

## Naomi Neighbors for Responsible Renting – Facebook post April 24, 2023

Hello, my name is Steve Moore, and I am a social media coordinator hired by the Pocono Pines & Timber Trails Board of Directors to moderate this group and help facilitate a deed restriction amendment process.

Thank you for all the comments that have been posted. Below you will find a statement from Association Presidents Dan Bernheim (TT) and Nancy Dressel (LN) as provided to me for presentation to the Group.

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Community Members,

Rental properties have always been and will continue to be a part of the Lake Naomi Community. Many of us rented properties as a stepping stone to ownership. Others have historically rented their property to defray some of the costs. More recently, however, there has been an increase in properties being used as rentals strictly for business income. In addition, there has been an increase of complaints of weekend warriors renting properties and not having the same consideration for our Community as the number of short-term rentals increased. This led to a survey to take the temperature of the Community as it related to rentals.

The clear message from the survey was that the Members were looking for appropriate restrictions so that rentals did not interfere with the residential, family-oriented community which has been the hallmark of our Platinum designation. Consequently, the two homeowner associations formed a subcommittee, with three members from each, to study the issue and investigate what, if any, steps should be taken to respond to the Community's request regarding rentals. The subcommittee reviewed what other communities, not just in the Poconos, but across the country were doing in reference to STRs. Legal counsel was consulted to understand where the guardrails rest for any restrictions under consideration and the requirements for implementation.

It should be noted that the members of the subcommittee did not all share the same view at the outset, and, in fact, the views spanned the broad spectrum of opinions to what action was necessary. Months of research, meetings and reviews resulted in the proposal which has been presented to the Community. The concept remains to appreciate the importance of rental properties and to balance that against the desire to maintain the residential, family-oriented community fostered by both PPCA and TTCA.

The purpose of this Facebook Group was to provide information and to receive and respond to questions. Prior to responding to the very thoughtful questions raised, we felt it imperative to clarify the genesis of this process and assure the Community that this endeavor began without preconceived agendas and, in fact, pre-dates the Ordinances later passed by Tobyhanna and Coolbaugh Townships.

Finally, we feel it important to note that while we were advised that the respective homeowner association Boards had legal authority to implement rental restrictions without a deed restriction, we all felt that this type of change should be subject to the need of a two-thirds approval of our Members as required of a deed restriction.

While both the PPCA and the TTCA Boards are in support of this amendment, it is ultimately up to the Members of the Associations. Everyone in good standing has the chance to consent or to not consent. The choice is up to you. However, again, it is very important that everyone participates so all voices are heard.

Nancy Dressel, President, Pocono Pines Community Association (Lake Naomi)

Daniel Bernheim, President, Timber Trails Community Association