

WHITE HORSE PARK TIMES



2026

Greetings from the BOD:

Dear WHP Homeowners,

June Greetings!

Slowly more homeowners are arriving at the park. It's nice to see the park come alive with activity. Thanks to all who turned out for the May meeting on Saturday. We had a nice turn out and hope to see everyone at our next meeting.

Our Memorial Day events were spectacular. Thanks to Lynn, Pat, Jimmy, Charlie and all the volunteers who hosted a wonderful Memorial Day indoor picnic. Laura & Terri organized a beautiful memorial service on Sunday morning at the pier. This is a yearly event to honor those who lost their lives during war and all those who are no longer with us. Mike and Laura's grandson Landon sang our National Anthem and did a fabulous job. After the ceremony Joe & Phil carried the wreath

via boat out to the river and Phil laid the wreath in the water to the historic Ronald Regan Memorial Day Speech. Also Sunday morning was our first of the season "Coffee & Donuts" thanks to Jon, Sandy, Terry, Andres & Sophie. The weather may have been gloomy, but our spirits were bright.

We ended out the month with our first charity "Bingo" of the season was Saturday May 30th and benefited St Jude's Children's Hospital.

Our Friday Happy Hours at the pavilion continue to be a success. They have been a big hit with everyone enjoying a good time. Let's give "Wild Bill" a shout out for putting together the happy hour event schedule.

We would like to thank Phil, Ric, Jamie, Bill, Mike, Sam, Terri & Val for taking the time to review the many copies of plans from the office to locate water, sewer and electric.

We have been working on locating the main water valves and have found most

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of them. However, some are possibly covered by the road or may be located on the front easement of your property. We have volunteers who will be assisting us to locate those water valves. Once we have the valves located, we will follow up with the next steps. We must ensure that all valves are in working order & determine which homes they service.

We have electrical panels throughout the park but don't have current information as to what homes or buildings each breaker within those panels service. This is something that should be identified as soon as possible. Most likely in the first two weeks of June (weather permitting) we have an electrician who will be working in the park, along with some volunteers, to get everything labeled. We will then make sure to have this information in the office for reference. This is extremely important due to emergencies where power would need to be turned off to affected units. Especially considering the unit that caught fire over Memorial Day weekend.

With these two projects and ECC inspections you will most likely see people on or around your property. Please be respectful and kind.

Gate Update:

As many of you know, our gate system went down in May. We just had a new system installed and will be issuing new gate cards to all homeowners. Each lot will be given 4 gate cards and homeowners who have rental units will receive 1 gate card to replace the one they were required to purchase for

renters when they registered their unit as a WHP rental property. Additional gate cards may be purchased in the office with a maximum of 6 cards per lot. Old gate cards will not work and can be discarded.

The office will notify homeowners when the new gate cards have been tested and are ready to be picked up. In the meantime, we have asked Janice to notify the guards that they are required to stop and address anyone entering the park to obtain owner or visitor status. They are to follow the existing procedure for visitors. If you have an experience where the guard is not doing this, please let the office and/or the Board know. Also, guards will remain at the front gate until fixed which means they will not be making rounds.

Meeting Dates:

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

There are currently four positions open on the board and only one candidate running. Although to some it seems unnecessary to mail out ballots and return them, it is mandatory based on our governing documents.

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.

Please attend the annual meeting. We must have a quorum which consists of 70 lots in attendance to

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vote for the amendments. You will receive your ticket for the free cookout after the meeting. We will also have a drawing for 2 tickets to the Labor Day Picnic and 2 tickets to the August Crab Feast.

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, if interested please reach out to committee chairs, office or the board. We can never have too many volunteers and they are all appreciated.

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

Best,
Tammy, Val, Terri, John & Leroy

From the Park Manager:

June is a great month and it's finally here! The pool is open, kids are out of school, the weather is wonderful and we are starting another summer season at WHP. We welcome all to White Horse Park.

We will be having our ANNUAL MEETING on June 27th at 10 a.m. It will be held at the Ocean Pines Community Center in the Assateague Room. Please attend this meeting. It is important that we have enough homeowners attending to meet the requirements for voting on three amendments. This is the only time that an amendment can be voted on so we need your attendance. Ballots for voting on these will be handed out at the Annual Meeting. All of those attending will also be receiving tickets to attend the Picnic after the meeting.

Thank you for your patience while we get our new gate card system set up. The gates will remain open until the new cards are programmed. Each homeowner will receive 4 new gate cards to be picked up at the office. You can purchase a fifth one if needed later. Your old gate cards will not work but we can reprogram them, please turn your old ones into the office when you pick up your new cards.

If you haven't already picked up your new pool passes, they are ready at the office. You will be asked for passes at the pool.

Please be mindful when you see the roll off dumpster is full. Wait until it is emptied and returned to add trash. The trash company will not be able to empty it if it is overfilled. They can and have

refused to take it. Also, check out the new guidelines on what is allowed in the roll-off and household dumpsters. You can find that information on our website. Our web guy does a great job of designing and updating our website. Check it out for any information you may need or just have a look.

Please remember that electric bikes and scooters are only to be ridden by licensed drivers, 16 and older. The speed limit for all bikes, cars, and scooters is 10 mph. If your children or grandchildren have motorized bikes and scooters, please leave them at home. Our roads are small and we need to keep everyone safe.

Lots of great things are happening at the Club House this summer. This month there is Happy Hour every Friday at 5 pm (except the night before the annual meeting). Everyone gathers at the pavilion for music and fun. BYOB and Snacks to share if you wish.. For all attendees to the Annual Meeting, you will receive a free ticket to the BOD Picnic. The menu will be hamburgers, hot dogs, potato salad, macaroni salad and soda and bottled water. Attendees will also receive a raffle ticket to win tickets to the Fourth of July Celebration and the Crab Feast.

Other events this summer will be Movie Night, Ice Cream Socials, Bingo, and Coffee and Donuts. Join the fun, volunteer to help, and meet your neighbors!

Thanks to everyone for making WHP a great community!

Have a fun and happy summer! 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 has begun! 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

The pool is now open!

Sunday-Thursday 10am-8pm

Friday-Saturday 10am-10pm

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.



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Lot 14 John & Haley Ewell

Lot 91 John & Melanie Suthard

Lot 219 Don & Shannon Benson

Lot 273 David & Kim Henderson

Clubhouse Corner – June 2026

Lynn Redding - Chairman

We had a smaller crowd at our St. Jude's bingo but a generous one.

We raised \$462 for St. Jude's Children's Research Hospital.

I want to recognize Ron & Gloria Stewart and Susan Waskey who couldn't attend the bingo but graciously made a monetary donation.

Thank you Tim Mummert my favorite bingo caller and Pat Macola, Julia Mummert, Betty Michalak, Laura Bivona, Nelda Eldreth, Erin Brown, Valerie Clark, and Sylvia Devilbiss, Sophie Canales & Sandy Morgan for helping out &/or donating food or gift baskets.

Our next charity bingo for Wounded Warriors will be on Saturday June 27th.

Doors open at 6:30 & bingo begins at 7:00. We need to support those whose service & sacrifice made our American independence possible!

Gary & Donna Holowis have donated a brand-new Turkey Fryer for this bingo and Val & Sam Clark donated the gift card they won at the St. Jude's bingo to our Wounded Warrior bingo!!!

I really appreciate these very generous homeowners.

If there are any homeowners who cannot attend our bingo but would like to donate to this charity please call or text me. 443-255-0582.

Our charity bingo in July is for Ronald McDonald House and I thought it might be interesting to have a pull tab challenge.

The Ronald McDonald House has a program called "Pull for the House that Love Built!"

They take donated pull-tabs to a local recycling center where they are redeemed for cash.

This money is used to purchase gas for our shuttle that takes the families to and from area hospitals.

Bring your pull tabs to the Clubhouse during the Ice Cream Social on July 18th. The homeowner with the most pull tabs will be announced at the Ronald McDonald House Bingo on July 25th.

Many of you are already aware that there is a pull tab jar in the clubhouse but I don't think it is being utilized as much as it could be so, to reinforce this program one of our talented homeowners is going to make a pull-tab box that will be placed in the pavilion to gather pull tabs during happy hour and other clubhouse events.

Speaking of events, we have a busy schedule of events this month & in July.

Friday June 5th – 5:00 - Happy Hour at the Pavilion

Friday June – 12th – 5:00 - Happy Hour at the Pavilion

Saturday June 13th 8:00 - Mark your calendar for Saturday June 13th **8:00** for outdoor movie night!

Family Movie Nite hosted by Laura Bivona.

Bring your chairs or blankets & BYOB & enjoy the movie **Dolphin Tail II** a great family movie!

Betty & Walt Michalak will be selling ice cream at 8:00 & a snack bar with walking tacos, candy & snacks will also be for sale.

June 19th – 5:00 - Happy Hour at the Pavilion – BYOB & a snack to share if you like & meet your neighbors!

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June 26th – No Happy Hour

Saturday June 27th 10:00 Annual General BOD Meeting – Ocean Pines Community Center

Tickets for the Annual BOD Picnic will be given to those attending the meeting.

Tickets will not be available in the office or at the door for this event.

Attendees of the meeting will also receive a raffle ticket that will be entered in 2 drawings during the meeting for 2 free tickets to the 4th of July Picnic on July 4th and 2 free tickets to the Labor Day Crab Feast on Sept.5.

12:30 – 2:30 - BOD Annual Picnic – Hot dogs, Burgers, Potato Salad, Macaroni Salad, Sodas, Water.

Again free tickets will be distributed to those homeowners attending the meeting and will not be available for free or for purchase in the office or at the door for this event.

6:30 – Doors open - Wounded Warrior Bingo- Bingo begins at 7:00 - \$5 admission – 1 card and door prize ticket. Food, Powerball, raffle basket & 50/50 tickets extra.

And remember, we have a Turkey Fryer & Pines Public House gift certificate up for grabs! I'll be posting a picture of the Turkey Fryer on the Friends of WHP Facebook page. I am still in need of volunteers, gift baskets & food donations.

Sunday June 28th – 9-11:00 - Coffee & Donuts – Hosted by Sandy Morgan & Jon Gilmore

America's 250 Year Celebrations & July events.

Friday July 3rd – 5:00 - Happy Hour – Come kick off the weekend of America's 250th Birthday

Saturday July 4th – 9:30 – 4th of July Bike Parade – Decorate your bikes & parade around the recreation/pool area. Riders will be judged for best decorated bike in age groups and awards will be presented. Donuts, coffee and juice will be offered.

1:00 - Golf Cart Parade – Decorate your golf cart and join the parade throughout the entire park. You don't have to leave your home to enjoy the parade!

2:30 – America's 250 Year Birthday Picnic – Pulled Pork, Fried Chicken, Hot dogs, baked beans, coleslaw, potato salad & macaroni salad. Sodas & Water. BYOB Adults - \$15, Kids 4-12 - \$10, kids under 4 free.

Call or visit the office to purchase or reserve your tickets. Check or Credit Card only. Deadline for tickets is Wednesday July 1st. Dessert donations are appreciated.

July 10th – 5:00 – 10:00 – Happy Hour at the Pool – Wear your bathing suit & bring a towel and join us for a lot of Wet Fun!

July 11th – 12-2:00 - Hot dogs/Walking Tacos at the Pavilion – Kids crafts

July 17th 5:00 - Happy Hour at the Pavilion – Disco night – Come dressed in your best 70's Disco gear and dance to the Disco Hits!

July 24th – 5:00 - Happy Hour at the Pavilion

July 25th – 10:00 - BOD Meeting

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6:30 - Ronald McDonald Charity Bingo- Doors open at 6:30, bingo begins at 7:00. \$5 admission – 1 Bingo card & 1 door prize ticket. Food, powerball, raffle basket & 50/50 tickets are extra.

Volunteers and donations of raffle baskets & desserts are needed.

Pull Tab Challenge Winner Announcement

July 26th – 9-11:00 – Coffee & Donuts

July 31st – 5:00 - Happy Hour at the Pool - Wear your suit & bring a towel and join us for a lot of Wet Fun!



**ANNUAL BOD MEETING
JUNE 27TH 10:00 AM**

**DIRECTIONS TO THE ANNUAL BOD
MEETING**

JUNE 27TH- 10:00 AM

DOORS OPEN AT 9:45 AM

ZOOM WILL NOT BE AVAILABLE

PLEASE BRING YOUR ID

Ocean Pines Community Center - 235

Ocean Pkwy, Ocean Pines, MD 21811

Directions:

- 1) Leaving WHP, turn right onto Beauchamp Rd.
 - 2) Take the first left onto St. Martins Lane.
 - 3) At the Stop Sign, Turn left onto Ocean Parkway and then turn left into the Community Center (large building on the left - parking in the rear).
- Note: The entrance to the Meeting Room is located in the back of the building, near the parking lot. The Meeting starts at 10:00am on June 27th.

There is a 10:00 am deadline if you plan on dropping off your Election Ballot and Amendments at the Annual meeting



In the Assateague Room

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

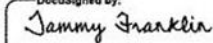
ARTICLE VI, The Board of Directors, Section 13 (to be added after Section 12 – 2022 Amendment)

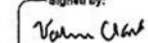
The Board of Directors shall not grant or convey, nor shall they authorize anyone else to grant or convey, any part or portion of White Horse Park common ground to anyone (person, entity, or otherwise) via deed, easement agreement or any other legal vehicle without:

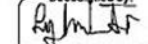
- a Special Meeting of the Members of the Association being called as outlined in, and in accordance with, WHP By-Laws ARTICLE V, Sections 4, 5 and 6 (Page 6);
- a written petition regarding the specifics of the proposed granting or conveyance of any part or portion of White Horse Park common ground 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.

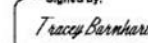
Reason why amendment is being proposed: I, Tammy Franklin, believe that no five people, nor any Board of Directors, should have the right to, be able to, or authorize someone else to grant or convey White Horse Park common ground to anyone. White Horse Park common ground belongs to each and every White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

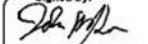
Required Signatures

DocuSigned by:

5AB8124CE94243B
Originator: Tammy Franklin

Signed by:

1A8834E498414DA
Member in Good Standing:

DocuSigned by:

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Member in Good Standing:

Signed by:

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Member in Good Standing:

Signed by:

BC788DEFD2874AE
Member in Good Standing:

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

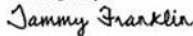
ARTICLE VI, The Board of Directors, Section 1. (k) (to be added after Section 1. (j))

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.

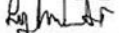
Required Signatures

DocuSigned by:


Originator: Tammy Franklin

Signed by:


Member in Good Standing:

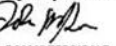
DocuSigned by:


Member in Good Standing:

Signed by:



Member in Good Standing:

DocuSigned by:


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



11647 Beauchamp Road
Berlin, MD 21811

