



April 2026 NEWSLETTER



Board of Directors

President: Keith Shoff

Vice President: Missi Clark

Treasurer: Troy Purnell

Secretary: Joe Mosby

Member At Large: Tracey
Trott

Pictured left, our beautiful gazebo, at it new home in McGee Park.

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 May 23, 2026 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

Mosquito spraying is expected to begin the week before Memorial Day.

Remember to update the office if you change your address, phone number, or email. 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, <https://www.facebook.com/traceytrottAP>, 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 overfull 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

- 2nd Quarter HOA & Electric is due May 1st.
- Please contact the office to sign-up for upcoming events.

President's Report- Keith Shoff

Dear Homeowners;

I'd like to take this opportunity to welcome ALL our new Homeowners to our Assateague Pointe family. I encourage you to get involved with the many events both here and in the surrounding area. Come out and get to know your neighbors and make some new friends.

As I'm sure you are aware, we issued new gate cards this year after installing a new gate operating system mainly due to obsolescence of the old system.

This past winter (and now Spring as well) was not only cold but we probably had significant snow to deal with. The County Emergency Services informed us last year that we must plow all the streets within the Community if the snowfall is of 2" or better, which got a workout this year.

When you come to the Pointe, please check your home for water leaks that may have occurred from all the cold weather with snow and rain.

While cleaning up around the yard, please remember to place LARGE items in the dumpster in the middle of the storage yard. Although we saw a nice improvement last year, trash disposal is one of our most expensive budget items, not counting the cost of cleaning up behind people that are leaving trash on the ground. So please place the trash in the proper receptacles. There are now fines in place for people that refuse to place items in the dumpsters.

A Big Thank You to our ECC Chair George Akers, and his Committee for staying on top of things all winter. The ECC Committee will be starting on their yearly inspections soon and I'm sure there are already Homeowners sprucing up their yards. The Grounds Crew have tried to keep up with the cleanup of any issues from bad weather, but if you see something that needs attention, please inform the Office.

The Entertainment Committee has another great listing of activities planned again this year, and as always, they're looking for more volunteers. If interested please let Vince and Lynn Luca know ASAP. Please check the calendar of events which are included in this newsletter.

Just a friendly reminder to everyone that all golf carts must be registered and have a sticker placed on their golf cart. If you need to register please stop by the office and see Xanthe. It is a fineable offense for not having your sticker, or driving at night without any headlights and driving under the age of 16. (underage driving is probably our biggest issue with the carts)

Over the winter the areas around the ponds have been trimmed, and as you read this both pools are in the process of coming out of hibernation for an exciting 2026 season.

As a reminder if you haven't already, please make sure to verify your Homeowner's Emergency Contact information with Xanthe, we need keep all our records up to date... all this is to ensure that if we need to get in touch with you, we have GOOD current contact information.

The Board would like to THANK Tracey Trott for keeping the AP Facebook current, Xanthe for compiling this newsletter (plus everything else she does) AND all of YOU for taking the time to keep Assateague Pointe looking like THE PLACE TO BE IN OCEAN CITY.

Your President-Keith Shoff

**COMMUNITY CLEAN UP DAY
SATURDAY APRIL 25, 2026 9:00 AM
RAIN DATE: SATURDAY, MAY 2, 2026 9:00 AM
IN THE CLUBHOUSE
REFRESHMENTS AND LUNCH
WILL BE PROVIDED**



Property Manager's Report– Troy Purnell

Spring is here. Assateague Pointe is the place to be in OC! Just a reminder to everyone:

Activities- The calendar for the year has been set. You can view it online or pick up a copy at the front office. Upcoming events include, Puzak Memorial Golf Tournament, Flea Market, Meet & Greet and Mahjong. These events are a great way to meet your neighbors and have fun.

Pools- Pools will open Saturday May 23RD. Pools will be open 10AM – 6PM. Starting June 26TH pool hours will change to 10AM – 8PM and Friday night swim will resume at the Clubhouse pool. 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 office and we will resolve the issue.

Board of Directors- The next Board of Directors meeting is scheduled for May 23 at 9AM in the clubhouse. If you can't attend in person, you will be able to watch live on Zoom. The HOA will send a link to the meeting.

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

Storage Yard– Travis & Kathi Blizzard

Hello everyone, we will be taking over the storage yard duties from the Wetzel's who have sold their house here at Assateague. We want to thank them for all they have done over the past several years. A little bit about Kathi and me My parents Jerry and Linda are original owners here at the Pointe purchasing in 1990 when there were less than 20 houses. We have been lucky to see our community grow from the very beginning and look forward to the future. Kathi and I have been down twice already and have been working with Xanthe to get this year's stickers on. So far, we have all the interior yard stickers on - if your boat or items were there. We will check the yard each time we are down, usually once or twice a month. Please be patient with us as this is our first year doing the storage yard and we are still finding our way. As always please remember to spray for weeds and to keep your area clean. We have noticed already the weeds are popping up and some areas towards the back of the slips need trash and clutter taken care of. I copied the guidelines below from what Joyce had from the last newsletter. (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 be 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 us. We look forward to working with you and seeing you at the Point. Trav and Kathi Blizzard

Pools Report– Tracey Trott

Happy Spring! Looking forward to our 2026 summer season to begin. Pools will open on May 23rd. The pool will be open daily from 10 am till 6 pm until June 26th, when they will stay open until 8 pm daily and the Friday Night Swims start. We will be sprucing up and setting up the pool decks on Community Clean Up Day, April 25 beginning at 9 am. Plenty of help is needed, so I hope to see many of you there.

Please help to make our summer experience here at the pools a pleasant one. Please listen to our Lifeguards. Please adhere to their requests. **Please do not be disrespectful.** If you find another home owner or guest not following our rules and choose to speak to them yourself, please don't be confrontational. Just be kind and remind them what they might be doing wrong. Or better yet, inform the life guard and ask them to handle it.

Reminder: Please make sure to lower your umbrella and lower your chaise lounge chair back when you are leaving. This really helps to prevent damage. Also clean up your area.

Several new things we will be enforcing this year: (Violating any rules of the pools will result in you having to leave for the day, if it happens more than once, you can be banned for the season)

- We will not allow holding of tables and/or chairs, especially when the pool opens first thing in the morning. If you place your stuff at a table and/or chairs and exit the pool area, you must return within 30 minutes, or your belongings will be moved.
- Also, if you bring in your own music, please use ear buds or you must keep the volume low enough that it is just enjoyed by those at your immediate seating area. No music devices can be brought to the pools edge.

Mike Synder & Dave Neumeister have agreed to help again this year to keep all of the furnishings at our pools in great working order. If you see something broken, feel free to call or email me and I will have them check on it. Also, Lisa Ward has agreed to take care of turning on the music each day. If you see them, please tell them thanks for all their help.

Most importantly, please remember that there is **absolutely no glass allowed** in or around the pools. The Crab Deck/Patio at the Clubhouse pool **IS** considered part of the pool deck, so the rule applies there as well. If you have glass products, please keep them inside the clubhouse or the rec center. If you are responsible for glass breakage around the pool deck, you will be fined. This fine could be very hefty as it will also include the cost of the cleanup. **Please remember that owners are responsible for their guests!!**

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

Beautification Committee– Missi Clark

Happy Spring! Community Cleanup day is Saturday April 25th. Please consider coming out to help cleanup common areas of AP and get the pool decks ready for opening day. There is mulching, weeding, planting and cleaning that will need to be done.

Bring your own garden tools and meet at the clubhouse at 9am Saturday April 25th if you are interested in helping. Lunch will be provided.

Nature Conservatory Committee– Mike & Kay Whaley

We haven't been able to get to the Pointe since last HOA meeting. I'm sure the AP birds have made new homes in nests along the Bluebird Trail. We'll tend to the houses in June and report our findings. Happy Spring everyone.

Mike and Kay Whaley.

ECC Committee– George Akers

The Environmental Control Committee will be doing Spring, 2026 home inspections starting on the weekend of May 1st. At this point, the community is looking great and thank you to those property owners who have gotten an early start on home maintenance and repairs.

As well as homes, sheds and exterior property, golf carts will also be inspected. You must have your lot number and registration sticker posted on your golf cart. If you receive a letter from the ECC regarding the absence of your lot number or registration sticker, you have until May 29th to add that information to your golf cart. Registration stickers are available in the main office. Reflective, stick on numbers work well for the lot number display.

If the May 1st property inspection shows that you have property characteristics that need your attention, you will receive a letter explaining the nature of the violation (s). You have until July 31 to complete the improvements. If the improvements cannot be made by that time, please give the ECC an explanation via the Inspection Response Form found on our web site. Please email it to the ECC attached as a PDF or USPS mail to the main office. All properties in violation will be inspected again on August 1st.

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 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. Please email the application to the ECC in the form as a PDF.

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

A reminder that our ponds are catch and release only and all Maryland Fish and Game laws are in effect. If you need to clean fish caught elsewhere or off the pier, please use the cleaning station located at the end of the pier. Please keep the pier clean and parents are reminded that they are responsible for their minor children.

Last, remember to clean up after your pets throughout the community and at the dog park. Plastic bags and trash containers are provided. Please use them. Thank you!

Events Committee- Vince & Lynn Luca

WELL!!!!!! Spring has come so we are moving into summer for another season at Assateague Pointe. At the March meeting I mentioned that Jenny McMahon will begin the game of Mahjong on May 13, 2026 at 1PM in the clubhouse. Please bring your tiles and be ready to play. There will be one set of tiles available that will allow 4 people to play.

You may have seen or will see Jay, from the grounds crew, installing new brackets on the telephone poles and some menu boards because we decided to use regular flags to display rather than the stick flags.

We also mentioned that Mingo will be scheduled three times, however, if Tom Cramblitt decides to offer additional Mingo nights, we will notify you. The Mingo nights will be on Friday during the sale of hot dogs.

Hot Dog night begins on June 26th in the clubhouse at 6:30 and continues every Friday night along with the beginning of midnight swim. WE NEED 4 VOLUNTEERS TO SELL HOT DOGS ON FRIDAY, JUNE, 26, 2026. PLEASE CALL LYNN TO VOLUNTEER (443-928-0402). Hot Dog night ends on August 28th.

Our next event is Community Clean Up and scheduled for April 25, 2026 at 9:00AM in the clubhouse. Rain date will be Saturday, May 2, 2026

Let's continue to make "AP THE PLACE TO BE IN OC"

Vince and Lynn

**MAHJONG
WEDNESDAY,
MAY 13, 2026
1:00 TO 3:00 PM
IN THE
CLUBHOUSE**



THIS WILL BE A VERY INFORMAL GROUP



**FLEA MARKET/YARD SALE
SATURDAY MAY 23, 2026
8:00AM - 12:00PM ON THE FRONT LAWN**

2026 ASSATEAGUE POINTE EVENTS

MONTH	DAY		TIME	LOCATION
APRIL	23-26	SPRINGFEST		OC INLET
APRIL	25	COMMUNITY CLEAN UP - MISSI & JEFF CLARK	9:00 AM	CLUBHOUSE
MAY	23	FLEA MARKET YARD SALE – SHEILA JACOBS (set up 7:30AM)	8:00 AM	FRONT LAWN
MAY	23	HOA BOARD MEETING	9:00 AM	CLUBHOUSE
MAY	23	POOLS OPEN – DAILY 10 AM TIL 6 PM	10AM- 6PM	BOTH POOLS
JUNE	13	MEET AND GREET – VINCE & LYNN LUCA	7:30 - 9 PM	CLUBHOUSE
JUNE	20	AP PUZAK MEMORIAL GOLF TOURNAMENT- TONY MATRONA	2:30 PM	OC GOLFCLUB
JUNE	26	POOLS OPEN - DAILY 10AM - 8PM (BEGIN FRIDAY NIGHT SWIM)		CLUBHOUSE
JUNE	26	*** FRIDAY NIGHT HOT DOG SALES BEGIN *** (EVERY FRIDAY)	6:30-9:30PM	CLUBHOUSE
JUNE	26	MINGO- TOM CRAMBLITT	7:00 PM	CLUBHOUSE
JUNE	27	BINGO – MIKE & CATHY SNYDER	7:00 PM	CLUBHOUSE
JULY	4	JULY 4 th PARADE – (8:30 SIGN UP) - BO & KIM SCHULTZ	9:00 AM	CLUBHOUSE
JULY	4	JULY 4 th PICNIC – PAM & JEFF BARAN	2 – 6 PM	CLUBHOUSE
JULY	10	MINGO – TOM CRAMBLITT	7:00 PM	CLUBHOUSE
JULY	11	HOA BOARD MEETING – WORCESTER PREP SCHOOL	9:00 AM	OFFSITE
JULY	11	BINGO – MIKE & CATHY SNYDER	7:00 PM	CLUBHOUSE
JULY	18	FAMILY PAINT ROCKS – SUSAN AND DAVE NEUMEISTER	10:00 AM	CLUBHOUSE
JULY	18	ADULT PAINT NIGHT – SUSAN NEUMEISTER & ALICE CIVITELLA	7:00 PM	CLUBHOUSE
JULY	20	CANDY BINGO – STACY KOKOSZKA	7:00 PM	CLUBHOUSE
JULY	25	PRICE IS RIGHT & FAMILY FEUD – TOM MUIR	7:00 PM	CLUBHOUSE
JULY	26	ICE CEAM DAY – VINCE & LYNN LUCA	1-2 PM	CLBHS/ RECCTR
AUG	1	DRIVEWAY COMMUNITY YARD SALE – SHEILA JACOBS	8AM-12PM	PROPERTIES
AUG	8	TRIVIA NIGHT – RAY CIVITELLA	7:00 PM	CLUBHOUSE
AUG	14	MINGO – TOM CRAMBLITT	7:00 PM	CLUBHOUSE
AUG	15	BUTTERFLY RELEASE - BRENDA & DAVE HAWK	11:00 AM	BUTTERFLY GDN
AUG	15	BINGO – MIKE & CATHY SNYDER	7:00 PM	CLUBHOUSE
AUG	22	CRAB & SHRIMP FEAST- MISSI & JEFF CLARK WITH TOM CRAMBLITT	7 – 10 PM	CLUBHOUSE
AUG	28	*** FRIDAY NIGHT HOT DOG SALES END ***	6:30-9:30PM	CLUBHOUSE
SEPT	5	FAREWELL TO SUMMER – SHEILA JACOBS	3 – 7 PM	CLUBHOUSE
SEPT	19	HOA BOARD/BUDGET MEETING	9:00 AM	CLUBHOUSE
SEPT	19	BULL & OYSTER ROAST – J MOSBY, M SNYDER, D NEUMEISTER, D BROWNING	2- 5 PM	CLUBHOUSE
SEPT	26	DOG SWIM AND POOLS CLOSE – LISA WARD	1 – 4 PM	REC CENTER
OCT	10	VOLUNTEER PARTY	7-9:30 PM	CLUBHOUSE
OCT	22 – 25	SUNFEST		OC INLET
NOV	14	HOA BOARD MEETING	9:00 AM	CLUBHOUSE
DEC	31	NEW YEARS EVE PARTY – VINCE & LYNN LUCA	8 PM - 1 AM	CLUBHOUSE



MEET AND GREET
 NEIGHBORS AND BOARD CANDIDATES
SATURDAY, JUNE 13, 2026
7:30PM TO 9:00PM IN THE
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 20, 2026
\$100.00 PER GOLFER
DINING GUEST \$30.00

CHAIRPERSON: TONY MATRONA

Deliveries and Pick Ups at Assateague Pointe

Food Delivery and Taxi/Uber Pick Ups:

- When receiving food deliveries or taxi/uber pick ups the person will need your full name and the address they are going to. During office hours, Monday through Saturday 9am-5pm and Sunday 10am-4pm, they can use the intercom at the gate or stop in the office. After hours there will be a gate attendant, if he is not in the gate shack, call the gate cell phone at 443-880-8317. It is your responsibility to give these instructions to your delivery or pick up person.

Mail Delivery:

- When having something mailed to your home please us your 911 address, and not your lot number. UPS and FedEx will deliver directly to your home, USPS (Post Office) delivers to the cluster boxes located by the dumpster area. You must have a mail box set up with the post office to receive USPS deliveries. The main post office for Berlin is located in Ocean Pines on Rt. 589, they will require proof of address to set up a mailbox. Amazon usually passes their deliveries off to USPS, UPS, or FedEx. The front office and gate shack are not the appropriate places to have your mail delivered.

Assateague Pointe

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PLEASE
PLACE
STAMP
HERE