

# ASSATEAGUE POINTE 2019 JUNE NEWSLETTER

Volume I, Issue I

April 2019

## Special points of interest:

- All golf carts must be registered, and have the proper stickers on the cart.
- Spring Fest- May 2-5 Ocean City Inlet

## Inside this issue:

Presidents Report	2
Property Managers Report	
2019 Proxy	3
ECC Report	4
Beautification, Bingo	
Children's Tie Dye	5
Sip & Paint	
Puzak Golf Tournament	
July 4th Picnic	6
SAMPLE BALLOT	
BIO'S for Candidates	7
July 4th Parade	8

## A SPECIAL WELCOME TO ALL OF OUR ASSATEAGUE POINTE HOMEOWNERS

A special Welcome to all our new homeowners to the community. We are glad to have you as members of Assateague Pointe.

The Board of Directors would like to invite you to our next Board Meeting being held on **JULY 13, 2019** will be at the Worcester Prep. School at 9:00 AM.

The Board exists to serve and help protect your investment. If you have any concerns or questions, you can bring them to the meeting or you can contact a board member or Valerie at the front office.

(410)-641-1671.

**Attention All Homeowners**

**IF YOU HAVEN'T TURNED IN YOUR INFORMATION SHEET THAT YOU RECEIVED WITH THE JANUARY HOA BILL, PLEASE DO SO IMMEDIATELY. MAKE SURE YOU HAVE YOUR GATE CARD NUMBERS ON THAT SHEET AND IT CAN BE TURNED INTO THE FRONT OFFICE. The information sheet is on our website. If you have had your locks changed, make sure the Front office has the new set of keys in case of an emergency. Thank you for your cooperation.**

(410)-641-1671



ASSATEAGUE POINTE-THE PLACE TO BE IN O C

### BOARD OF DIRECTORS

KEITH SHOFF-PRESIDENT

FRED VERGA-VICE PRES.

TROY PURNELL-  
TREASURER

BARRY KING-SECRETARY

JOSEPH MOSBY-MEMBER  
AT LARGE

## ENTERTAINMENT-VINCE & LYNN LUCA

**WE WOULD LIKE TO THANK BO & KIM SCHULTZ FOR STEPPING UP TO CHAIR THE 4TH OF JULY PARADE WHICH IS ON JULY 6TH. PLEASE ASSIST THEM TO MAKE THE PARADE AS EXCITING AND FUN AS IT ALWAYS HAS BEEN. PLEASE CONTINUE TO SUPPORT ALL THE UPCOMING EVENTS. ALSO, THANK YOU TO ALL THE HOME OWNERS FOR UNDERSTANDING THE REASON FOR THE CUT OFF DATES AND PLEASE CONTINUE TO SUPPORT THE EVENTS AS IN THE PAST. PLEASE CALL FOR AND PAY FOR YOUR TOTAL NUMBER OF TICKETS FIVE DAYS BEFORE THE EVENTS. THANKS FOR YOUR COOPERATION AND LET'S MAKE AP THE BEST PLACE TO BE**

# PRESIDENTS REPORT-KEITH SHOFF

Dear Homeowners:

A lot of things are happening around the Pointe...homeowners have been busy weeding and cleaning up from the winter...Community Day was a huge success with a record number of people showing up (84), I believe). The Community looks GREAT. (THANK YOU Vince / Lynn / Missi and all that participated).

Our new and improved website is up and operational and it truly is the place to go for all the latest information. There is still some fine tuning happening but, I think it's a big improvement... A Big THANKS to Barry King.

Did you know that AP now has a Butterfly Garden that is certified as a Federally approved Monarch Way Station, we also have an Official Bluebird Trail, and most recently Purple Martin condos have been added.

Just a few reminders:

All golf carts must be registered and must be equipped with headlights when driving at night, cart drivers must have a valid driver's license.

Any and all changes to the outside of your Home or Property must have ECC approval .. just fill out a form from the Office or Website.. They really aren't as mean and nasty as you might think.

Pets MUST be on a leash at all times when outside except inside the Dog Walk Area and YOU must clean-up after your pets throughout the Community.

This is YOUR Community .. If you witness something that doesn't look right .. Inform the Office and if you can get a photo or 2 .. Even better

If you haven't already, Please return your Homeowners Emergency contact to Valerie, so that we can keep all our records up to date. From the paperwork that has been returned there have been literally hundreds of changes required .. All this is to ensure that if we need to get in touch with you, we have GOOD current contact information.

Don't forget the Annual Homeowners meeting is July 13, 2019 at Worcester Prep in Berlin, which starts at 9:00 AM .. Hope to see you there. Anyone wishing to run for the Board please drop off your resume at the front office. There are 3 positions available this year.

The Entertainment Comm. (Vince & Lynn) have been busy putting together a calendar of events for this upcoming year. Come on out and join us, this is the best way of meeting your fellow homeowners. Both the Meet & Greet and the Bull Roast have been successful, enjoyable events.

The ECC Comm. Started inspecting our properties after Memorial Day this year. Non Compliance Letters will be sent out to remind Homeowners of any items of concern to be handled. Please address these items as soon as possible. A HUGE Thank you to this Committee.

The Board would like to THANK everyone for taking the time to keep Assateague Pointe looking absolutely spectacular. Because of all your efforts, Assateague Pointe continues to be THE PLACE TO BE IN OC.

Thanks again for the support of each and every homeowner, through this past year of transition, I personally hope to see you all around the Pointe sometime this season.

Your President, Keith Shoff

# PROPERTY MANAGERS REPORT-TROY PURNELL

Dear Assateague Pointe Homeowner,

Summer has finally arrived! Assateague Pointe is the place to be in OC!

Just a reminder to everyone:

1) Pools- Pools are open daily 10AM-6PM. Beginning July 1<sup>ST</sup> pools will be open 10AM-8PM Through Labor Day. The Clubhouse pool will also continue Friday night swim and will be open Until midnight. From Labor Day until September 22<sup>ND</sup> the Rec. Center will remain open 10AM-8PM Without lifeguards on duty. Please obey all pool rules and follow instructions of the lifeguards. If you Have a problem or complaint, please do not confront the lifeguards, contact the front office and we will resolve the issue.

2) Activities- We still have a full slate of activities on the schedule including: Golf Tournament, July 4<sup>TH</sup> parade & Picnic, Shrimp Feast, Murder Mystery Night and much more. These events Help make Assateague Pointe such a special place. They are a great way to meet your neighbors. Thanks to all the volunteers who make these events possible.

3) Board of Directors- The Annual Meeting is scheduled for 9AM Saturday July 13, 2019 at Worcester Preparatory School in Berlin. Directions will be available at the front office. If you are unable to attend please stop in the office and leave a proxy, this important so that we have enough owners represented to hold the meeting. I hope to see you there.

If you have any questions, or are aware of anything that needs attention, please let us know by informing Valerie at the front office and we will look into it.

Thanks for your support.

G. Troy Purnell— Purnell Properties, Inc.-Property Manager

June 1, 2019

TO: All Assateague Pointe Property Owners

From: Keith Shoff, HOA Board of Directors - President

RE: 2019 Annual Meeting

**This year's Annual Meeting of the Assateague Pointe Homeowner's Association will be held on Saturday, July 13, 2019 at 9:00 a.m. At the Worcester Preparatory School; 508 Main Street in Berlin** (directions to Worcester Country School are below). Also note that a proxy authorization form is attached should you be unable to attend and wish that one of your neighbors be authorized to cast votes at the meeting on your behalf.

This is an important meeting and we strongly encourage your attendance. Many important issues will be discussed and votes will be taken on items such as the election of next year's Board of Directors and a proposed Resolution of Excess Income. We hope to see you there!

The nominees for next year's Board of Directors will be posted in both the Clubhouse and the Rec Center on July 4th and you will have an opportunity to "Meet the Candidates" at this year's July 4th Festivities. Notification of the proposed Resolution is enclosed in this mailer.

**DIRECTIONS TO WORCESTER PREPARATORY SCHOOL:**

When leaving the community, turn left onto Rt. 611. Take the next right, Rt. 376 (Assateague Road) and follow it to the Red light at Route 113. Turn left onto Rt. 113, go to blinking light (approximately 3/10 of a mile) and turn right. Go 1/10 of a mile and Worcester Preparatory School is on your left. The meeting is held behind the school in their gymnasium.

**PROXY**

I will not be able to attend the 2019 Annual Meeting of the Assateague Pointe Homeowners Association. I want \_\_\_\_\_ of Lot # \_\_\_\_\_ to vote for me in my absence.

Signed \_\_\_\_\_ of Lot # \_\_\_\_\_

PLEASE RETURN THIS SLIP TO THE OFFICE BY JULY 9, 2019

**Keith Shoff-** President; **Fred Verga-** Vice President; **Troy Purnell-** Treasurer; **Barry King-** Secretary; **Joe Mosby-** Member at Large; Valerie Sharp, Recording Secretary

## **ECC Report-Cathy Ortel**

We are happy to say that all Spring inspections have been completed. Thank you to all the homeowners who have done a great job at the beginning of the season. The community is looking great this year, in fact, better than it's ever looked! If you have received a notice July 8th is the deadline for all repairs and correspondence before we begin the second round. As always, if you have a problem completing the work by that time PLEASE RESPOND IN WRITING AND MAIL OR FAX THE FORM TO THE FRONT OFFICE. DO NOT CALL THE FRONT OFFICE SINCE ALL RESPONSES NEED TO BE IN WRITING FOR DOCUMENTATION PURPOSES.

In an effort to save the community money we do not normally send out a notice for just power washing unless there is an area that is extremely bad. The same goes for weeds which everyone has to some degree since it has been another wet spring unless they are also bad. Our biggest problem this year seems to be the black mold on the concrete, Power washing without the use of some type of cleaner is making a streaky mess. Mold Armour makes a product for siding and concrete which is available at Home Depot and Lowes and there are many other products on the market.

Please look up as you are walking around your property since we have a lot of roof vents that need attention. The approved colors for the vents are black, brown, gray or white. No funny colors please! If you are changing any exterior colors on anything else please remember to attach a swatch to your ECC application so we can get you approved faster

## **Beautification Committee– Missi Clark**

**Community Clean Up Day 2019 was the largest to date attended by 84 volunteers. Mulching, tree & shrub trimming, flowers were planted, parking bumpers were painted and pool furniture was place around both pools. Thank you to everyone that came out to help clean up the community.**

**The Monarch Waystation Garden in McGee Park is coming along nicely. The official sign was placed in the garden. A bird bath was added and a lot of annual plants for nectar have been added. Please stop by to observe the garden and see if you can identify any Monarch Caterpillar's.**

**I would like to send out a very special thank you to Dave and Brenda Hawk for all their hard work and dedication to the garden.**

## **BINGO-Mike & Kay Whaley**

**JUNE 29 and JULY 13 in the Clubhouse at 7:00PM**

**Bring Your Own Snacks and Beverages**

**First Card is \$2.00    Extra card is \$1.00**

**CHILDRENS TIE DYE EVENT****SATURDAY JUNE 22, 2019 AT 10:00 AM in the Clubhouse****Everything needed for this fun event will be supplied by the HOA****Sign Up By June 17, 2019 so we can purchase necessary items****Name-\_\_\_\_\_Lot#\_\_\_\_\_****How Many-\_\_\_\_\_Ages-\_\_\_\_\_Size-\_\_\_\_\_****Return to:****Assateague Pointe—8552 Stephen Decatur Highway—Berlin, MD. 21811****SIP & PAINT NIGHT IS ON TUESDAY JULY 9, 2019 AT 7:00 PM****With Susan Neumeister Will Guide You With Your Creation****Bring Your Brick Back From Last Year To Add This Design To The Back or Paint a New Brick.****\$20.00 PER PERSON AND MUST BE PAID FOR BY JULY 5, 2019****NO REFUNDS AFTER THIS DATE**

NAME-\_\_\_\_\_LOT#\_\_\_\_\_PHONE-\_\_\_\_\_

HOW MANY-\_\_\_\_\_SEALED BRICK-\_\_\_\_\_OR BRICK NEEDED-\_\_\_\_\_

MAIL TO: ASSATEAGUE POINTE—8552 STEPHEN DECATUR HIGHWAY—BERLIN, MD. 21811

**PUZAK MEMORIAL GOLF TOURNAMENT-Tony Matrona****Ocean City Golf Club—11401 Country Club Drive—Berlin, MD.****SHOTGUN START@ 2:30 PM****DINNER AND PRIZES IMMEDIATELY FOLLOWING AT GOLF COURSE****SATURDAY JUNE 22, 2019****DINNER CHOICES ARE GRILLED TUNA STEAK OR 6 OZ FILET**

NAME-_____	CHOICE-_____
NAME-_____	CHOICE-_____
NAME-_____	CHOICE-_____
NAME-_____	CHOICE-_____

**HOW MANY GOLFERS@ \$100.00 =\_\_\_\_\_****NON GOLFING DINING GUESTS @ \$25.00=\_\_\_\_\_CHOICE-\_\_\_\_\_****Mail To. Assateague Pointe—8552 Stephen Decatur Highway—Berlin, MD. 21811**

## **JULY 4TH ANNUAL PICNIC**

**July 6, 2019 at the Clubhouse starting at 2:00 PM**

**Bring the covered dish to which your last name corresponds:**

**A-I—FRUITS/VEGGIES**

**J-R—SALADS**

**S-Z—DESSERTS**

**ADULTS-\$12.00**

**Kids (5-14)-\$5.00**

**Tots are FREE**

**RSVP With Payment By JULY 1, 2019**

July 6, 2019-Clubhouse –1:00 PM **JULY 4TH ANNUAL PICNIC**

Name \_\_\_\_\_ Lot# \_\_\_\_\_  
ADULTS-How Many- \_\_\_\_\_ @ \$12.00= \_\_\_\_\_  
Children (Ages 5-14)-How Many- \_\_\_\_\_ @ \$ 5.00= \_\_\_\_\_  
Totals= \_\_\_\_\_

Send To: **Assateague Pointe**  
**8552 Stephen Decatur Highway**  
**Berlin, MD. 21811**



### JULY 13, 2019 APHOA ANNUAL MEETING

If we have a budget surplus in Excess of Revenue of Expenses, which would result in the Association having to pay Federal Income Tax on the interest earned on surplus funds, at the Annual Meeting to be held on July 14, 2018, a vote will be held to earmark funds 1 of 3 ways:

- A. Apply funds to the operating budget
- B. Apply funds to the reserve budget
- C. Refund

Please consider the above and when the opportunity arises at the HOA meeting, please vote your conscience. If you have any questions before then, let Valerie at the Sales Office know and she will contact one of the Board Members and get you an answer.

### ASSATEAGUE POINTE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS CANDIDATES-2019

\_\_\_\_\_ Troy Purnell– Lot#428      Vote for 3!  
\_\_\_\_\_ Fred Verga- Lot #469  
\_\_\_\_\_ Keith Shoff– Lot# 346  
\_\_\_\_\_ Other

#### **IRS Regulations**

A: \_\_\_\_\_ Operating Budget  
B: \_\_\_\_\_ Reserve  
C: \_\_\_\_\_ Refund



# **Bio's For Candidate's**

## **Keith Shoff – Lot #346**

- Occupation / Employment = President & CEO of Capway Automation Inc  
(Building Food Grade Equipment for the International Market)
- Grew up and Lives near Red Lion Pa.
- Member and Past President of the Brogue Community Lions Club
- Current member on BOD for York Sports Night  
(just completed our 55<sup>th</sup> year of scholarship presentation to York County Pa. High School Athletes)
- Current member on BOD for Heritage Valley Federal Credit Union York, Pa
- Participate in and work with various Charitable Organizations .. Pa Breast Cancer Coalition, York Area Leukemia & Lymphoma Society, etc
- Homeowner since October 2005
- Served on ECC Committee from 2009 to 2013
- Served on the Board since April 2013
- Have attended and participated in every Community Clean-up Day since 2005
- Co-Chaired the Luau for the last several years
- Enjoy helping other Homeowners with various projects and problems with their AP property

**Fred Verga-Lot#369-** I have lived in Carlstadt, N.J. for 61 years before moving to Lakewood, N.J. 9 years ago. I have been married to my wife Dale for 49 years and have 3 children, Renee, Jeff and Keri and also 4 grandchildren, Amanda, Justin, Hannah and Jacob. I was active coaching in sports activities in our community as my kids grew up. I was in the Trucking Industry for 36 years, having been a Truck Technician for 31 years and a Service Manager for 5 years. I was also a Shop Steward for Teamsters Local 617 for 5 years and was on the contract negotiating team. We purchased our home in September 2003 at Assateague Pointe and have enjoyed every minute of it. We are now retired and have found we have more time to get involved with the community activities and help out where needed. We have helped on "Clean-Up" day and made some new friends and had a great time. My wife, Dale, and I volunteered 9 years ago to take over the Boat Storage Committee and have had so many compliments on our work so far and plan on continuing to work to keep the storage yard looking as good and organized as our community does. I also volunteer in my community in Lakewood on the Architectural Review Committee, the Grounds Crew Committee, Chairperson of the Safety and Security Committee and I serve as Vice President on the Board of Directors of our Community. I am also active in the Teamsters Retirement Club and enjoy Photography in my spare time. I have enjoyed serving on the Board at Assateague Pointe for the past 9 years as well as serving the community in helping out where I can. I ask for your vote in the election to continue to serve and help out where needed in the community and on the Board to keep Assateague Pointe "the place to be". Thank you for your support.

**Troy Purnell-Lot#428** -I was an original partner of the Assateague Pointe Development Group and have been a member of the Board of Directors for 29 years since the communities start in 1989. I have been involved in all aspects of building and maintaining Assateague Pointe and continually monitor the ongoing operations year round. My knowledge and experience of the utility systems, pools and other mechanical systems in the community allow me to offer input that benefits the BOD and community as a whole. My knowledge and experience with local issues also help me to keep a finger on the pulse on a year round basis and help keep Assateague Pointe up to speed with any developing issues. I enjoy working for the owners at Assateague Pointe and would like to continue to serve on the Board.

## ASSATEAGUE POINTE

8552 Stephen Decatur Highway  
Berlin, Maryland 21811

Phone-(410)-641-1671  
Fax-(410)-641-1033

*The Place To Be In O. C.*

**[www.assateaguepointe.com](http://www.assateaguepointe.com)**

# Annual July 4th Parade-Bo & Kim Schultz

Send to: Assateague Pointe

8552 Stephen Decatur Hwy.  
Berlin, MD. 21811

Name \_\_\_\_\_

Lot# \_\_\_\_\_

Category's-How many

Golf Cart \_\_\_\_\_ Bike \_\_\_\_\_

Scooter \_\_\_\_\_

Wagon- \_\_\_\_\_ Children-

\_\_\_\_\_ Pets- \_\_\_\_\_

Other- \_\_\_\_\_



**GOLF CART & BIKE PARADE**  
**Chairpersons- Bo & Kim Schultz**

**Registration-8:30 AM**

**Parade Starts-9:00 AM**

**July 6, 2019**  
**at the Clubhouse**

**Circle your Category's**

**Golf Cart, Bike, Scooter, Wagon,  
Children, Pets ,Other**