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Serving the Lake Naomi and Timber Trails Community  
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### Message From LNC Board of Trustees

The LNC Board of Trustees are unanimously in favor of the short-term rental (STR) deed restriction.

The proposal by the PPCA and TTCA Board of Directors policy provides for ten rental contracts per year and exceeds the current LNC temporary membership policy. The community has spoken to the Boards and the Club via a professional survey and the deed restriction amendment as proposed is consistent with the survey results.

The survey told us that the vast majority of our members want fair and reasonable STR limitations.

**A TTCA or PPCA deed restriction requires a 67% favorable vote, and any non-votes are counted as a “No” vote. It is imperative that you participate in the process whether you agree or disagree.**

We appreciate and want renters to enjoy LNC. Many of our current members visited LNC as renters, had a wonderful experience and purchased homes. We understand that members have rented their homes to meet their own objectives. There will continue to be ample rental options.

The ten rental contracts per year may include four contracts during the summer season. These summer rentals must be for a minimum term of one week, with no maximum term length. Rentals in the off season may be less than a week so owners may welcome weekend rentals. Members can rent for the entire year, seasonally, monthly, a few weeks or the occasional weekend. What we are trying to reduce is the heavy burden on the homeowners and members of the community.

The Trustees have a fiduciary responsibility to weigh and protect the economic and social investment of all 1,766 Club members.

The STR issue was first addressed seven years ago as it became clear that there were material changes in rental activity volume and a move away from the local realtors to Airbnb and VRBO - with increasing challenges as a result. Many communities have considered these challenges and moved forward with rental restrictions.

The STR task force, including members from the long-range planning and the finance committees, was created to specifically address STR issues. With historical data provided by management the task force recommended temporary membership rental policy limits that would be fair to our membership. The task force's primary goal was to develop a policy based on facts and not be arbitrary or capricious. According to the rental data used by the task force, most members who rented their homes already rented for four weeks or less in the summer season.

The new policy of limiting the quantity of rentals is working! Temporary memberships have decreased by 45% from 5,534 in 2019 to 3,081 in 2022. The stress on the LN/TT community has dramatically decreased while revenue has remained relatively unchanged.

The temporary membership policy does nothing, however, to address STR issues where memberships are not applicable. The PPCA/TTCA deed restriction provides the best solution to address this need.

The BOT, BOG, TTCA and PPCA were fully aware that there would be opposition to the restrictions. We encountered significant opposition to our COVID guest and temporary member policies from a vocal minority of rental owners who were concerned about their business profits. The opposition to STR restrictions from a small group of rental owners has continued.

We would like to address a few concerns that have been aggressively expressed by those encouraging you to vote no.

**1. *The Boards of the homeowner associations WILL NOT have the ability to later adjust the rental restrictions.***

*Any later adjustment would once again require approval of 67% of the members of each association. The attorneys who have drafted the proposed deed restriction have confirmed that the ability to make any adjustments to term or duration is controlled by State statute and cannot be changed without your vote.*

**2. *Your YES vote is more likely to protect your property value than diminish it.***

*There is no evidence to support the claims that limiting rentals will decrease property values. The value being preserved is that of a family-oriented community with homeowners that treat and respect the amenities which they pay for as their own.*

**3. *Relying on Township STR ordinances is NOT sufficient.***

*While the current STR Ordinances do provide some STR controls, Township ordinances can easily be reversed by a new Board of Supervisors. Most of the PPCA and TTCA members do NOT vote in the local elections and therefore have little local influence. Your deed restriction vote carries the most power to protect your investment in your home.*

We live in a rapidly changing world and recognize that we must change with the times and be forward thinking for our Club to continue to be one of the best communities in America. Together, we have enjoyed great success by being mindful of what makes LNC truly unique- we are a family community where long-lasting friendships are developed, memories are made, and our children grow and become multi-generational members. We are not a resort hotel community.

**The PPCA and TTCA process for the deed restriction will be open online until July 8, 2023.**

All PPCA and TTCA Member are entitled to 2 votes per property! If you have not received the e-mails with the vote link, please contact the LNC administrative office at (570) 646-9191, or via email to [naomineighbors@lakenaomiclub.com](mailto:naomineighbors@lakenaomiclub.com).

We hope that we have addressed your concerns on the STR matter and encourage you to vote YES.

If you still have questions, please contact Association Manager Wendi Freeman, [wfreeman@lakenaomiclub.com](mailto:wfreeman@lakenaomiclub.com).

We wish you and your family a safe and enjoyable summer season.

Regards

*The Lake Naomi Club Board of Trustees*