

## WHO AND WHAT IS LAKE NAOMI? HOW DO WE WANT TO PRESERVE OUR COMMUNITY?

Recently, you may have been hearing a lot about changes that the 2 homeowner association Boards, PPCA and TTCA, are proposing—a deed restriction limiting short-term rentals in our communities. Traditionally, homeowners would sometimes rent out their homes to offset their expenses. More recently, homes are being purchased strictly for investment as rental properties. Why do the respective Boards care? We care because the Lake Community is more than a collection of homes and amenities. It is a warm, family-oriented, and caring community where people make lifelong friendships. Many current owners grew up here, some are third generation owners.



The hallmark of our community has been involvement. Currently, we have over 200 volunteers who help run the community, from long term planning to adult activities to the many sports activities and more. Our annual major community service event, The LNTT Cares Rally, is run by volunteers who raise tens of thousands of dollars for local charities.

Whether the homeowner is a full-time resident or owns a second vacation home, our members treat the community as their home. That is not always the attitude of some—clearly not all—of those who rent properties. In recognition of the increasing own-to-rent trend and the occasional disruptive weekend warriors, and in response to a community survey asking the Board to address the issue, we propose limitations with the intent of striking the right balance between responsible renting and preservation of our family-oriented community.

Specifically, the proposed changes would limit summer season rentals to a minimum of 7 days and a maximum of 4 separate rentals. Winter season does not have a week minimum, however, there is a maximum of 10 rentals per year.



We are asking for your approval of these proposed changes with the belief it reflects what the community wants to preserve: the unique nature of Lake Naomi/Timber Trails. Many of our surrounding communities and others throughout the nation have taken similar steps, some totally eliminating rentals and others requiring a minimum of 30 days. We believe we have hit the right balance of the interests of our members and the future of the community.



The vote will begin online on May 5 and will be open for 2 months. If you abstain and don't vote, it is counted as a NO vote. To be adopted, this change requires a 2/3 yes (consent) vote by of all HOA members per community to pass.



**We recommend your support of this proposal!**

Nancy Dressel, PPCA President  
Dan Bernheim, TTCA President

