

# Assateague Pointe June 2017 Newsletter

Volume 1, Issue 1

Newsletter Date

- **Storage Stickers are to be picked up in the office if all information has been supplied and is updated.**

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## Welcome to all of our Existing and our New 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 15, 2017** in the Clubhouse 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 Homeowners**

**If there has been a change in ownership or**

**If your home address or phone numbers have changed, please contact the front office with this information. This information is used for billing, the newsletters and other important news about our community. 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.**



The Place to be in O.C.

### BOARD OF DIRECTORS

JOE MCGEE-PRESIDENT  
KEITH SHOFF-VICE PRES.  
TROY PURNELL-TREASURER  
FRED VERGA-SECRETARY  
BARRY KING-MEMBER AT LARGE

## Annual Assateague Pointe Taste Off Contest

July 15, 2017 at 7:00PM in the Clubhouse-

**The Ernst Family-Chairpersons**

**Adults-\$5.00 Ages 8 And Up- \$2.00 7 And Under-\$1.00**

**Please bring Dish 30 Minutes Early for Prep and Recipe to Share**

**All Categories: Crab Dishes, Desserts, Side Dishes, Appetizers, Salads**

**Contact Stacy Ernst (410)-279-6072**

## President's Report-Joseph McGee

Dear Homeowners;

A lot of Homeowners have been busy weeding and sprucing up around their home at the Pointe. It looks great, and a big THANK YOU to those who have started. Just a friendly reminder that all golf carts must be registered and have a new sticker placed on their golf cart this year. If you need to register please stop by the office and see Val. It is fineable for not doing so, as well as driving at night without any headlights and driving under the age of 16.

Don't forget the annual homeowners meeting July 15<sup>th</sup> at Worchester Prep in Berlin, hope to see you there. Anyone wishing to run for the Board please drop off your resume at the front office. There are three positions available.

The entertainment Comm. Vince and Lynn have been busy putting together a calendar of events for this upcoming year. Come on out and join us, this is one way of meeting your fellow homeowners.

The ECC Comm. has been busy checking our properties again this year. Letters have been sent out to remind Homeowners of items of concern to be handled. Please address these items as soon as possible. A Big Thank You to this Committee.

The Board would like to thank Vince and Lynn Luca along with Missy and their group for a great job again this year on work day, sprucing up around the community. I would like to thank the new Homeowners who came out to meet and

help with this year's cleanup; I believe they had a good time and have seen them, at other activities. Their where 60 homeowners volunteering on clean-up day, THANK YOU.

Hope to see you all around the Pointe this season.

The Board would like to thank everyone for taking the time to keep Assateague Pointe looking like **THE PLACE TO BE IN OCEAN CITY**. This also helps the homes value to continue to rise.

Thanks again for the homeowners support,  
You're President,

Joe McGee

## Property Manager's Report-Troy Purnell

Summer has arrived! Assateague Pointe is the place to be in OC! Just a reminder to everyone:

**Pools-** Pools are open daily 10AM-6PM. Beginning July 1<sup>ST</sup> pools will be open from 10AM- 8PM through Labor Day. The clubhouse pool will also continue Friday night swim and will be open until midnight. 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.

**Activities-** We still have a full slate of activities on the schedule including: Golf Tournament, July 4<sup>TH</sup> Picnic and Parade, Shrimp Feast, Murder Mystery night and much more. Check the website for the full schedule. 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.

**Board of Directors:** The Annual Meeting is scheduled for Saturday July, 15<sup>th</sup> at 9AM at Worchester Preparatory School in Berlin. Directions are available at the office. If you cannot attend please stop in the office and leave a proxy, this is 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.

## ECC Report-Cathy Ortel

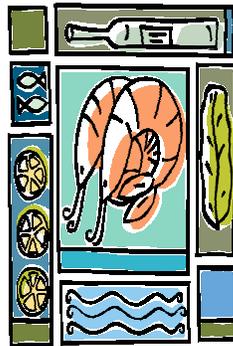
Inspections have been completed and notices have been mailed. We did not mail out notices for weeds and power washing since almost every home needs weeding and cleaning. Please check your entire property to make sure those items are taken care of. A list of contractors is available at the front office if you need help completing the tasks required. Our next round of inspections will begin July 5<sup>th</sup>. If the work has not been completed and we have not heard from you as to when the property will be brought into compliance we will begin setting up hearings and fines. Putting the work off till fall is not acceptable!

Please make sure your golf carts have updated registration stickers and remember to complete an ECC form for any exterior changes. Have a great summer and we look forward to seeing you around the community.

**SHRIMP FEAST**  
**July 22, 2017——6:00 PM**  
**AT THE CLUBHOUSE**  
**BRING A DISH TO PASS.**  
**A DISH DESIGNATED BY YOUR LAST NAME.**

**A-E APPETIZERS**  
**F-M DESSERTS**  
**N-S FRUITS/VEGGIES**  
**T-Z SALADS**

**Chairpersons-The Van Tassel family**



MAIL TO: Assateague Pointe  
 8552 Stephen Decatur Hwy.  
 Berlin, MD. 21811

**SHRIMP FEAST**

NAME \_\_\_\_\_  
 LOT# \_\_\_\_\_  
 ADULTS- \_\_\_\_\_ @ \$15.00= \_\_\_\_\_  
 CHILD (6-12)- \_\_\_\_\_ @\$ 7.00= \_\_\_\_\_  
 TOTS-FREE- \_\_\_\_\_ = \_\_\_\_\_

**WI-FI UPDATE**

With the advent of summer upon us we will be experiencing more and more traffic on our wifi system in the community. We have upgraded the system to attempt to serve the residents as best as possible but when everyone is down here and logged on the system will slow down dramatically. If you require HIGH speed please go to the Clubhouse and log in to one of 3 antennae's Assateague Point and Assateague Point5G inside and Asst-Pointe 5-1 outside. At the Rec center use Asst-Point2.4G and Asst-Point5G-7-1 inside and Asst-Point 6-1 and Asst-Point 9-1 outside. These are the 2 locations that will provide the best wifi service in the community. If you require better service than this you will need to subscribe to Comcast at your home.

Happy Summer, Troy Purnell

**Dear Homeowners:**

**It has been brought to the board's attention again about the cat's in the community. Joe McGee, president of the Association, has met with Animal control and has been informed that if someone is feeding a feral cat for more than 15 days, they are no longer feral and you are the responsible party for any and all damages incurred by the cat. This can include golf cart seat damage, fleas infesting a home they have been living under, and gardens of neighbors that the cats have used for a litter box.**

**By feeding these cats outside, they can not be trapped because they have been fed by someone. You also are feeding other wild life, such as raccoons or fox that could be carrying rabies which might be dangerous to the community as a whole.**

**This can not be tolerated. The board has decided that after June 15, all loose cats will be trapped. Also this will be looked at as a community nuisance and a fineable offense.**

**Assateague Pointe Board of Directors**

# MURDER MYSTERY-PAUL & BEV BASTRESS JULY 29,2017 @ 7:00 pm IN THE CLUBHOUSE

Murder Mystery Night  
featuring Tony Matrona.

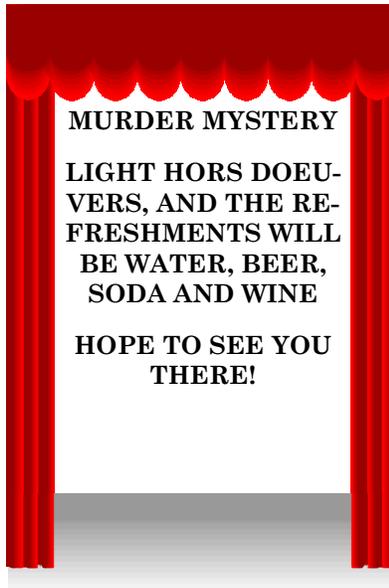
Saturday-July 29,2017

7:00 pm at the Clubhouse

\$20.00- per person

Hors Doeuvres, Beer, Wine,  
Soda

Please Pay for Reservations by  
July 26,2017 to Valerie at the  
office.



NAME \_\_\_\_\_

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

\$20.00- per person \_\_\_\_\_

How many \_\_\_\_\_

Total Cost\_ \$ \_\_\_\_\_

Mail to:

Assateague Pointe

8552 Stephen Decatur Hwy.  
Berlin,MD. 21811

Murder Mystery Night

## A.P. Puzak Memorial Golf Tournament-Tony Matrona June 24, 2017 @ 2:30 PM -O.C Golf Club

Puzak Memorial Golf Tournament will be at the:

Ocean City Golf Club-  
Newport Bay  
11401 Country Club Drive  
Berlin, MD.  
Shotgun Start @ 2:30 PM  
Dinner and Prizes At The Course  
Immediately following

NAME \_\_\_\_\_ Lot-# \_\_\_\_\_

\$85.00 Per Person-Golfing \$20.00-per person Dinner Guest

How Many Golfers- \_\_\_\_\_ @ \$85.00= \_\_\_\_\_

How many Dinners- \_\_\_\_\_ @ 20.00= \_\_\_\_\_

Dinner Choices- 6OZ FILLET- \_\_\_\_\_ OR GRILLED TUNA STEAK- \_\_\_\_\_

TOTAL- \_\_\_\_\_ Send Checks to:  
Assateague Pointe—8552 Stephen Decatur Hwy.—Berlin, MD. 21811

## July 4th Parade-Lisa Ward July 1, 2017 @ the Clubhouse-Sign ups at 8:30 AM

**Golf Cart & Bike Parade**  
**8:30AM-Registration**  
**Parade Starts-9:00AM**

**Let's see who can really  
decorate for the July 4th  
holiday!!!**

Send to:  
Assateague Pointe—8552 Stephen Decatur Hwy—Berlin,MD.-21811

Name- \_\_\_\_\_ Lot#- \_\_\_\_\_

Golf Cart- \_\_\_\_\_ Bike- \_\_\_\_\_ Special Category \_\_\_\_\_

**PAINT NIGHT-JULY 6, 2017—7:00 PM IN THE CLUBHOUSE**

Stacy Ernst & Lisa Gale will guide you along



**July 4th Picnic-July 1, 2017**

**July 4th Picnic-  
Mike & Tracy Trott  
July 1, 2017  
@2:00 PM**



JULY 1, 2017-

Clubhouse -2:00 PM

NAME \_\_\_\_\_ LOT# \_\_\_\_\_

ADULTS-How Many- \_\_\_\_\_ @ \$12.00= \_\_\_\_\_

Child (Ages 5-14)-How Many- \_\_\_\_\_ @ \$ 5.00= \_\_\_\_\_

Totals= \_\_\_\_\_

The pool will be closed to all others not attending the event.

Bring your covered dish to which your last name corresponds.

**(A-I) FRUIT/VEGGIES**

**(J-R)SALADS**

**(S-Z)-APPETIZERS**

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



**BINGO AND MOVIE DATES**

**BINGO GAMES**

Mike & Kay Whaley

June 10, 2017

July 8, 2017

July 17,2017-Candy Bingo  
at the Clubhouse@ 7:00 pm



**MOVIE NIGHTS**

Lucille Smith

June 27, 2017

July 12, 2017

August 10, 2017

10 yrs and younger must be with  
an adult. Popcorn & Soda served

July 15, 2017

TO: All Assateague Pointe Property Owners

From: Joseph McGee, HOA Board of Directors - President

RE: 2017 Annual Meeting

**This year's Annual Meeting of the Assateague Pointe Homeowner's Association will be held on Saturday, July 15, 2017 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 unto 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.

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**PROXY**

I will not be able to attend the 2017 Annual Meeting of the Assateague Pointe Homeowners Association. I want \_\_\_\_\_ (Name of person, you give your proxy to) of Lot # \_\_\_\_\_ to vote for me in my absence.

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

PLEASE RETURN THIS SLIP TO THE OFFICE BY JULY 12, 2017

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

**Troy Purnell - Developer and Pres. of Resort Homes, Inc.** - Troy was an original partner of the Assateague Pointe Development Group and has been a member of the Board of Directors since the communities start. Troy was heavily involved in the construction and development of the entire community including the Water and Wastewater facilities and continually monitors the Worcester County staff who maintains the system. Troy's knowledge of construction, development, property management, utility systems, pools, and other mechanical systems in the community allow him to offer input that benefits the BOD and community as a whole. Troy's company has been the property manager for 27 years. He has been a councilman for the Town of Berlin since 2009, and prior to that served on the Worcester County planning commission for 21 years. Troy is concerned about keeping the community looking its best by continuing to upgrade the facilities but at the same time keep the dues as low as possible.

**Fred Verga** - I have lived in Carlstadt, N.J. for 61 years before moving to Lakewood, N.J. 6 years ago. I have been married to my wife Dale for 47 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 8 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 recently I have been appointed to the Board of Directors of our Community. I have enjoyed serving on the Board at Assateague Pointe for the past 6 years as well as serving the community in helping out where I can. I

**Keith Shoff – Lot 346**

Occupation / Employment = President & CEO of Capway Automation Inc  
(Which builds Bakery Equipment for the International Market)

Grew up and Live 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 53<sup>rd</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 since 2009

**ASSATEAGUE POINTE HOMEOWNERS  
ASSOCIATION**

8552 Stephen Decatur Highway  
Berlin, Maryland 21811

410-641-1671  
Fax # 410-641-1033

*Assateague Pointe  
Homeowners Association  
Sign up on line for e-mail  
blasts about our community  
on the website.*

**Assateaguepointe.com**

FINANCES- OPTIONS TO BE VOTED ON AT THE JULY 15, 2017 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 15, 2017, 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-2015**

\_\_\_\_\_ 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

**sample ballot**