

Gary Moselle
Village of Sunrise
9809 East Miramonte Drive, Scottsdale, AZ 85262
Cell: 760-402-7828 -- Gary@Moselle.net

December 12, 2017

[Owner Name]
[Owner Address]
[Address, City, ST Zip]

Hi [Owner Name], Re: Update on rent restrictions.

Desert Mountain Master Association (DMMA) received 687 objections to the July 28 proposal to restrict short term rentals by Desert Mountain owners. In their August 8 “clarification” email blast, DMMA pledged a meeting and a vote by owners if 10% objected to the new restrictions. Nearly 30% did. That was months ago. To date, DMMA management has ignored these 687 written requests for a meeting and vote. That’s irresponsible -- a breach of faith.

Instead of a vote, DMMA sent a series of email blasts to owners (“Take the Survey”) insisting that we risk disturbance by a “carousel” of short-term tenants if we don’t surrender specific property rights.

More recently, members suggested good ways that DMMA could control tenants without asking owners to give up their rights: (1) Draft conduct standards for tenants at Desert Mountain. (2) Publicize these standards. (3) Set up a committee to enforce the standards. (4) Hold hearings and assess fines against owners who won’t comply. The DMMA Board has taken no action on these suggestions.

In summary, DMMA:

- Has not honored their commitment to a meeting and vote on property restrictions, and
- Continues on the same agenda to limit rentals by withdrawing owner property rights, and
- Hasn’t done anything to draft, publish and enforce reasonable standards for tenant behavior.

Desert Mountain owners have options. For example, Arizona law gives HOA members the right to call a special meeting to protect owner property rights from HOA over-reach. That should not be necessary. We’re not adversaries. We’re neighbors. Good faith, understanding and candor will resolve these issues.

Do you want notice when there’s news about DMMA property restrictions? Send an email to me at the address above. I’ll send a message when there’s news to report (and at no other time).

Sincerely,

Gary Moselle