
Why you should become a member:

Socially, you can meet new people and have some fun at events. **Legally**, Delaware state code provides specific rights to manufactured homeowners on leased land. Our HOA represents the homeowner households on leased land in this community. Whereas an individual may be overlooked or ignored, HOA members have a group voice in communications with community landowners and state legislators. There is strength in numbers.

Our HOA has Group Membership in the Delaware Manufactured Homeowners Association (DMHOA), consisting of volunteers like you. DMHOA communicates with state legislators regarding our input on bills that impact laws established for Manufactured Home Communities on leased land. Without DMHOA, we would not have many rights at all.

DMHOA can also provide resources for legal aid and guidance on your rights as homeowners on leased land. Visit DMHOA.ORG to find out about the Lot Rental Assistance Program, legislation, events and meetings.

WHB HOA 2026 Officers:

President: Amy Morton

1st Vice-President: Darla Blaesing

2nd Vice-President: vacant

Secretary: Amy Kidd Douglas

Treasurer: Janet Toulson

Board Members: Nancy Gentile, Max O'Neill, Steve Kramarck, Renee Yazuita, Al Tortella

We are on the web... Visit our website for meetings and updated information: WHBHQA.ORG

Upcoming Community Events 2026

Poker Run September 5th

4:00 pm – 5:30 pm. Starts at the beach
Weather decision: 12 pm for Rain Date TBD

Cornhole Tournament & Chili Contest October 3rd 12 pm

Weather decision: Oct 2nd 4 pm for Rain Date TBD
Details on Facebook and in Email in September

Trunk to Treats October 31st

6 pm - 7 pm
Weather permitting – Beach Parking Lot

Holiday Social

Details on Facebook & in Email late fall

NOTES: Other events will be discussed at the first General Membership Meeting and will be organized as Pop-Up Neighborhood Events.

All events require volunteers to be successful. Please consider reaching out to our board to help with donations of your time, materials, or talents on your favorite events!

WHB HOA Annual Dues

- Membership dues for new members and renewals are **\$25/household**.
- **Membership due date is April 30, 2026**
Complete form on the reverse side.
- **Make checks payable to: White House Beach Homeowners Association** and mail a check and membership form to:

Janet Toulson, Treasurer
35596 E River Dr
Millsboro, DE 19966

(NO DROP, mail address only – not a physical home)

Upcoming Community Events 2026

***Easter Egg Hunt – April 4th 10 am**

Rain Date: Easter Sunday 1 pm
Playground: Ages 8 & under-Grandchildren welcome
Scavenger Hunt for Ages 9-13. More info to come

***General Membership Meeting May 16th**

10 am at East Harbor Beach
Weather decision: May 15th 6 pm for Rain Date May 17th

Poker Run May 23rd

4 pm - 5:30 pm. Starts at the beach.
Weather decision: 12 pm for Rain Date TBD

Yard Sale June 6th 7 am - Noon

Weather decision: June 5th 4 pm for Rain Date June 7th

***Summer Event June 27th**

Save the DATE
Details on Facebook & in Email late May

***Golf Cart & Bike Parade July 4th**

9 am Registration at Playground
Parade and judging at 9:15 am
Prize categories for adults & Kids
No Rain Date

Poker Run July 18th

4 pm - 5:30 pm. Starts at the beach.
Weather decision: 12 pm for Rain Date TBD

***General Membership Meeting August 15th**

10 am at East Harbor Beach
Weather decision: Aug 14th 6 pm for Rain date Aug 16th

Yard Sale August 22nd 7 am - Noon

Weather decision: Aug 21st 4 pm for Rain Date Aug 23rd

*** Events must be a member to participate**

TBD = To Be Determined

Questions can be emailed to:

whbhqa@gmail.com

White House Beach Homeowners Association
Membership Form 2026

Name _____ Lot# _____

Community Address _____

Phone Number _____ (Circle one: Cell or Landline)
Email Address _____ (Please print clearly)

All forms must be MAILED to 35596 E River Dr Millsboro DE 19966
This is only a mailing address, not a physical location

Janet Toulson, Treasurer
35596 E River Dr
Millsboro, DE 19966



The **White House Beach Homeowners Association (WHB HOA)** is a non-profit civic organization.

Members are residents in The White House Beach Manufactured Homes Community.

Our **WHB HOA** is *not* a Traditional HOA. We are all volunteers who promote social events, legal rights awareness, and community togetherness.

Please join us and let's have some fun together in 2026!