

# WHITE HORSE PARK TIMES



2025

## *Greetings from the BOD:*

Hello Homeowners, there is a quote “March in like a lion, out like a lamb”. Let’s hope Mother Nature is ready for some sunshine and warmer weather. Our days are getting longer and in March we look forward to Daylight Savings Time (March 9th), St Patrick’s Day (March 17th) and the first day of Spring (March 20th) to name a few. We are less than two months from April 1st, the official opening of the park for the 2025-2026 season and are working to make it a great one.

The office has sent out two email blasts to homeowners on behalf of the Board this month.

You should have received an email with the latest updates regarding secondary structures. There were 2 attachments (instructions on how to obtain permits & a copy of the revised bill). Both documents can be found on the website under “Gazebo Updates” and in the ECC section and are available in the office.

The second email sent was regarding the proposed 2025-2026 Budget. This also should have had an attachment containing the budget proposal. This can also be found on the website under “Budgets”. Copies are also available in the office and a mailed copy will be sent to those homeowners who do not have email addresses on file.

March 22, 2025: The Board will vote on the proposed budget.

As stated in several of our prior newsletters, we have two open positions on the Board this year. Please keep the following date in mind:

May 14, 2025: Anyone interested in running for the Board should submit their resume/bio to the Board Secretary (via the office) 45 days prior to the annual meeting per the bylaws. Therefore, the deadline for submission is 4:00PM on May 14th.

May 22, 2025: During this meeting all candidates are invited to introduce themselves in person and answer questions from attending homeowners.

Just a reminder that the in-person meeting schedule has changed and below are the dates:

- March 22, 2025 (Clubhouse) Vote on Proposed Budget
- May 24, 2025 (Clubhouse) Introduction of Candidates
- June 28, 2025, Annual Mtg (OP Community Center) Board Elections
- September 27, 2025 (Clubhouse)

Volunteers:

We can’t say enough about our committee & event volunteers; over the years they have been such valuable assets. When they say, “it takes an army”, it truly does! Well folks, we need some new recruits. We have several new owners, and

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our demographics are changing and it's wonderful to see younger families joining the community. Whether you are a new owner or have been in the park for years, if you are interested in volunteering for a committee or event please contact us. Our current volunteers are holding down the fort and doing a tremendous job, but everyone would be excited to welcome all the new volunteers. It's a great opportunity to meet neighbors, make friends and learn about the community.

As a reminder, we are still in our off-season. Therefore, we must comply with the occupancy restrictions required by the County and WHP Declarations. Abiding by the occupancy rules requires owners to limit time here in the park. Between September 30th and April 1st owners occupy homes for no more than 30 days (consecutive) or 60 days (aggregate). If you have any questions, please contact the office. We have been monitoring gate card usage and have notified the County of those lot numbers exceeding the allowed number of days.

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

Best,  
Tammy, Val, Terry, John & Michelle



## *From the Park Manager:*

Hello Community Members,

Spring is on its way! Although the air is still chilly, and the wind is blowing, flower bulbs are poking through the gardens here. What a welcome sight! I always think once March gets here, we will soon welcome the next season.

April 1st will mark the end of the restricted occupancy allowance for homeowners. Until then, homeowners and guests are limited to 30 (consecutive) and 60 (aggregate) days to occupy their home. Worcester County will contact homeowners that exceed the allowed days.

RevoPay has been acquired by a new provider, AliasWire. As of April 1, 2025, AliasWire will be the new platform that Farmers Bank of Willards utilizes to process HOA payments.

What this means for owners:

The FBW Association Connect hyperlink on the website will “jump” to the new site for seamless access.

Registered users will utilize the same username and password to access their accounts.

AutoPays will automatically be transferred to the new system and do not need to be resubmitted. Although you will have to change the amount after the budget is approved on the 22nd. You can confirm this payment has been auto transferred on your Method account or calling the office or bank.

Users that make web payments without registration will have to utilize re CAPTCHA verification to make payments. As April 1st nears, we will be sending a direct link that you can use.

What this means as a whole:

FBW will still receive payments and process them daily.

FBW will still handle any updates or issues that may arise.

FBW phone is 410 835 8906 Alisha, Jennifer, Stephanie will be happy to answer any questions.

AliasWire is migrating all data from RevoPay so past transactions will be available. FBW will download all data before the transfer date and have available as a precaution.

A proposed new payment schedule for the 2025 – 2026 year was emailed and paper mailed. Please remember to change your automatic payments for monthly dues, after the budget is approved, for April and the remaining months of the year. You can view your account on Method to ensure that you do not incur late fees or miss invoices. If you are not familiar with METHOD, you can call the office for the link to your account.

All invoices and newsletters are emailed to our homeowners. We do not paper mail if you have an email. Only if you do not have an email on file, will we mail them through USPS.

The Sea Hawk laundry and bathhouse will be open on April 1st. Skipjack Bathhouse and laundry will follow in mid-April. The marina will open on April 11th.

Payments for yearly slips, \$650 are due on April 1st. Please pay in the office and submit your insurance and registration. If you are mailing your payment, mail to WHP address. There is a wait list. Slips not paid on time will be given to the next person on the wait list. 2025 boat stickers, \$100 are due by June 1st. Payments should be made in the office along with your insurance and registration.

Please remember to apply for county and WHP permits for renting your home. Call the office for more information.

BOD, Maintenance, and the office are all working hard to get ready for the season. We're all looking forward to another great year!

Can't wait to see you all!

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.

**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**

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

## SEASONAL OFFICE HOURS:

Monday thru Saturday: 8 AM to 4 PM

Bath Houses and Laundry rooms have been winterized and are closed for the winter. Seahawk will reopen by April 1st



Lot 96 Roderick Williams  
Lot 276 Alfonse & Holly Brooks

## 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-At the Clubhouse  
MARCH 22nd, 2025 @ 10 am



**Sunday March 9th**

## LOST & FOUND

An Apple Watch was lost in the Park around Tmberline gate.  
If found, please call the office.

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.

# HAPPENINGS AROUND THE TOWN

## St Patrick's Day Parade

### WHEN

03/15, 11:00 am-3:00 pm

### WHERE

61st - 44th Street  
Coastal Highway  
Ocean City, Maryland  
Downtown

**THE SONS AND DAUGHTERS OF ITALY of OCEAN CITY**  
Invite you to experience  
The Food, Fun, Friendship and Italian Hospitality of the  
**13TH ANNUAL ST. JOSEPH'S DAY FESTIVAL 2025**

When	Where	Time
Saturday March 22, 2025	St. Andrew's Hall Sinepuxent & 144th St. Ocean City	11 a.m. to 6 p.m.

**Italian Food Specialties**

- Ravioli and Meatballs
- Meatball and Italian Sausage Subs
- Freshly Made Cannoli
- Zeppoli
- Fried Dough
- Italian Cookies and Pastries
- Wine, Beer, Soda
- Eat-in or Take-Out

**Admission is Free  
The Fun is Priceless**

ITALIAN SPECIALTY ITEMS-50/50 DRAWING  
GAMES-SILENT AUCTIONS-BASKET RAFFLES

[www.sonsofitalyocancity.com](http://www.sonsofitalyocancity.com)

**Springfest**, one of the most popular four-day festivals in Ocean City, will now be held **April 24-27, 2025**, instead of its traditional May dates.

**BLUEBIRD FARM OPENS MARCH 2025**



## **CLUBHOUSE CORNER**

Well finally we're starting to see some nicer weather!

I'm still working on Clubhouse events for the upcoming year and wanted to know if there are owners in the park who are vendors or crafters that would be interested in gathering at the clubhouse/pavilion for a Vendor/Craft Fair to show off their talents and their products?

We are all aware that the attendance would be limited to those of us inside the park but I think it would be fun to meet these talented neighbors and to support them.

I always see a lot of owners at the Farmer's market so I know you all like to shop!

If you are a vendor or crafter and would like to participate please email me.

I've been checking out some existing and new businesses in the neighborhood to look into arranging a WHP happy hour, recognition or discount day at their location. If you have any suggestions, know of a venue or have a friend or family member that has a business and would be interested in our support shoot me an email.

[lynnredding648@gmail.com](mailto:lynnredding648@gmail.com)

Speaking of new venues, I recently went to the new Crimson Coward 10132 Old

Ocean City Blvd. Berlin, MD 21811. It is a fast-food venue with a few tables inside but most of their business is carry-out.

The staff at this location were very friendly and the food was delicious!

I ordered The Crimson sandwich and Pat ordered the Homestyle. Both were very large, tasty, tender chicken breast sandwiches. I also ordered the Joey-Eat-Fries. The size of these fries was humongous and delicious but let me warn you if you are ordering these fries plan on sharing them with the rest of the family!

The sandwiches are so big we both brought home a half sandwich and still had enough fries left for 2 more people!

I'm sure the Crimson Coward will be successful because the service is good, the quality of food is excellent and you get a lot of food for your money!

Check them out online at [crimsoncoward.com](http://crimsoncoward.com). You can sign up for rewards, specials and online ordering. You won't be disappointed!

Take care and I hope to see you in the Park and at the BOD meeting later this month.  
Lynn

## **FROM THE PRESIDENT**

Hello fellow WHP Homeowners, I hope you all are doing well.

I wanted to let you know that I am submitting two proposed amendments to the By-Laws, and I wanted to let you know why I am submitting them.

Both amendments are to the “ARTICLE VI, The Board of Directors” section of the By-Laws. The first is adding responsibilities to the Board of Directors and the second is removing power from the Board of Directors. Copies of both are attached to this newsletter and will be officially provided to homeowners at the in-person meeting on Saturday, March 22, 2025. I will also be happy to answer any questions you may have at the March 22nd meeting.

The first proposed amendment, ARTICLE VI, The Board of Directors, Section 1. (k) (to be added after Section 1. (j)) is related to mandatory reserve requirements in Maryland, which are relatively new. Since Maryland law now has requirements regarding HOA reserve funds, our By-Laws need to require that our Board of Directors are taking the proper steps to adhere to those requirements. I believe this amendment addresses these issues and provides Board of Director members with guidance regarding same.

The second proposed amendment, ARTICLE VI, The Board of Directors, Section 13 (to be added after Section 12 – 2022 Amendment) takes away the authority of the Board of Directors to grant or convey (or to authorize anyone else such as an attorney or Park Manager to grant or convey) any part or portion of White Horse Park common ground to anyone. If you are reading this, I hope your response is, “What? Common ground belongs to all WHP homeowners, and no one has the right to grant or convey any of it.” If that is your response, I agree. Unfortunately, it has come to my attention that in the past, easements were executed granting certain homeowners specific rights to certain portions of common ground. These easements virtually grant one homeowner the exclusive right to use that portion of common ground. That is not fair to all the other WHP homeowners, and I want to ensure it never happens again.

Please review my proposed amendments and let me know if you have any questions. I am submitting the proposed amendments because I think they protect every WHP homeowner’s interest in our community. I hope you agree and will help me get these amendments voted into effect at the Annual Meeting on June 28, 2025.

Thank you for your consideration,  
Tammy Franklin



Proposed WHP By-Laws Amendment

Submitted by: Tammy Franklin

Submitted to the BOD: February 18, 2025; Submitted to WHP Homeowners: March 22, 2025 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:**

\_\_\_\_\_  
Originator: Tammy Franklin

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Member in Good Standing:

\_\_\_\_\_  
Member in Good Standing:

\_\_\_\_\_  
Member in Good Standing:

\_\_\_\_\_  
Member in Good Standing:

Proposed WHP By-Laws Amendment

Submitted by: Tammy Franklin

Submitted to the BOD: February 6, 2025; Submitted to WHP Homeowners: March 22, 2025

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:**

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Originator: Tammy Franklin

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Member in Good Standing:

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Member in Good Standing:

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Member in Good Standing:

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Member in Good Standing:



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**YOUR VOTE COUNTS!** Ballots for  
election year position for two  
BOD members

In May, ballots will be going out to each  
Homeowner A self-addressed envelope will be included  
**YOUR WHP ACCOUNT MUST BE IN GOOD  
STANDING TO VOTE.**

**Submit your resumes by May 14th**

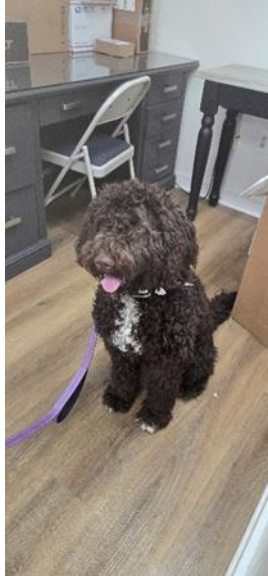
**-Speak at May  
24th Meeting**

Ballots accepted before Annual Meeting in  
June

# FUR BABIES IN THE PARK



Pam & Tina



Kona



Tina & Cooper



Sadie

Wayne, Wanda, Popcorn, Lily & Maggie





11647 Beauchamp Road  
Berlin, MD 21811

