

WHITE HORSE PARK TIMES



2026

Greetings from the BOD:

Dear WHP Homeowners,

Happy May!

More homeowners have been here in the park opening homes and cleaning up from the winter. We have had two Friday “Happy Hours” at the clubhouse pavilion. If you didn’t have a chance to join last season, try to make it this season. It’s a great way to meet everyone.

We have a few homeowners who have registered golf carts and things seem to be going well. If you have a golf cart, please make sure you are familiar with the rules provided.

Some lots have put in fire tables and owners are enjoying them, especially since the weather has been cool. Please make sure your fire tables are three feet from any structure and are not placed under ANY gazebos.

There have been a couple of instances with people riding dirt bikes in the park. It’s been determined that these riders are not from our park. The guard and homeowners have confronted them and hope this will deter them from returning. It’s believed they are coming

into the park behind the houses on Timberline that back up to the horse farm. As per the email blast, anyone seeing them back in the park should call the police immediately.

Just a reminder, there will now be 4 positions available. If interested, please submit your resume by the date below. Your resume should include a photo.

May 13, 2026 @ 4:00pm is the deadline for submission of resumes for any homeowner interested in running for the Board. Once all resumes are received ballots will be sent via mail to all homeowners. Important: **Owner accounts MUST be up to date. Any votes received by delinquent account owners will not be counted.**

Meeting Dates:

May 23, 2026 at 10:00am in the clubhouse:

During this meeting all candidates are invited to introduce themselves in person and participate in a question-and-answer session. Should you not be available on this date and would like to arrange some type of “meet & greet” you are welcome to do so.

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June 27, 2026, at 10:00am at Ocean Pines Community Center:
Annual Meeting: Board Election results and voting on proposed amendments.

- 2 (3yr positions) replacing Val Clark & LeRoy Weinreich
- 1 (2yr position) replacing Tracey Barhthart and finishing out the term
- 1 (1 yr position) replacing John McKinney and finishing out the term

We have had some emails inquiring about the Board responsibilities. The following summary has been put together for those homeowners interested in running.

“Some of the Board responsibilities can be found in our By-Laws posted on the website, starting on Page 7, Article VI, Board of Directors through Page 10, Article VII, The Officers of the Association to the end of Page 11. For your convenience, below is a list of some WHP Board member responsibilities, which includes some of what is listed in our By-Laws.

All Board Members

Review all emails regarding any BOD business and provide prompt responses.

Assist in developing annual budget along with other BOD members.

Assist with creating an agenda for each open meeting for homeowners.

Review and approve drafts of all minutes submitted by the Secretary.

Draft/Review and approve monthly newsletter articles.

Attend all meetings, including but not limited to pre-in-person meetings, in-person meetings, zoom meetings, ECC appeal hearings, and

special meetings with homeowners and/or vendors.

Actively participate in discussions and decision-making process regarding WHP issues.

Actively participate in WHP in-person meetings – speaking on topics of interest and answering homeowners’ questions.

Any additional assignments requested by the President of the BOD.

Actively participate in discussions and decision-making process regarding WHP issues.

Pre-Meetings start at 8:00 a.m. and Meetings start at 10:00 a.m. There is no “end time” for meetings they last anywhere from 30 minutes to more than four hours and occasionally, there are meetings immediately following (ECC appeal meetings, meetings with committee members...).

President

• *The President must have one (1) year experience as a Board member.*

• *The President may hold only one office.*

• *Preside at all meetings of the Board and the membership (homeowners).*

• *See that orders and resolutions of the Board are carried out.*

• *Sign all contracts, leases, mortgages, deeds and other written obligations of the Association.*

• *Shall have all the general powers and duties, which are vested in the office of a non-profit corporation.*

Vice President

• *The Vice President may hold any two (2) or more offices.*

• *The Vice President shall take the place of the President and perform his/her duties whenever the President shall be absent or unable to act.*

Treasurer

• *The Treasurer is the financial officer of the Association and shall keep, or cause to be kept by assignment of responsibility, a complete set of books showing the financial condition of the Association; a separate financial account for*

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each member; have charge and custody of, and be responsible for, all funds of the Association; deposit or cause to be deposited, all funds of the Association in a local banking institution selected by the Board in the name of White Horse Community Association, Inc.; receive, or cause to be received, receipts for all funds due and payable to the Association; disburse, or cause to be disbursed, the funds of the Association in accordance with the instructions of the Board; give to the President, at the President's request, and account of the Treasurer's transactions and the financial condition of the Association; and perform, or cause to be performed, all other duties incident to the office or as prescribed by the Board.

- *Review all emails regarding any BOD business and provide prompt responses.*

- *With the assistance of other BOD members, develop annual budget.*

- *Attend all meetings, including but not limited to pre-in-person meetings, in-person meetings, zoom meetings, ECC appeal hearings, and special meetings with homeowners and/or vendors.*

- *Actively participate in discussions and decision-making process regarding WHP issues.*

- *Actively participate in WHP in-person meetings – speaking on topics of interest and answering homeowners' questions.*

- *Any additional assignments requested by the President of the BOD.*

Secretary

- *The Secretary may hold only one office.*

- *Utilizes Robert's Rules of Order to prepare meeting minutes.*

- *Keep, or cause to be kept, the minutes of all meetings, and proceedings of the Board and of the members; he/she shall have charge of the books and such other papers as the Board may direct; and he/she shall, in general, perform or cause to be performed, all the duties incidental to the office of Secretary, including overseeing*

counting of votes at meetings of the Board.

He/she shall serve notice of the meetings of the Board and of the members, keeping appropriate current records showing the members of the Association together with their email addresses.

- *Take and cause to be kept minutes for all special meetings such as Zoom.*

- *Take and cause to be kept minutes for all ECC Appeal Hearings.*

- *Submit drafts of all minutes to fellow BOD members, and once approved, submit to WHP office for distribution as necessary, and submit to webmaster for posting on WHP website.*

- *Review all emails regarding any BOD business and provide prompt responses.*

- *Assist other BOD members with developing annual budget.*

- *Compile and submit an agenda to be distributed to the WHP office and webmaster of WHP website for each open meeting for homeowners.*

- *Responsible for conducting the Annual Meeting each year; responsible for the Election Committee and setting up election protocols.*

- *Attend all meetings, including but not limited to, pre-in-person meetings, in-person meetings, zoom meetings, ECC hearings, and special meetings with homeowners and/or vendors.*

- *Actively participate in discussions and decision-making process regarding WHP issues.*

- *Actively participate in WHP in-person meetings – speaking on topics of interest and answering homeowners' questions.*

- *Any additional assignments requested by the President of the BOD.*

- *The newly elected Secretary shall take and cause to be kept minutes of the first election of officers immediately after the Annual meeting."*

We also have three (3) amendments to be voted on at this meeting that greatly benefit owners. You must be present to vote so please plan to attend.

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July 25, 2026 at 10:00am in the clubhouse:

First meeting with newly elected Board members.

September 26, 2026 at 10:00 in the Clubhouse:

We would like to “thank” those homeowners who have reached out to volunteer for various committees, and we will have the sign-up sheets at our May meeting as well.

Payment Posting Updates:

The payment process currently applies payments to accounts (beginning with the oldest balance). This process helps to keep owner accounts more current and avoid going to collections and remain in good standing. However, many homeowners have said in several meetings and emails they were not happy with this method of recording payments.

We have been working with the bank and accountant to make changes to accomplish what you are asking for. We have come up with a process and made what changes we can.

Beginning May 1st, 2026, once the report is uploaded to QuickBooks, the office will review the payments and apply them to your account as you indicated.

Please understand, in making this change if you have any past open invoices, they will keep aging. No payments will be applied to these balances without your direction to do so.

We encourage all homeowners to make sure account balances are up to date.

Below are the following links provided for those who may not have them:

Direct Biller (link used to pay online)

<https://secure.directbiller.com/search/farmers-bank-of-willards/>

Method (link used to review your account in QuickBooks)

<https://signin.methodportal.com/whp>

Reserves:

We have had many questions regarding our reserves. The company that performed our study often provides podcasts regarding reserve studies in general. We thought it would be beneficial to share information with owners.

Below is the link to one of the podcasts:

<https://www.buzzsprout.com/2173556/episodes/18932429?t=1>

(hold the “Ctrl” button and click on the link) this should take you directly to the podcast)

We would like to thank our staff and volunteers for all their hard work and we look forward to seeing everyone at the May meeting.

Best,
Tammy, Val, Terri, John & Leroy

From the Park Manager:

As we begin another great season at White Horse Park Community, we would like to welcome back all residents and guests. We hope everyone had a wonderful off season. We are looking forward to a safe, relaxing, and enjoyable summer.

The pool will open on Saturday May 23 at 10 a.m. Hours will be 10 to 8 Sunday through Thursday. 10 to 10 on Friday and Saturdays.

Please have your new pool passes and the new code to enter the pool. We will email the code for the gate to all homeowners. You can pick up pool passes at the office.

Management, office and maintenance teams have been hard at work preparing the park for the season. Spring cleanup, landscaping, common area maintenance, and inspections have been made to help ensure the community is ready for residents returning for the warmer months.

Residents are encouraged to:

- Inspect their lots and exterior areas. ECC inspections will begin this month.
- Homes, decks & sheds should be power washed. Weeds sprayed or pulled and bushes trimmed. Please follow ECC Guidelines. A list is included in this newsletter.

- Check water, electric, and utility connections...Report any problems to the office
- Report any maintenance concerns promptly
- Keep lots clean and free of debris. Cars and yard furniture should be moved for grasscutters.

To help maintain a safe and welcoming environment for everyone, please remember:

- Observe speed limits and parking throughout the park.
- Speed limit throughout the community is 10 MPH. The speed limit is for everyone (adults and children), driving and/or riding anything,
- Motorized bicycles may be operated by licensed drivers ONLY, and must obey 10 mph speed limit and all posted traffic signs

Thank you to all residents for your continued cooperation and community spirit. We look forward to a successful and enjoyable season together.

We truly appreciate our volunteers and hope to have more community members sign up to be a volunteer on one of our committees.

Wishing everyone a safe and happy May! And Happy Mother's Day to all our Moms and Grandmoms! Enjoy!

Janice

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 Direct Biller online.

Dues are \$176. Per month.

LINK to AliasWire ON WHP WEBSITE (www.whpca.org): Go to the website and click on the "Financials" heading. There is a link to log onto AliasWire; click and follow the instructions. Write LOT # on ALL CHECKS

ECC Committee Update:

The annual ECC inspection will begin soon! You may receive a 2026 inspection checklist showing the items the ECC noted at your property. There will be re-inspection 30 days after you receive the notice. If, at that time, the items have not been corrected, the ECC will be at liberty to issue a fine.

Of note, please submit complete ECC applications to the office, please include any sketches, photos, color swatches, and measurements, to the best of your ability so that we may review and approve your application as quickly as possible. As much information you can provide will be greatly appreciated. Reminder, consult the ECC Guidelines for any improvements to your property. An ECC Checklist is attached at the end of this newsletter.

SEASONAL OFFICE HOURS:

Monday thru Saturday: 8 AM to 4 PM
Bath Houses and Laundry rooms are now open from 6 AM to 11 PM daily

PLEASE CHECK YOUR CARBON MONOXIDE AND SMOKE ALARMS THAT THEY ARE IN WORKING ORDER-IF YOU HAVE FIRE EXTINGUISHERS, MAKE SURE THEY ARE UP TO DATE

With Deepest Sympathy



Lot 230 John Yodichkas

Our condolences to Marcia and her family for your loss.

Lot 180 Linda Underwood

Our deepest sympathy to John and your family for your loss.

MARINA NEWS

Hi All,

Just a quick reminder that June 1st is just around the corner. Watercraft and trailers must have the 2026 White Horse Sticker by that date, so if it has slipped your mind, be aware to stop in the office and purchase your stickers. The current price for watercraft stickers is \$150.00.

A reminder that one sticker should be placed on the watercraft on the port side, near the State Registration Stickers, and the other sticker should go on the stanchion post that supports the winch so as to be visible even when the boat is covered.

Thanks,
Phil Wood
410-375-2850

Coast guard auxiliary will be holding safety inspections in the park for our boaters on June 20th, at 10:30 a.m..

WHP BY-LAWS AMENDMENT

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Proposed WHP By-Laws Amendment

Submitted by: Tammy Franklin

Submitted to the BOD: January 7, 2026; Submitted to WHP Homeowners: March 28, 2026

Proposed Amendment

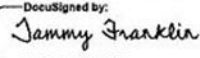
ARTICLE VI, The Board of Directors, Section 13 (to be added after Section 12 – 2022 Amendment)

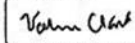
The Board of Directors shall not grant or convey, nor shall they authorize anyone else to grant or convey, any part or portion of White Horse Park common ground to anyone (person, entity, or otherwise) via deed, easement agreement or any other legal vehicle without:

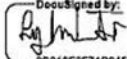
- a Special Meeting of the Members of the Association being called as outlined in, and in accordance with, WHP By-Laws ARTICLE V, Sections 4, 5 and 6 (Page 6);
- a written petition regarding the specifics of the proposed granting or conveyance of any part or portion of White Horse Park common ground via deed, easement agreement or any other legal vehicle being provided to all property owners not less than thirty (30) days nor more than sixty (60) days before the date of the Special Meeting; and
- an affirmative majority vote of a quorum for a Special Meeting (a minimum of twenty (20%) percent of the total property owners (93 lots) of the Association), in favor of the proposed granting or conveyance of said part or portion of White Horse Park common ground.

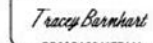
Reason why amendment is being proposed: I, Tammy Franklin, believe that no five people, nor any Board of Directors, should have the right to, be able to, or authorize someone else to grant or convey White Horse Park common ground to anyone. White Horse Park common ground belongs to each and every White Horse Park homeowner equally. Therefore, each and every White Horse Park homeowner should have a say in any proposed granting or conveyance of any part or portion of White Horse Park common ground.

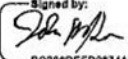
Required Signatures

DocuSigned by:

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Originator: Tammy Franklin

Signed by:

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Member in Good Standing:

DocuSigned by:

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Member in Good Standing:

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Member in Good Standing:

Signed by:

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Member in Good Standing:

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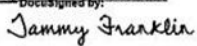
ARTICLE VI, The Board of Directors, Section 1. (k) (to be added after Section 1. (j))

The Board of Directors shall:

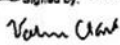
- (k) follow Maryland state and local laws regarding HOA reserve requirements, including but not limited to:
- conducting a reserve study at least every five years, using a qualified professional with a current license from the Maryland State Board of Architects or the Maryland State Board for Professional Engineers; or using a professional that is currently designated as a reserve specialist by the Community Association Institute or as a professional reserve analyst by the Association of Professional Reserve Analysts;
 - based on the following five-year projection of the current/latest reserve study (since a new reserve study will be conducted at least every five years and updated information will be provided), providing for adequate capital funding in the annual owner assessment budget to complete the recommended repairs and replacements to properly maintain the community, its infrastructure and its amenities and/or meet minimum legal capital contribution requirements, whichever is greater;
 - based on the following five-year projection of the current/latest reserve study (for the same reasons provided above), engaging, or causing to be engaged, competent and qualified professionals to properly complete the recommended repairs and replacements to the community, its infrastructure and its amenities, in accordance with the schedule outlined in the current reserve study, or at such time that reasonably reflects the observed remaining useful life of reserve components; and
 - disclosing the annual capital funding requirements and the use of reserve funds in reports to owners to ensure compliance with Federal and State tax laws.

Reason amendment is being proposed: Although WHP has been proactive and is in good shape regarding funding our reserves accounts, recent changes to Maryland law put in place certain requirements that must be followed to ensure that our community, its infrastructure and its amenities are properly maintained. I am submitting this proposed amendment to make it a requirement of the Board of Directors to follow those Maryland law requirements.

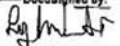
Required Signatures

DocuSigned by:


Originator: Tammy Franklin

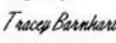
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Member in Good Standing:

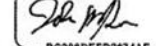
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Member in Good Standing:

Signed by:



Member in Good Standing:

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Member in Good Standing:

Proposed Changes to Bylaws

- **Current Bylaw:**

Article V

Section 3. A quorum at the annual meeting for the purpose of electing a board member(s) shall consist of twenty-five (25%) percent of the total property owners (116 lots) eligible to vote in person or by Absentee Ballot. A quorum for all other business conducted during the annual meeting, requiring a vote of the membership, shall consist of 15 (15%) percent of the total property owners (70 lots) eligible to vote in person only.

- **Proposed Amendment:**

Section 3. A quorum at the annual meeting for the purpose of electing a board member(s) shall consist of twenty-five (25%) percent of the total property owners (116 lots) eligible to vote in person or by Absentee Ballot. A quorum for all other business conducted during the annual meeting, requiring a vote of the membership, shall consist of 15 (15%) percent of the total property owners (70 lots) eligible to vote in person *or by Absentee Ballot (and/or electronic voting if/when available).*

Conclusion

Amending the bylaws to include mail-in or electronic voting is a reasonable and necessary step toward ensuring fairness, full participation, and greater community unity. It will provide owners with more flexibility, making it easier for everyone to have their voices heard. I encourage the board to consider this proposal and initiate the necessary process to amend the bylaws accordingly.

Thank you for your time and consideration.

Sincerely,
Pauline Polaski
Lot #112
January 29, 2026

Linda Fisher Lot #65
Natalie Foran Lot #11
Terri Johnston #121
Tammy Franklin #314



2026 YEARLY INSPECTION

ECC CHECKLIST

Each year the ECC Committee inspects the grounds and homes in White Horse Park to ensure the beauty of our lovely neighborhood. The following is a list of items to help you make sure your property is following ECC Guidelines.

GROUNDS

- ☐ Weeds are the sole responsibility of the homeowner
- ☐ Weeds around skirting A 3½ inch border is required to avoid damage to the skirting from grasscutters. ☐ Grass overgrown
- ☐ Debris - no excessive debris anywhere on your property, No standing water.
- ☐ Trees, bushes, etc. overgrown - need to give clearance for mowers. Make sure they are not infringing on your neighbor's property or covering your electric meter.
- ☐ Excessive ornamentation
Ornaments cannot be on the grass as they will impede mowers

HOUSE AND SHED

- ☐ **House number - at least three (3) inches-You will receive a mandatory fine for not having house numbers- you will NOT get a warning.**
- ☐ Mold and/or Excessive mold anywhere on your home. ☐ Needs Painting
- ☐ Roof needs patching, repairing or replacing ☐ Trim/Shutters need painting/cleaning
- ☐ Broken windows
- ☐ Skirting needs attention ☐ Border around skirting
- ☐ Mold and/or Excessive mold-anywhere on shed ☐ Needs painting
- ☐ Rotting siding/trim
- ☐ Roof needs patching, repairing or replacing

DECK

- ☐ Mold and or Excessive Mold – anywhere on your deck
- ☐ Warped planks ☐ Missing planks ☐ Weeds
- ☐ Railing needs attention



Clubhouse Corner – May 2026

Lynn Redding, Clubhouse Chair

Hopefully this chilly weather, strong winds and rain will end soon and we'll all be back in our Happy Places!

We have a lot of events scheduled for this summer and I would like to thank all the volunteers who have stepped up to host or help at the events.

May Events

May 16 – 6-8 - **Ice Cream Social** – Walt & Betty Michalak

May 22 – 5:00 - **Memorial Day weekend Happy Hour Kick Off** at the Pavilion! –

Bill Woodward will be hosting Happy Hour Friday this year and has some fun themes planned. This is an informal event where we gather with neighbors at the Pavilion on Friday's at 5:00 for some great music, BYOB and a snack to share if you like. The Happy Hour schedule is posted in the office and will be on the billboard at the pool.

May 23 – 10:00 – BOD Meeting

May 23 – 2:00 **Memorial Day Cookout** – Lynn Redding/Pat Macola - Hot dogs, Burgers & Italian Sausages, Potato & Macaroni Salad, Sodas & Water. Need volunteers. Reserve & purchase tickets at the office. \$8.00 Adults, \$4.00 Kids 4-12, Kids under 4 free. Check or credit card only.

May 24 – 9:30 - **Memorial Service at the Marina** – Terri Kohler & Laura Bivona

This is a beautiful ceremony to celebrate those we loved and lost, several that were our neighbors in the park and for all of those that sacrificed their lives for our freedom.

Take this opportunity in remembrance of them by placing a flower in the Memorial Wreath.

May 24 – 9-11:00 - **Coffee & Donuts** – Sandy Morgan & Jon Gilmore – Love donation

May 29 – 5:00 - **Happy Hour at the Pavilion** – Bill Woodward – BYOB and a snack to share!

May 30 – 6:30 - **St Jude's Charity Bingo** – Lynn Redding – All Proceeds go to St. Jude's. We need food & gift basket donations & volunteers to serve food or sell raffle tickets.

\$5.00 admission at the door to receive 1 card and 1 door prize ticket. Extra cards \$2.

We are still in need of volunteers and donations for this bingo.

Please let me know if you would like to volunteer to help serve food or if you could donate a raffle basket, a dessert or a gift card from a local business for this event.

Page 2 Clubhouse

June Events

June 5 – 5:00 - **Happy Hour at the Pavilion** – Bill Woodward

June 6 – 6-8:00 - **Ice Cream Social** – Walt & Betty Michalak - \$1.00 per scoop, free toppings

June 12 - 5:00 - **Happy Hour at the Pavilion** – Bill Woodward

June 13 – 8-8:30 - Dark - **Family Movie Night at the Park –Dolphin Tale 2** - Laura Bivona

Bring your own chair or blanket to the recreation area for a family night full of fun!

Grab your walking tacos, popcorn, snacks & drinks that will be on sale & enjoy the show!

June 19 – 5:00 - **Happy Hour Pool Party** – Bill Woodward

June 20 – 6-8:00 - **Ice Cream Social** – Walt & Betty Michalak - \$1.00 per scoop, free toppings

June 27 - 10:00 - **Annual General Meeting – Ocean Pines Community Center**

June 27 - 1:00 –**Annual General Meeting Attendees Picnic** – Tickets for this event will be given to attendees for them and their family at the meeting. Tickets will NOT be available in the office OR at the door.

June 28 – 9-11:00 – **Coffee & Donuts** – Sandy Morgan & Jon Gilmore

This may not be the correct format for me to express my opinion regarding admission to the Annual Picnic so consider this my explanation and my observation.

Last year at the Annual Meeting we did not have enough in attendance to meet the quorum to pass the amendments but had max capacity of attendees to the free picnic following the meeting.

Therefore, this year as the clubhouse chairman I have taken it upon myself and informed the BOD that tickets to the picnic will be given to only those attending the meeting and their immediate family at the registration table.

I feel we all have a responsibility as homeowners to at least attend the annual BOD meeting where amendments are reviewed and approved providing we have a quorum to do so.

What I found most interesting was there weren't enough attendees to vote in an amendment that would allow those homeowners who could not attend the meetings in person the right to vote! Isn't that ironic!

So please consider attending the Annual BOD meeting this year and I hope to see you at the picnic!

Respectfully submitted,
Lynn Redding
Clubhouse Chair

Financial Report Summary for March 2026

The March 2026 financial report revealed:

The YTD net operating income variance was **(\$170,465)**.

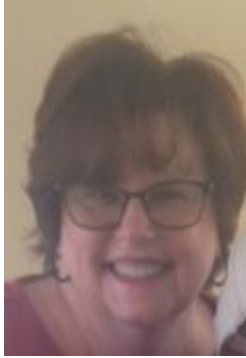
This was primarily due to unforeseen expenses with our infrastructure and the discontinuing of the bulk cable service.

The March net operating income variance was **(\$54,995)**.

The total reserve fund YTD balance reached \$655,734 and for this fiscal year to date \$137,058 has been contributed. However, during the first ten months of the fiscal year, a total of \$88,336 reserve funds has been used to maintain the community property.

Our Accounts Receivable Aging (over 90 days) decreased from \$7,737 in February to \$7,697 at the end of March and the amount in collections decreased from \$8,387 in February to \$3,815 at the end of March.

As a reminder, our fiscal year is April 1st – March 31st each year.



Valerie Clark
372 Seahawk
Email: vclarkwhp372@gmail.com
Phone: 301-775-2590

White Horse Park Neighbors,

My husband Sam and I bought our home in WHP in December of 1999 and have enjoyed every day we've been able to spend in the park since. We are both retired spending our summers here at the park and our winters in Florida. I am currently coming to the end of my first term serving on the Board and have decided to run for re-election. I would like to mention that during my term I'm thankful for the opportunity to work with other wonderful, caring, hardworking and dedicated homeowners also serving on the Board & various committees. I am currently serving as Vice President & Treasurer for the association which I was asked to assume about a year and a half into my 3-year term.

The Board is entrusted with protecting and enhancing our community's most important assets – its finances, its property and the quality of life for everyone who lives there. We also have a fiduciary duty which means we are legally obligated to act in the best interests of the entire community, not ourselves or any single homeowner.

My career experience in management, teamwork, communication skills, creating and revising budgets, developing and revising operational policies and procedures along with my 3-year term gives me a solid foundation to adhere to the duties of the Board.

My goal in continuing as a member of the Board is to do my very best to represent all owners with honesty, communication and integrity while also demonstrating the ability to provide the legal and ethical obligation to act in the utmost good faith and loyalty on behalf of all homeowners.

Please feel free to contact me with any questions or concerns.

Thank you in advance for your consideration.



**11647 Beauchamp Road
Berlin, MD 21811**

