

WHITE HORSE PARK TIMES



2026

Greetings from the BOD:

Dear WHP Homeowners,

September Greetings!

Due to computer and software issues, we could not create the newsletter, so we are combining August & September.

Summer seems like it's going by way too fast. It's been so nice to see everyone enjoying the park. We are fortunate to have amenities that everyone can enjoy. Homeowners are utilizing the pool and it's nice to see so many children having fun. We have had some wonderful events and still have more in store for September.

As a reminder, the pool will remain open until September 27th this year with the same hours. Starting on Tuesday, September 8th the pool will be open with no lifeguards on duty. If you would like to use the pool while there are no lifeguards on duty, you will be using it at your own risk and no one under the age of sixteen (16) is permitted in the pool area unless they are accompanied by an adult.

The parking lines by the marina seem to be working well for our boaters and the golf cart parking areas seem to work well also.

Our Friday night happy hour continues to be a success and has created an environment for us all to enjoy ourselves and meet new people.

Our community is dependent on volunteers, so if you are interested in joining a committee or running for the Board, you can contact the Board or the office via email, and someone will get back with you. As we come into the parks off season, this is a perfect time to plan events for the next year. Over the years we have been fortunate to have volunteers, and you don't have to be on a committee to host or volunteer for an event and those who have volunteered in the past are very supportive and welcome new volunteers.

We would like to thank everyone that attended the July meeting. The draft of the meeting minutes is available on the website. During the meeting it was announced that after consulting with WHP's attorney, Doug Long (General Member) who received a writer-in vote would have an appointed term of 1 year and we plan to introduce a proposed amendment to the bylaws so that write-in votes will not be accepted in the future.

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The trash contract has been secured for another year. We would like to remind everyone that the large dumpster will be removed October 1st and will be brought back in April. We also want to remind everyone that the smaller dumpsters are for household garbage and broken-down boxes only. Recently, someone put a large gas grill in one of the smaller dumpsters. This is NOT allowed. If we had not discovered this and had our maintenance team pull the large gas grill out of the small dumpster, and it was put into the compacting part of the trash truck, it would have certainly damaged the compactor and WHP would have been liable for replacing the compactor. PLEASE do NOT put anything except bagged household trash and broken-down boxes in the smaller dumpsters. **The fine for not following the dumpster rules is \$250.**

After several repairs and software updates, the continuing computer issues severely hindered daily productivity. We sought information and estimates on the best value, and the refurbished office computers were replaced. The air conditioner in the office has only been working at 50% of the capacity, was serviced several times, and needed to be replaced. We obtained proposals and estimates for the best value, and the unit has been replaced.

Infrastructure: Our water, sewer & electric infrastructure is aged and unfortunately most of the repairs are not covered under what we pay for Reserves. Since last season we have had significant failures with our infrastructure equipment and that has taken a huge hit on our budget. In addition to handling small issues such as a tree root in a sewer pipe or a blown breaker, we must address some larger issues.

- **Sewer:** We have three pumping stations throughout the park

(located on Black Duck, by the pool and by the Skipjack bathhouse) and each one of them needed repairs when inspected. These repairs have been completed, and we have initiated a preventative maintenance schedule as well. We did have a recent issue with the pump on Black Duck. The pump had stopped and the well was full. We had to have an emergency pumping done on Sunday night and service call on Monday. Two electric breakers were blown and needed to be replaced. The company said it was most likely from lightning striking the electric box (the same night we had a tornado warning). These stations are underground and equipped with a “red light” alert on top of the cover. *If you see one of these red lights on, please contact the office or the guard immediately.*

- **Water:** The project to locate all the water valves in the street and in front of owner’s property has been completed. We are getting proposals to have all the valves inspected and hope to begin the work around the middle of October. Any faulty valves will be repaired and secured. In addition, we are having them confirm what units each valve services. Due to our aging infrastructure, we should refrain from having to shut off the water to the whole park as much as possible. We also repaired a water leak in front of the clubhouse due to broken water line.
- **Electric:** The project to identify which breaker boxes service each unit has been completed. We are in the process of having the breakers labeled and maintaining a list in the office. While getting this project done, we have found some owners that exceed the 50amp restriction.

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This is only NOT allowed but is a safety hazard as well. Each breaker feeds several units and if a pedestal on that breaker is set up for more than 50amps, you are putting all the homes on that breaker at risk. We plan to have an electrician check all pedestals and those with more than a capacity of 50amps will be changed. Our main breaker box located by the Skipjack bathhouse needs repairs and we are getting proposals for the work.

Reserve Study Cost: There was a question on the cost of our reserve study. In 2025 we chose the Loyalty-Update-Plan. A three-year engagement at \$1,110.00/yr to include 1 updated Reserve study (Level II) with a site visit (done in June 2025) and 2 updated Reserve studies (level I) with no site visit. We (the Board at that time: Tammy Franklin, Terry Lenhart, Valerie Clark, John McKinney and Michelle Flory) decided this was the best option for our park because our last study was 5 years ago, we had limited record keeping on replacement and updates on equipment and having three consecutive years of data would be an asset in making sure we are properly caring for our common ground real estate assets. It also provided us with consulting services by phone and online. It also provided us with an online “client center: containing a reserve calculator “uPlanIt”. This has been a very useful tool in planning how we are going to use Reserve funds and budgeting for the two years. At that time the new Board will decide to keep the same company and the type of Reserve Study they deem appropriate. We are paying a total of \$3,330.00 over 3 years for 3 studies. Thanks to the passed amendment, ALL boards must work with the reserve study as part of their fiduciary responsibility to maintain the common ground assets in the park. We should have the results of the most recent Reserve Study, just performed, very soon.

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

Last in-person meeting of the season & we hope to see you there and will keep you updated on zoom capability.

Website Management/Zoom: We would like to thank Jon Gilmore for the years of hard work and dedication to establishing our zoom capabilities and taking over website management. As a previous owner he has also volunteered his time for countless events, served on the Board and initiated our bike program. Along with Sandy, their combined dedication and hard work have been an asset to our community. Jon has decided to step away from providing zoom services for meetings and maintaining the website. Thankfully we have an owner, Kevin Johnston, who has been working with Jon and has agreed to take over the management of the website. We would also like to thank him and let him know he has our support and we look forward to working with him. We also have owners who have expressed an interest in providing zoom services for our in-person meetings. We have reached out to them and keep you posted.

Lastly, thanks to all our staff who work hard to keep the park operational for our enjoyment.

Best,
Tammy, Val, Karen, Joe & Doug

New Maryland Law regarding Short-Term Rentals

Governor Wes Moore approved House Bill 1221 on April 14, 2026. House Bill 1221 will become a new Maryland State law and go into effect in October of 2026.

According to the new law, among other requirements, short-term rental hosts in Maryland will be required to:

- Conspicuously post an evacuation diagram;
- Conspicuously post a list of emergency contacts;
- Provide a working fire extinguisher; and
- Provide a working carbon monoxide alarm as well as a working smoke alarm.

The new law also states that the carbon monoxide alarm and the smoke alarm must be:

- Installed and maintained in accordance with State, County and Municipal Fire Codes; and
- If multiple smoke alarms are required, each smoke alarm shall be interconnected with other smoke alarms so that the activation of one smoke alarm activates all smoke alarms in the rental unit; OR
- Comply with an alternative requirement authorized by the State Fire Marshall in consultation with the State Fire Prevention Commission.

FROM THE OFFICE:

Can you believe it's already September and the kids are back to school? It was an extremely hot summer and some of us are ready for cooler weather.

It's been a busy summer here at WHP, with lots of activities for everyone thanks to Lynn Redding. She did an awesome job with every event she planned.

Thank you for your patience with our new gate cards. There were some little problems with several homeowners, but it seems like everything is going smoothly now.

There was an issue with raccoons in the dumpsters, one was sick. Animal Control was called and the issue was taken care of. We were notified by a homeowner that some of the dumpster lids are broken. Republic has been notified and they will be out to fix them.

There are many complaints about people driving through the park at a high rate of speed. Please remember that the speed limit is **10 MPH**. Please advise your friends and family to be cautious. There were a lot of children in the park this summer, so safety is very important.

We are no longer calling each homeowner to let them know they have packages in the office. If you are expecting packages, you should get notice from the sender that they have been delivered. If you are expecting something and not sure if it's in our office, please feel free to call us.

We are collecting Toys for Tots in the office. We have a box in the lobby for your convenience if you would like to donate to this great cause.

Maintenance has been working hard clearing debris and maintaining the park grounds, Clubhouse and Bath houses. They are always available to help homeowners with minor issues. Should you have any concerns, please contact the office to see if this is something Maintenance can help you with.

Don't forget our last in person meeting is September 26th at 10:00 a.m.

Deb, Debby, Alex, Cecil and Ken
White Horse Park Staff

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

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

BE PREPARED

IT'S HURRICANE SEASON

June 1st to December 1st is hurricane season.

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



Lot 136 – Mary & Robert Hall

Lot 344 – Michele & Brad Boyer

Lot 054 – John & Michele Kiernan

Lot 389 – Greg & Dawn Leiby

Lot 018 – Barbara & Alan Shubert

Final BOD in person meeting September

26th at 10:00 a.m.



CLUBHOUSE CORNER

Lynn Redding, Chairperson

Well folks this will be my last newsletter posting of the Clubhouse Corner as Chairman.

I'm hoping that someone will step up to chair this committee &/or some of the homeowners will offer to volunteer to host events throughout the season so that we can keep this community together in a positive & fun way. If you are interested in suggesting or hosting an event a sign-up sheet will be in the office and at the BOD meeting in September.

Here is an overview of some of the events we have had throughout the summer season during my term.

The main events were held on the Saturday of the holiday weekend. However, the day for that event would be decided by whoever volunteers to host that event:

Memorial Day

Annual BOD Picnic

4th of July

Labor Day

Charity Bingo

Our 501 © 3 Charities are:

St. Jude's Children's Hospital

Wounded Warriors

Ronald McDonald House

Tunnel to Towers

Bingo is usually held the evening of the BOD meetings to draw a bigger crowd.

Other events:

4th of July Bike Parade has been hosted by the Birk & Roach Family in the past & they would have first choice of whether they would want to continue to host.

Biker's Breakfast was hosted by Walt & Betty Michalak and they would have first choice of whether they would want to continue to host.

Ice Cream Socials were hosted by Walt & Betty Michalak for several years.

Thank you Walt & Betty for bringing such joy to so many! Kathy Boone

volunteered at the June meeting to take over the Ice Cream Socials. Thank you Kathy!!

Other events:

Hotdog/Walking Taco Day

Game Day - attempted but didn't go over well.

Sip & Paint – hosted by Rachel Stubbe was a huge success!

Rachel is planning more Sip & Paint Crafting events that you will hear about on the Facebook pages, newsletters and on the community signs.

It has been my pleasure to be the clubhouse committee chairman for the past two years and I'm so humbled by the accolades I have received from so many about bringing the park back together.

I've really enjoyed getting to know so many of the homeowners and cherish the friendships I have made. Now it's up to the homeowners that want WHP to continue having community events to host an event and get to know your neighbors!

Please see the following list of events for the rest of the season.

FRIDAY SEPTEMBER 4

5:00 LABOR DAY WEEKEND HAPPY HOUR AT THE PAVILION
COME CELEBRATE A WONDERFUL SUMMER OF FUN AT WHP

SATURDAY SEPTEMBER 5

1-5:00 LABOR DAY CRAB FEAST
\$40 ADULTS, KIDS 7-12 \$15, KIDS UNDER 7 FREE WITH A PAYING ADULT
MENU
STEAMED CRABS, HOT DOGS, HAMBURGERS, POTATO SALAD,
MACARONI SALAD, BAKED BEANS, SODA & WATER
MUSIC BY PAT O'BRIEN
BYOB – DESSERT DONATIONS APPRECIATED
TICKETS CAN BE PURCHASED IN THE OFFICE WITH A CREDIT CARD OR
CHECK OR RESERVE YOUR TICKETS BY CALLING THE OFFICE.
DEADLINE FOR TICKETS IS WEDNESDAY SEPTEMBER 2ND.

FRIDAY SEPTEMBER 11

5:00 FRIDAY HAPPY HOUR AT THE PAVILION
MEET NEIGHBORS AND ENJOY MUSIC
BYOB & A SNACK TO SHARE IF YOU LIKE

SATURDAY SEPTEMBER 12

8:30-10:30 BIKERS BREAKFAST
ADULTS \$9, KIDS 7-11 \$6, 6 AND UNDER FREE WITH A PAYING ADULT.
PAY AT THE DOOR
MENU
PANCAKES, EGGS, BACON, SAUSAGE, SAUSAGE GRAVY, BISCUITS,
MILK, JUICE & COFFEE

FRIDAY SEPTEMBER 18TH

5:00 FRIDAY HAPPY HOUR AT THE PAVILION
MEET NEIGHBORS AND ENJOY MUSIC
BYOB & A SNACK TO SHARE IF YOU LIKE

FRIDAY SEPTEMBER 25TH

5:00 FRIDAY HAPPY HOUR AT THE POOL
BRING YOUR SUIT & TOWEL & LET'S CELEBRATE THE LAST POOL
HAPPY HOUR FOR 2026!
BYOB & A SNACK TO SHARE IF YOU LIKE

SATURDAY SEPTEMBER 26TH

BOD MEETING – 10

SATURDAY SEPTMBER 26TH

6:30 DOORS OPEN
7:00 BINGO BEGINS
TUNNEL TO TOWERS CHARITY BINGO
ALL PROCEEDS ARE DONATED TO TUNNEL TO TOWERS
ADMISSION - \$5 FOR 1 CARD & A DOOR PRIZE TICKET
RAFFLES, EXTRA CARDS, FOOD, SODAS, WATER FOR SALE

FRIDAY OCTOBER 2

5:00 HAPPY HOUR AT THE PAVILION

LET'S CELEBRATE THE LAST OFFICIAL HAPPY HOUR OF 2026!

COME JOIN US!

BYOB & A SNACK TO SHARE IF YOU LIKE

SATURDAY OCTOBER 3

1-3:00 SOUP & SANDWICH – BRING A CROCK POT OF SOUP OR SANDWICHES

FREE ADMISSION FOR THOSE DONATING A SOUP OR SANDWICHES

\$8 ADMISSION FOR ADULTS, \$5 KIDS 7-12, KIDS 6 & UNDER – FREE DESSERT DONATIONS APPRECIATED.

BYOB





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