



# JUNE 2025 NEWSLETTER



## Board of Directors

President: Keith Shoff

Vice President: Missi Clark

Treasurer: Troy Purnell

Secretary: Joe Mosby

Member At Large: Tracey  
Trott

*Pictured left to right, the  
Flea Market and the Bull  
Roast, that took place  
Memorial Day weekend.*

## Welcome New Homeowners to Assateague Pointe

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 12, 2025 at 9:00 AM, at Worcester Prep School. 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 Xanthe at the front office.

## Attention All Homeowners

If you have not done so already, please fill out your emergency contact form and return it to the office. Gate card numbers are located on the top back underneath the opening. 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.

Please sign up for email announcements on [www.AssateaguePointe.com](http://www.AssateaguePointe.com), and join our Facebook page for ongoing announcements.

We are asking all residents disposing of large materials in the dumpster to please break them down into small pieces first. Do not overflow the dumpsters or leave items next to them. Waste Management will not remove overflowing dumpsters, or any items laying next to them. Thank you!

## Inside this issue

Proxy & Sample Ballot.....	2
Candidate Bios.....	3
President's Report .....	4
Nature Conservancy.....	4
Property Report.....	5
Pools.....	5
ECC.....	6
Beautification.....	6
Storage Yard.....	6
Events.....	7
Event Schedule.....	7

## Special points of interest

- 3rd Quarter HOA & Electric due 8/1/25.



June 12, 2025

TO: All Assateague Pointe Property Owners

From: Keith Shoff, HOA Board of Directors- President

RE: 2023 Annual Meeting

**This year's Annual Meeting of the Assateague Pointe Homeowner's Association will be held on Saturday, July 12, 2025, at 9:00 a.m. At the Worcester Preparatory School, 508 Main Street in Berlin** (directions 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 community matters. We hope to see you there! If you cannot attend, please complete a proxy to ensure that a quorum is met, as well as your vote.

The bios for the nominees for the Board of Directors are available at the front office and in the Newsletter.

**DIRECTIONS TO WORCESTER PREPARATORY SCHOOL:**

When leaving the community, turn left on 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 the 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 2025 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 11, 2025 @ NOON

**Keith Shoff- President; Missi Clark-Vice President; Troy Purnell- Treasurer, Joe Mosby- Secretary; Tracey Trott-Member at Large; Xanthe Lewis-Recording Secretary**

**ASSATEAGUE POINTE HOMEOWNERS ASSOCIATION**

**BOARD OF DIRECTORS CANDIDATES-2025**

Vote for 3!

\_\_\_\_\_ Keith Shoff- Lot#346  
\_\_\_\_\_ Troy Purnell- Lot#428  
\_\_\_\_\_ Missi Clark- Lot#293  
\_\_\_\_\_ Other

**IRS Regulations**

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

**SAMPLE  
BALLOT**

## Candidate Biographies

### **Keith Shoff:**

- Occupation / Employment = President & CEO of Capway Automation Inc (Building Food Grade Equipment for the International Market)
  - Grew up and Live near Red Lion Pa.
  - Member and Past President of the Brogue Community Lions Club
  - District Governor for MD 14 (PA) Lions Clubs International serving 1200 members in 54 Clubs
  - Current member on BOD for York Sports Night ... (just completed our 63rd 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 for 5 years
  - Served on the Board since April 2013
  - Have attended and participated in Community Clean-up Day for at least 20 years + I trim bushes and trees all year long while I'm spending time at the Pointe
  - Co-Chaired the Luau for several years
  - Enjoy helping other Homeowners with various projects and problems with their AP property
- I respectfully 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:**

I was an original partner of the Assateague Pointe Development Group and have been a member of the Board of Directors for 36 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 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.

### **Missi Clark:**

My husband Jeff and I have been homeowners for 17 years. We began volunteering around the community with friends, which lead into me being approached and asked to head up the Beautification Committee. Jeff and I have been the committee chairs for community clean-up day for 15 years and the crab feast for 2 years.

I was instrumental in getting the Butterfly Garden started and registered as a Butterfly Waystation.

I volunteer and participate in many of the events that go on in the community.

I have been an Administrative Assistant/Executive Assistant for 27 years, mainly in the engineering and safety fields. Also holding a Notary Public office in PA. I have been honored to serve on the board the last 2 ½ years and I would be happy to serve another two (2) year term, I would appreciate your vote. Assateague Pointe is my happy place and my goal is to keep it "The Place to Be in OC".



## President's Report– Keith Shoff

Dear Homeowners;

First, let me WELCOME any new Homeowners to our Community, I think you'll find Assateague Pointe to be a pleasant enjoyable place for you and your family. I encourage you to get involved with the events and experience what the Community has to offer.

On my most recent visit to our community ..... The Community looks great, and a big THANK YOU to those who participated in the annual Cleanup Day. Just a friendly reminder that 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. If you need to register please stop by the office and see Xanthe.

Don't forget the Annual Homeowners meeting is July 12, 2025 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 seats up for re-election this year.

The Entertainment Committee chairs. Vince and Lynn have been busy getting back in the swing of things with a calendar of events for this upcoming year. The event year is clearly underway, with the Flea market, bull roast and meet & greet already history. They can always use more people for the events. 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 any items of concern to be handled. Any and all changes to the outside of your Home or Property must have ECC approval and from recent past experiences, the County may need to be notified as well .. just fill out a form from the Office or Website.. The ECC folks 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.

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

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 the past year. I personally hope to see you all around the Pointe sometime this season.

Your President, Keith Shoff

## Nature Conservancy– Mike & Kay Whaley

The Bluebird population has increased again this year. We found eggs and babies in several houses. Many are seen in the area around the dog park.

There were two Killdeer nest in the Storage Yard. The first produced four young. They ran around the yard for a few weeks until the babies left the nest. The adults remained and there was second nest. She stayed on the nest of 4 eggs for a couple days but it was lost maybe to predators. Thank you Bo and Pam for making us aware of the nests.

There are many more Robins here than in years past.

A nest of Teal Tree Swallows are new to AP houses this year.

After three years we are finally happy to welcome back the Purple Martins. They are busy and noisy in the house at the middle pond.

A baffle will be placed at the base of the house where a snake was found in the nest. Snakes are predators and will destroy a nest.

The Geese have several families, so cute waddling around the ponds. We've seen only one duck family so far. Enjoy the birds and be sure to visit the Butterfly Way Station. The Butterfly Release is scheduled August 16th.

Respectfully  
Mike and Kay Whaley.



## Property Manager's 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) Activities- We have many wonderful activities on the schedule including: Puzak Memorial Golf Tournament, July 4 Th Parade & Picnic, Shrimp Feast, Bingo, Children's Activities, Paint Night and More! Check the schedule on website or pick up a copy at the office. Thanks to all the volunteers who make these events possible.

2) Emergency Contact Form- If you have not completed your emergency contact from please do so and return to the office asap. Be sure to list all gate card numbers, any card numbers not on file will be deactivated. Gate cards can be reactivated at the owners request.

3) Board of Directors- The Annual Meeting is scheduled for 9AM Saturday July 12, 2025 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 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 Xanthe at the front office and we will look into it. Thanks for your support.

G. Troy Purnell

Purnell Properties, Inc. Property Manager

## Pool Committee-Tracey Trott

Both pools opened for Memorial Day weekend on May 24, 2025. The weather didn't cooperate this year so we didn't see many people using the pools. Currently the pools are open from 10 am – 6 pm through June 26th . Beginning Friday, June 27th, the pools will remain open until 8 pm. Our popular Friday Night Swims and Hot Dog Nights also begin on Friday, June 27th , the Clubhouse pool will remain open until midnight (weather permitting) and Hot Dog Sales will start at 6:30 and end approximately 9:30 pm. Hot Dogs will be still be sold even if the pool closes due to inclement weather.

Please make sure to lower and tie your umbrella as well as lower your chaise lounge chair backs when you are leaving the pool. This really helps to prevent damage to our pool furnishings. Also, clean up after yourself to help keep our pools clean and tidy. Three paper towel dispensers will be placed in areas around both pools so you can clean up after yourself and help to keep the area clean.

**The pools open at 10 am,** please do not enter the pool before that time, even if the lifeguard has unlocked the gates. They need time to set up and will not be manning the lifeguard chair until 10 am. Please do not come and save a place with your belongings at your desired sitting area and then leave the pool to return later. The lifeguards have the right to remove belongings from tables and lounge chairs if this happens.

**Most importantly, please remember that there is absolutely no glass allowed in or around the pool deck and crab deck areas. This is a Maryland Health Department Rule.** If you have glass products, please keep them inside the clubhouse or rec center, both have a refrigerator. Red Solo Cups are available in both buildings for your convenience. Fines will be assessed to **homeowners** for violations of this rule, so please make sure your family, friends or renters are aware. The office has a good rule sheet and map of the property available if you have family or renters at your home, so please consider picking one up and keeping it visible for visitors.

Contact Information: Tracey Trott – Cell: 717-424-3396 Email: traceyllynntrrott@gmail.com



## ECC Committee– George Akers

Thank you to all property owners who have maintained and improved their homes and property. The community continues to look good and is welcoming.

Spring 2025 inspections went well and the number of properties needing attention is down from last year. The amount of the work in order for properties to comply with our standards, for the most part is minor. Most infractions involved landscaping and clean up. Skirting, siding and Soffit issues also continue to be ones that needs to be frequently addressed.

A reminder to those submitting an ECC application to be patient. It takes time for a review of the request. Each application must receive three signatures prior to being returned to the Assateague Pointe office with approval. It is very helpful to the ECC for the application to be thorough and to include a detailed drawing of the proposed improvement.

HVAC replacement applications require preapproval from Mike Patchett Electrical Service. They are very busy so please be patient and allow ample time for our electrician to review your request. He must have detailed specifications of your proposed HVAC system. Please attach them to your ECC application.

Follow-up property inspections are scheduled for the end of July.

A reminder to all property owners to make sure that your house numbers are present and legible.

Thank you! George Akers / ECC

## Beautification Committee– Missi Clark

Thank you to everyone who came out during Community Clean-up Day to help clean-up all the common areas and set-up the pool decks for the summer. Everything on the list was completed with the exception of the Crepe Myrtle trees behind the storage area. The grounds crew took care of mulching and edging those trees.

If you see any weeds in any of the common area flower beds, please consider lending a hand and help pull them. Also, if you are out and about on a golf cart ride during the hot summer days please consider watering the big flower pots by the gates. There is a watering can over at the pump by the model home.

Thanks again to everyone that came out to volunteer their time to keep AP "The Place to be in OC"

## Storage Yard– Joyce Wetzel

Happy "season" to everyone! The storage yard is in pretty good shape with a few exceptions. Weeds are growing in leaps and bounds. Please take a look at your slot and take weed control action as required. Also, the holes are getting worse as you enter the yard at slot#173. According to Troy, gravel is on the way, so be patient. I still have stickers for slots that so far have been empty so if you bring whatever is listed on your registration form down, please let me know and I will put your sticker on. Also, I have contacted several of you who have things in your slot that are not listed on your form. Please update your form so that I can get the appropriate stickers from the office. Wishing everyone a safe and happy summer.



## Entertainment Committee- Vince & Lynn Luca

Our Meet and Greet was held on June 7, 2025 and went well. 31 people were in attendance and had an enjoyable time. No new homeowners were in attendance.

Please consider registering for the Golf Tournament being held on Saturday, June 21 st at the Ocean City Golf Club with a shotgun start at 2PM.

Please support our new scheduled event called MINGO on June 24 th chaired by Tom Cramblitt.

We begin the Hot Dog Social on June 27, 2025 along with the opening night of the Friday Night Swim. Please remember that hot dog night is held every Friday night even if it should rain. Pool closings do not affect the hot dog schedule. Please consider volunteering for a hot dog night if you have an open Friday night. Bingo is very popular at Assateague Point so we hope to see you on Saturday, June 28th at 7PM.

Thank you volunteers for all you do for Lynn and I to make AP the place to be in OC.

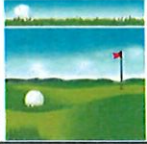
### 2025 ASSATEAGUE POINTE EVENTS

MONTH	DAY		TIME	LOCATION
JUNE	7	MEET AND GREET – VINCE & LYNN LUCA	7:30 PM	CLUBHOUSE
JUNE	21	AP PUZAK MEMORIAL GOLF TOURNAMENT- TONY MATRONA	2:30 PM	OC GOLFCLUB
JUNE	24	MINGO – TOM CRAMBLITT	7:00 PM	CLUBHOUSE
JUNE	27	POOLS OPEN - DAILY 10AM - 8PM (BEGIN FRIDAY NIGHT SWIM)		CLUBHOUSE
JUNE	27	*** FRIDAY NIGHT HOT DOG SALES BEGIN *** (EVERY FRIDAY)	6:30-9:30PM	CLUBHOUSE
JUNE	28	BINGO – MIKE & CATHY SNYDER	7:00 PM	CLUBHOUSE
JULY	1	ADULT PAINT NIGHT – SUSAN NEUMEISTER & ALICE CIVITELLA	7:00 PM	CLUBHOUSE
JULY	5	JULY 4 <sup>th</sup> PARADE – (8:30 SIGN UP) - BO & KIM SCHULTZ	9:00 AM	CLUBHOUSE
JULY	5	JULY 4 <sup>th</sup> PICNIC – PAM & JEFF BARAN	2 – 6 PM	CLUBHOUSE
JULY	8	MINGO – TOM CRAMBLITT	7:00 PM	CLUBHOUSE
JULY	12	HOA BOARD MEETING – WORCESTER PREP SCHOOL	9:00 AM	OFFSITE
JULY	12	BINGO – MIKE & CATHY SNYDER	7:00 PM	CLUBHOUSE
JULY	15	ADULT PAINT NIGHT – ALICE CIVITELLA & SUSAN NEUMEISTER	7:00 PM	CLUBHOUSE
JULY	18	CHILDREN'S MOVIE NIGHT - PAULA CARE	7:00 PM	CLUBHOUSE
JULY	19	FAMILY PAINT ROCKS – SUSAN AND DAVE NEUMEISTER	10:00 AM	CLUBHOUSE
JULY	19	SHRIMP FEAST – JIM VAN TASSEL AND FAMILY	7 – 10 PM	CLUBHOUSE
JULY	21	CANDY BINGO – STACY KOKOSZKA	7:00 PM	CLUBHOUSE
JULY	26	ICE CREAM DAY – VINCE & LYNN LUCA	1 - 4 PM	CLUBHOUSE
JULY	26	FAMILY FEUD – TOM MUIR	7:00 PM	CLUBHOUSE
AUG	1	CHILDREN'S MOVIE NIGHT – PAULA CARE	7:00 PM	CLUBHOUSE
AUG	2	DRIVEWAY COMMUNITY YARD SALE – SHEILA JACOBS	8AM-12PM	PROPERTIES
AUG	2	ADULT PAINT NIGHT – SUSAN NEUMEISTER & ALICE CIVITELLA	7:00 PM	CLUBHOUSE
AUG	5	MINGO – TOM CRAMBLITT	7:00 PM	CLUBHOUSE
AUG		CORNHOLE TOURNAMENT – XXXXXXXXXXXXX		
AUG	9	TRIVIA NIGHT – RAY CIVITELLA	7 – 9 PM	CLUBHOUSE
AUG	16	BUTTERFLY RELEASE - BRENDA & DAVE HAWK	11:00 AM	BUTTERFLY GDN
AUG	16	BINGO – MIKE & CATHY SNYDER	7:00 PM	CLUBHOUSE
AUG	23	CRAB FEAST – MISSI & JEFF CLARK	7 - 10 PM	CLUBHOUSE
AUG	29	*** FRIDAY NIGHT HOT DOG SALES END ***	6:30-9:30PM	CLUBHOUSE
AUG	30	FAREWELL TO SUMMER – SHEILA JACOBS	3 – 7 PM	CLUBHOUSE
SEPT	20	HOA BOARD/BUDGET MEETING	9:00 AM	CLUBHOUSE
SEPT	27	DOG SWIM AND POOLS CLOSE – LISA WARD	1 – 4 PM	REC CENTER
OCT	11	BARRY KING OYSTER ROAST – DALE & VICKI BROWNING	6 – 9 PM	CLUBHOUSE
OCT	18	VOLUNTEER PARTY	7 – 9 PM	CLUBHOUSE
OCT	23 – 26	SUNFEST		OC INLET
NOV	8	HOA BOARD MEETING	9:00 AM	CLUBHOUSE
DEC	31	NEW YEARS EVE PARTY – VINCE & LYNN LUCA	8 - 1 AM	CLUBHOUSE



# PUZAK MEMORIAL GOLF TOURNAMENT

OCEAN CITY GOLF CLUB  
11401 COUNTRY CLUB DRIVE – BERLIN, MD.  
SHOTGUN START @ 2:30PM  
DINNER AND PRIZES IMMEDIATELY  
FOLLOWING AT GOLF COURSE



**SATURDAY, JUNE 21, 2025**

**\$100.00 PER GOLFER**

**DINING GUEST \$30.00**

**CHAIRPERSON: TONY MATRONA**



**JUNE 28, 2025**

**7:00PM**

**CLUBHOUSE**

**HOT DOGS, SOFT DRINKS AND SNACKS WILL  
BE SOLD BEFORE AND DURING INTERMISSION**

**FIRST CARD IS \$2.00**

**EXTRA CARDS ARE \$1.00 EACH**

# MINGO MUSIC BINGO

**TUESDAY, JUNE 24, 2025**

**7:00 PM TO 9:00 PM**

**CLUBHOUSE**

**COST: \$5.00**



**ADULT PAINT NIGHT**

**TUESDAY JULY 1ST 2025**

**7:00PM IN THE CLUBHOUSE**

**PER PERSON MUST BE PAID BY JUNE 27, 2025**

**NO REFUNDS AFTER JUNE 27, 2025**



**BOTH LARGE AND SMALL WILL BE  
PAINTED**

**COST IS \$20.00 PER PERSON  
LIMIT OF 25 PARTICIPANTS**

## Assateague Pointe

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PLEASE  
PLACE  
STAMP  
HERE