



AUGUST 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, the crew
that made the July 4th
Picnic possible.*

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 September 20, 2025 at 9:00 AM, at the Clubhouse. 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 your home address or phone numbers have changed, please contact the front office with this information. This information is used for billing, 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.

Please sign up for email announcements on 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!

The FRONT OFFICE contact is (410)-641-1671 and aphoa.office@gmail.com.

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Special points of interest

- Thank you to the person who decorated with pumpkins and mums in the rock garden at McGee Park!
- Please contact the office to sign up for any events.
- 4TH Quarter HOA & Electric will be billed in October.

President's Report– Keith Shoff

Dear Homeowners;

Where did Summer 2025 go ??? Soon the leaves will be turning colors and fall to the ground, the days are getting shorter, and I don't know about you, but I'm not ready for cold weather and snow. As always, I hope everyone had the chance to spend some time in our beautiful Community. There are still lots of great events scheduled for the balance of the year ... Aug 16 = Butterfly Release, Aug 23 = Crab Feast, Aug 30 = Farewell to Summer, Sept 20 = Board Meeting (9AM), Sept 27 = Doggie Swim, Oct 11 = Barry King Memorial Oyster Roast, Oct 18 = Volunteer Party, Oct 23-26 = SunFest, Nov 8 (9AM) = HOA Board Meeting, and last but not least Dec 31 = New Years Eve Gala ... check out the Events section on the Assateague Pointe website.

When cleaning up for the winter, please remember that all large items should be placed in the large dumpsters. "Trash" is one of our largest expenses and our trash service DOES NOT pick-up garbage that's been left on the ground. Please remind your friends / family / renters where the disposal dumpsters are located and to keep the Storage Yard free of trash!!

REMEMBER .. that before any and all changes /modifications being considered to the outside of your property, you must fill in a request form so the ECC can evaluate and approve and you'll need to check with the County if permits are required. This year the County has been paying close attention to the goings on at AP. Pets MUST be on a leash at all times when outside except inside the Dog Park Area and YOU must clean-up after your pets, throughout the Community.

The entire Board would like to say "Thank You" to all homeowners that maintain their property AND also help with maintaining the general Community property It keeps Assateague Pointe THE PLACE TO BE IN OCEAN CITY, and you should all be proud of your contribution.

I personally want to extend a big THANKS to the BOD for all the support and enthusiasm ... to Xanthe for everything she does ... to all the Committee Chair people for keeping everything running like a well-oiled machine ,.. to the Grounds Crew for all their efforts in keeping things neat despite the extreme weather events, to Tracey Trott for keeping the Facebook page current ... to Vince and Lynn Luca for all the hard work keeping us entertained and fed and to YOU the Homeowners for your understanding and support throughout the year. Hopefully the rest of this Year will be kind to us all.

This is YOUR Community.. If you witness something that doesn't look right .. Inform the Office ... YES, Every complaint is investigated.

Your Board President, Keith Shoff

*Pictured right, the
Shrimp Feast volunteers.*



Property Manager's Report– Troy Purnell

Dear Assateague Pointe Homeowner,

We are almost through another great summer at Assateague Pointe, the place to be in OC!
Just a reminder to everyone:

1) Trash– Do not leave any items sitting in front of the dumpsters! Waste Management will not pick up if the dumpsters are blocked, but we will still be charged for this visit. That cost will be passed to the person responsible.

2) Activities– Don't miss our remaining 2025 events: The Crab Feast, Farewell to Summer, Dog Swim, Barry King Oyster Roast, Volunteer Party and New Year's Eve Gala. Friday Night Hot Dog Sales will continue until August 29th. Thanks to all the volunteers who give their time to host all the events throughout the season!

3) Board of Directors- The next meeting is scheduled for September 20th at 9 AM in the Clubhouse. I hope to see you there. If you can not attend in person you can listen to the meeting through our Zoom link.

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 will remain open until September 27th . There will be no lifeguards after Labor Day. The Dog Swim will be at the Rec Center Pool ONLY on the 27th from 1 to 4 pm and then will close after the Dog Swim.

There has been quite a bit of breakage of pool furniture this summer. An inventory will be taken at the end of the season and replacement furniture will be ordered for next year.

A very special thanks to Mike Snyder, Dave Neumeister and Mike Trott who have helped to fix things throughout the summer. And also, to Lisa Ward for turning on the music each day.

Nature Conservancy– Mike & Kay Whaley

The Bluebird Trail was established in 2019 in an effort to increase the number of Eastern Bluebirds in our area. At that time their population had started to decline. Since then with the 13 boxes here in Assateague Pointe at least 52 birds have been added. That number is only what was found as the nest were monitored every few weeks. There could have been more. We hope the coming year is a good weather season for all our feathered friends.

Respectfully,

Mike and Kay Whaley.

Storage Yard– Joyce Wetzel

Hope everyone is having a safe & happy summer! It has definitely been great weather for the pools!

I recently received a new batch of stickers from the Office that if not already done, will be putting on your items within the next couple of days. I am also setting up a distribution in my computer so if something comes up that I need to address with everyone, I will be able to send out a "blast" email. While I am in the process of setting this up, you may receive one or two "test" emails.

The Yard needs some TLC especially in the weed and clutter departments. Take a look around your area and see if you need to spray those weeds or have clutter that needs to be gotten rid of or just organized. There are several examples on the Internet of weed kill that you can make at home with items you most likely already have or if you are not a computer person, let me know and I will print them out for you. Also, there are a couple of boats/vehicles that may fall into the category of #9 below. If your item(s) fall into that category, please take the necessary steps to either get it fixed or "spruce" it up.

I had the occasion to call an owner about something that was in his spot but not reflected on his Registration Form. When you fill out your form, if there is a possibility that something will be stored in your slot within the upcoming year, please list it on your form. If it is on your form, I will get a sticker for it and won't have to bother you at home if something shows up in your slot that is not stickered.

As a reminder, (These were copied verbatim from our ECC Guidelines on the Assateague Pointe Website)

- 1- It is the Homeowner's responsibility to spray and/or weed their assigned slip in the Storage Area
- 2- The Storage Area is open to Boats, wave-runners, motor homes, storage trailers, vans, golf carts, pick-up trucks and autos.....NO COMMERCIAL VEHICLES ALLOWED
- 3- Only one Storage Area slip will be assigned to a Lot
- 4- No Boats, Trailers, etc., can be stored in a storage slip assigned to another Lot
- 5- No subletting of a storage slip allowed to a 3rd party for a fee or not
- 6- Slips may be loaned to a 3rd party on a temporary basis but not to exceed 7 days
- 7- If an assigned slip occupant is found to have violated these guidelines, their storage slip will be forfeited
- 8- Renters, visitors and guests are NOT allowed to bring in Boats, Trailers, RVs, etc.
- 9- No abandoned, inoperable vehicles, or items in a state of dis-repair are allowed
- 10- Boats may be docked for reasonable short periods of time at the Pier, a two-hour limit should be considered

As usual, any questions or concerns, please do not hesitate to contact me at jawetze@verizon.net or 410-726-4876

Enjoy the rest of your summer, Respectfully, Joyce Wetzel

ECC Committee– George Akers

The ECC has inspected the exterior of every home, shed, property and most golf carts throughout the summer. Most property owners keep their property clean, attractive and in good condition. Unfortunately, there are a few property owners that have not. For those property owners that did not comply with the first request of the ECC, a second inspection was done at the end of July and another letter documenting the problem(s) was mailed to each property owner out of compliance. A third and final inspection will be done at the end of August. If at that time no effort has been made to bring the aforementioned property into compliance, a monetary citation request will be presented to the BOD. It is ultimately up to the BOD to issue a monetary citation. Those property owners out of compliance have the right to appeal that decision.

It is appreciated if every property owner has a legible house number on display. This is important because in the event of the need for emergency services, personnel can find the home. It also helps the ECC do our job.

You must also have your lot number and registration sticker posted on your golf cart. If you received a letter from the ECC regarding the absence of your house number or golf cart registration sticker, you have until the end of August to add that information to your property. Golf Cart registration stickers are available in the main office. Reflective, stick on numbers work well for the lot number display.

It is a reminder to all homeowners that you will need ECC approval for anything significant that you add or change to the exterior of your home. If you are not sure about your addition, change, replacement or repair, please check with the ECC or refer to the ECC guidelines located in the last section of the blue Assateague Pointe manual. This will enable you to stay in compliance with our guidelines. ECC forms and applications are available under communications on our web site. When making changes or additions, please include a detailed drawing and specifications with your application. This will help expedite your request. This includes HVAC systems because it is important that the Assateague Pointe electrician can review the new system specifications before you proceed. It is also a good idea to check with the Worcester County zoning and permits office before proceeding with major projects. Their number is (410) 632-1200.

Several inquiries have been made to the ECC about replacing asphalt shingle roofs with a metal roof. Metal roofs are currently prohibited in Assateague Pointe but The BOD is currently researching the possibility of allowing them. That information will be posted when it becomes available.

A reminder that no wood burning fire pits are allowed. Sparks and flying embers can be a safety hazard. Propane appliances are permitted.

Thank you, ECC committee

*Pictured right, some
firetrucks, starting the
July 4th parade.*





Pictured left, prizes for this years Candy Bingo.



Pictured right, some Family Feud contestants.

Entertainment Committee– Vince & Lynn Luca

In the month of July, Tom Cramblitt read some information that you either care about or don't but I keep telling you about it. But I know that one person cared about them because in error I forgot to mention her and she let me know it. The events that Tom read didn't stop with his presentation because the evening of July 12, continued with a Bingo night hosted by Mike and Cathy Snyder. On July 15, we offered an Adult Paint night hosted by Alice Civitella and Susan Neumeister. On July 19, our Family Paint Rocks, hosted by Susan and Dave Neumeister took place. The evening of July 19, those in attendance enjoyed our Shrimp Feast, hosted this year by Lynn and I. Monday, July 21 the prizes consisted of candy at our Candy Bingo, hosted by Stacy Kokoszka. On July 26, we cooled everyone off with ice cream hosted by Lynn and I followed that same evening by Family Feud, hosted by Tommy Muir. On August 2, the Driveway Yard Sale took place, hosted by Sheila Jacobs and a Paint night, hosted by Susan Neumeister and Alice Civitella. On August 5, Tom Cramblitt had people crooning to genres of music at Mingo and on August 9, Ray Civitella ask us to put our thinking caps on and hosted Trivia Night. In addition to all of these events, hot dogs were sold every Friday night by a large number of volunteers. Not to leave anyone out of being recognized every event had volunteers working with them which reminds me that all the chair people need to submit their list of volunteers to Xanthe at the office for the volunteer party. The list of events continues with the Butterfly release on August 16, hosted by Brenda and Dave Hawk, another Bingo on August 16, hosted by Mike and Cathy, The annual Crab Feast on August 23, hosted by Missi and Jeff Clark, Farewell to Summer, hosted by Sheila Jacobs, HOA Board Meeting on September 20, Dog Swim on Sept 27, hosted by Lisa Ward, The Barry King Oyster Roast, hosted by Dale and Vicki Browning and Finally the New Years Eve Party, hosted by Lynn and I. Just some items to remember are: The last hot dog night will be held on August 29. The community center pool only will close at 2PM for the Farewell to Summer event on August 30 but the Rec Center pool will remain open. Both pools will close on September 27 at 4 PM immediately following the dog swim and all donations for the humane society will be appreciated.

2025 ASSATEAGUE POINTE EVENTS

MONTH	DAY		TIME	LOCATION
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



CRAB FEAST

SATURDAY, AUGUST 23, 2025

7PM-10PM IN THE CLUBHOUSE



ADULTS \$40.00

(7-15) \$20.00 UNDER 7 FREE

RSVP FOR TICKETS BY AUGUST 18

NO REFUNDS AFTER AUGUST 18

RESERVED SEATING WILL BE IN EFFECT WHEN PURCHASING TICKETS

PLEASE INDICATE WHO YOU WILL BE SITTING WITH AT THIS EVENT

FAREWELL TO SUMMER

SATURDAY, AUGUST 30, 2025

3:00PM TO 7:00PM

AT THE CLUBHOUSE

\$15.00 PER PERSON - KIDS (7-15) \$7.00
(6 AND UNDER) FREE

MENU IS AS FOLLOWS:

HAMBURGERS, HOT DOGS, SAUSAGE w/ peppers & onions, SLOPPY JOES, BAKED BEANS, MAC N CHESE, CHIPS, CORN ON A COB, COLESLAW BROWNIES, APPLE PIE AND ICE CREAM BEER, SOFT DRINKS, WATER

CLUBHOUSE POOL WILL CLOSE AT 2:00pm FOR THIS EVENT

RSVP WITH PAYMENT BY AUGUST 26, 2025
CALL: 410-641-1671 TO RESERVE TICKETS
NO REFUNDS AFTER AUGUST 26, 2025

DOG SWIM DAY

SATURDAY, SEPTEMBER 27, 2025

1 PM TO 4 PM

REC CENTER POOL

BOTH POOLS CLOSE IMMEDIATELY AFTER DOG SWIM



DONATIONS ACCEPTED

CHAIRPERSON:

LISA WARD



BARRY KING OYSTER ROAST

SATURDAY, OCTOBER 11, 2025
6PM-10PM IN THE CLUBHOUSE

MENU INCLUDES

RAW OYSTERS ON THE SHELL, STEAMED OYSTERS, STEAMED CLAMS, OYSTER STEW, OYSTER FRITTERS, FRIED OYSTERS, HOT DOGS, POTATO SALAD, COLE SLAW, BEER, SOFT DRINKS, WATER, DESSERT



ADULTS - \$40.00 KIDS (7-15) - \$20.00
UNDER 7 - FREE

RSVP FOR TICKETS BY OCTOBER 6, 2025
NO REFUNDS AFTER OCTOBER 6, 2025
RESERVED SEATING WILL BE IN EFFECT WHEN PURCHASING TICKETS



*Pictured left, the address
sign Paint Night.*

*Pictured right, Mingo
players.*



Assateague Pointe

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PLEASE
PLACE
STAMP
HERE