



# JUNE 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, the Flea  
Market that took place  
May 30th.*

## 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 11, 2026 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

Mosquito spraying takes place every Thursday between 12am-1am, weather permitting.

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](http://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](mailto:aphoa.office@gmail.com).

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## Special points of interest

- 3rd Quarter HOA & Electric due 8/1/26.
- Please contact the office to sign-up for upcoming events.

June 11, 2026

TO: All Assateague Pointe Property Owners

From: Keith Shoff, HOA Board of Directors- President

RE: 2026 Annual Meeting

**This year's Annual Meeting of the Assateague Pointe Homeowner's Association will be held on Saturday, July 11, 2026, 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 onto 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 2026 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, 2026 @ 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-2026**

Vote for 2!

- \_\_\_\_\_ Joe Mosby- Lot#13
- \_\_\_\_\_ Tracey Trott- Lot#252
- \_\_\_\_\_ Other

**IRS Regulations**

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

**SAMPLE  
BALLOT**

## Candidate Biographies

### Joe Mosby:

My wife Lillian and I are residents of Milford, DE, and have been homeowners in Assateague Pointe since September 2011. I am a U.S. Air Force Veteran and a retired Instrumentation Designer, who occasionally does consulting work. Lillian and I enjoy vacations, traveling, camping, saltwater fishing, and kayaking. However, Lillian will probably pass on the kayaking! I have volunteered for many events at Assateague since they arrived. I have been on the BOD since January 2019, and I look forward to the opportunity to continue on the Board.

### Tracey Trott:

Mike & I have been enjoying Assateague Pointe since 1992, when Mike's parents purchased here. When the house next door to "our family house" became available, Mike and I purchased it and have been happy owners of our own home here as well for the past 12 years. We both became active volunteers, working and chairing many events. Currently, I also volunteer as the Pool Chairperson here at AP.

I have always been a very active volunteer and served in many positions including: Serving on the Board of Directors of a HOA for a large condo development, School Boards, Parish Councils, Home School Organizations, and Athletic Clubs. I retired from my position of Business Manager at York Catholic High School in 2016.

With my history of volunteering as well as serving on many Boards, having been an Office Manager and a Business Manager, I consider myself to be an asset to the AP BOD. I would love to serve the Assateague Pointe homeowners for another two-year term, so I would appreciate your vote.

Thanks so much,

Tracey Trott, Lot#252

## 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 4th Parade & Picnic, Mingo, Bingo, Paint Night, Ice cream day and more! Check the schedule on the website or pick up a copy at the office. Thanks to all the volunteers who make these events possible.

2) Gate Software Update- The new system includes a safety feature that delays the opening of the gate after the card swipe for 3-5 seconds. When you swipe your gate card at the card reader, you will hear a chime/ding sound, and the red light on the reader will turn green. Each lot was given 6 gate cards. If you wish to purchase any additional, they are \$5 each. Please be mindful of who you give a gate card to, as we do not want unauthorized individuals to be able to access our pools and other facilities.

3) Board of Directors- The Annual Meeting is scheduled for 9 AM Saturday, July 11, 2026, at Worcester Preparatory School in Berlin. Directions will be available at the front office. If you are unable to attend, please stop by 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

## 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 everything 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 11, 2026, 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 bio at the front office, no later than June 8. There are 2 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 already history. Vince and Lynn are still looking for several "Hot Dog Sellers" for Friday nights. 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 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.

Don't forget to visit our beautiful Butterfly Garden as you come into the Community. It is a Federally Registered Way Station for Monarch Butterflies, and something we're all quite proud of. Add a visit to our Unofficial Bluebird trail and you can experience how beautiful the Community really is.

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

Early nesting's show that two Bluebird families have joined the AP flock. Sparrows are sitting on 4 nests. Two are filled with baby birds and the other two nests have 4 eggs. We've had no report of the Kildeer that were in our Storage lot last year. Hopefully the Purple Martins will return again this year.  
Respectfully,  
Mike & Kay Whaley

## Beautification Committee– Missi Clark

Thank you to everyone that came out for community cleanup. Everyone's efforts are greatly appreciated to help keep AP "The Place to be in OC"

## Storage Yard– Travis & Kathi Blizzard

Hello everyone, we hope your summer is off to a great start. To date all stickers are on everything that is here so far. On our last visit, we noticed that there are some items in slots that are not on your forms. If you have added something or made a change, please let Xanthe know in the office so she can print up a sticker for us. Thank you to those who responded to my phone calls and text messages about the unregistered items, it is much appreciated. We are trying to head off any issues prior to you coming down and finding something in your spot that should not be there. As always, the weeds are an issue, please continue to spray, and keep your area clean. Also please be mindful of your neighbor's space, please keep your items between the lines. Just as a reminder the storage area guidelines are on the website or in the last newsletter. Thank you in advance for your cooperation, and as always, any questions or concerns, please do not hesitate to contact us. See you soon at the Point. Trav and Kathi Blizzard

## Pool Committee-Tracey Trott

Pools opened on May 23rd even though the weather did not cooperate. The first week of the pool season was not what we were hoping for weather wise. Things have definitely improved and many are now enjoying the pools. The pools are currently open daily from 10 am until 6 pm. Beginning June 26th, they will stay open until 8 pm daily and the Friday Night Swims will start.

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 homeowner 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 lifeguard and ask them to handle it.

New umbrellas have been installed at both pools as well as new pool gates. Both have been great improvements for the pools. 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.

### **A reminder of a few new things for this year:**

- 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.

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: traceylynntrrott@gmail.com

## ECC Committee– George Akers

The Environmental Control Committee completed Spring, 2026 home inspections on the weekend of May 29th. 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 July 31st to add that information to your home and golf cart. Registration stickers are available in the main office. Reflective, stick on numbers work well for the lot number display.

If the 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 31st 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. You may also refer to our web site. This will enable you to stay in compliance with our bylaws.

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 should be noted that all new or replacement HVAC systems are to be sub floor level. This is a FEMA requirement and not negotiable. 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 e-mail the application to the ECC in the form of 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!

## Entertainment Committee– Vince & Lynn Luca

The meet and Greet takes place this Saturday, June 13, 2026 at 7:30 PM. Hot Dog Sales begin on June 26th at 6:30PM - 9:00PM. Midnight swim at the community center pool only begins on June 26th also. Please remember we need volunteers so please call us to volunteer.

**2026 ASSATEAGUE POINTE EVENTS**

MONTH	DAY		TIME	LOCATION
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 <sup>th</sup> PARADE – (8:30 SIGN UP) - BO & KIM SCHULTZ	9:00 AM	CLUBHOUSE
JULY	4	JULY 4 <sup>th</sup> 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	BINGO – MIKE & CATHY SNYDER	7:00 PM	CLUBHOUSE
AUG	14	MINGO – TOM CRAMBLITT	7:00 PM	CLUBHOUSE
AUG	15	FAMILY DIAMOND PAINTING – JENNY McMAHON	9-10:30AM	CLUBHOUSE
AUG	15	BUTTERFLY RELEASE - BRENDA & DAVE HAWK	11:00 AM	BUTTERFLY GDN
AUG	15	TRIVIA NIGHT – RAY CIVITELLA	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

**MAHJONG  
EVERY  
WEDNESDAY  
1:00 TO 3:00 PM  
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



**MEET AND GREET**  
NEIGHBORS AND BOARD CANDIDATES  
**SATURDAY, JUNE 13, 2026**  
**7:30PM TO 9:00PM IN THE  
CLUBHOUSE**  
LIGHT REFRESHMENTS WILL BE  
SERVED

**MUSIC BINGO**

**FRIDAY, JUNE 26, 2026**

**7:00 PM  
CLUBHOUSE  
COST: \$5.00**



**SATURDAY JUNE 27, 2026**

**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**



**ANNUAL JULY 4<sup>TH</sup> PARADE  
SATURDAY JULY 4, 2026**

**JUDGING BEGINS AT 8:30 AM AT CLUBHOUSE  
PARADE BEGINS AT 9:00 AM  
COMPLETE AND SUBMIT FORM BY JULY 1, 2026**



**JULY 4<sup>TH</sup> PICNIC**

**SATURDAY, JULY 4, 2026  
2PM-6PM  
AT THE CLUBHOUSE**

**CHAIRPERSONS: PAM & JEFF BARAN**

**MENU INCLUDES**

**Hamburgers, Hot Dogs,  
Sausage with Peppers and Onions  
Baked Beans, Corn on the Cob, Picnic Side Salads,  
Watermelon, Dessert, Soft Drinks, Water, BEER  
ADULTS - \$15.00 (7-15) \$8.00 (BELOW 6) FREE  
NO COVERED DISH IS BEING REQUESTED**

**Assateague Pointe**

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PLEASE  
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HERE