Park. Each homeowner should have received a new cable box for their TV in order to receive the proper cable channels. This box is free upon request. If you missed our group emails about this and the group installation, you would need to contact MediaCom @ 888 845 6245. This is the Premier Community Support Center. Our account number is 8384500290000031. You can request your free box and installation for the encryption. Your cable will not work without this box. If you already have a box, you should be ok. If you wish to have more than one box for other tv's, you can request it at this time. There is a monthly charge for extra boxes. They will set up a separate account for you with your permanent home address for billing purposes. If you are interested in getting WIFI, you can request it at this time as well. This will be a separate billing from your WHP Bulk Cable. WHP pays the monthly Cable charge and then bill our homeowners bi-annually for basic cable. A channel list is available at the office or on line @ mediacomtoday-lineup.com .

Dogs are very welcome at WHP but must be always kept on a leash. We even welcome them at the office and have treats on hand. We like to get pictures of your puppies for our Newsletter as well. Please remember to pick up after your furry friend. There are dog bag posts at different

locations in the Park. It is very important for the safety of our community that everyone adheres to this rule. Please avoid HOA fines by following the Rules.

Your BOD and staff have been working over the off season to maintain and improve WHP. We have recently purchased a new TV and refrigerator for the Clubhouse. We hope to have a lot of fun events at the Club House that can be enjoyed by all. If you are interested in volunteering to help, please contact Lynn Redding.

Maintenance has replaced the snow fence around the dumpster area, painted all of the speed bumps, rebuilt the benches in the handicap showers, painted the shower floors, repaired the fence at the overflow parking area, replaced deck boards at the marina, winterized the marina, and the bath houses along with raking leaves and removing limbs from the common ground area. The washers have been winterized and we are making improvements in the laundry rooms with anticipation of next season.

In case of snow this year, our grass cutters, A & I Lawn Service, are on call for snow removal. They will be also offering their weed spraying again this spring and fall. Please call the office if you are interested. Anyone having trees that need to be trimmed or removed can call the office. I am still hoping to have a group tree project. The more homes that our tree company can service while in the park for common ground trees, the better the price will be.

Please avoid frozen pipes and broken water lines by winterizing your home. January and February are our coldest months here. You can avoid damage to your home by being prepared. Make sure your skirting is secure and openings are closed.

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From the Park Manager

As you have read, the gazebo issue has been resolved. On Tuesday, December 17th, the Worcester County Commissioners passed the text amendment allowing a second, unenclosed accessory building, with a separation distance for all accessory buildings at 3'. The law will take effect 45 days from passage (January 31, 2025). In the meantime, Worcester County staff will be preparing an informational sheet that will specify the details needed to permit these structures so that everyone can be on the same page. Please note that while permits for the second accessory building can be submitted prior to the effective date, DRP cannot issue the permit until the bill becomes law.

All homeowners are required to use their gate cards to enter WHP. Between October 1st and April 1st, you are limited to 60 non-consecutive days to use your home in WHP. The county recognizes WHP as a vacation community, not intended for year-round living.

Fourth quarter electric invoices will be out this week. If you do not receive your bill by email or USPS, please call the office or use your Method Portal to view your invoice. If you are unsure of how to log on to your portal, just call the office.

Wishing everyone a healthy and happy new year,

Janice Carr

WHP 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



Lot 305 Jeremy & Dana Mohr and their 2 doggies



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
MARCH 22nd, 2025
10 am at the Clubhouse

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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 341 James Underwood

Our deepest sympathies to the Underwood family for your loss

Lot 135 Sandra Smith

Our prayers go out to the Smith family for your loss.



CLUBHOUSE CORNER

*Clubhouse Corner
by Clubhouse Chairman, Lynn Redding*

Hello White Horse Park!!

I'm the new chairman of the Clubhouse Committee and my goal this year is to bring residents together at Clubhouse events, to enjoy the Park and its amenities while creating memories for ourselves and our families.

Last year we started a Scavenger Hunt for the children which we will continue to do again this year in addition to themed scavenger hunts for the holidays.

We will also resume movie nights but will probably move indoors because of the time for the young ones and those blasted mosquitoes!

Betty and Walt have graciously volunteered to continue hosting the Ice Cream Socials which everyone enjoys! There will be Hot Dog & Taco days at the pavilion and game days and nights in the Clubhouse.

We also added a new TV to the Clubhouse so folks can gather and enjoy some of the televised games this year! In addition to the summer events, Memorial Day, 4th of July Picnic, Labor Day for those that visit the Park during the holidays join us as we ring in the New

Year at a Potluck in the Clubhouse on New Year's Eve!

I would also like to encourage everyone to support businesses in the community who graciously support our Charity events with gift cards etc. so I will be arranging a night out off and on during the summer for those interested at some of the venues nearby.

I would like to continue with our Charity Bingo's and Kids Bingo Day, 4th of July bike parade and fun day and all the holiday events that we have had in the past. However, if we don't have hosts and volunteers for those events I may need to look outside the Park for help, i.e. food trucks, caterers etc.

I'm really looking forward to chairing the Clubhouse Committee this year but in order to be hold these events I'll need volunteers to join my committee, volunteers to help out at events and families to host events. Hosting an event can be done by a family or a group of families.

If you have any questions or suggestions regarding events please contact me at lynn.redding689@gmail.com

We have a great community at White Horse Park and a great group of residents! Let's work together to make it even more enjoyable!



*11647 Beauchamp Road
Berlin, MD 21811*

