

Gary Moselle

9809 East Miramonte Drive -- Village of Sunrise
Scottsdale AZ 85262 – 760-402-7828

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

Hello [Name]

Re: Second Try at DM Rent Restrictions

On March 12, the Desert Mountain Master Association Board announced a second set of rent restrictions on DM property owners. Owners have 45 days to object. If owners of 240 parcels object in writing, DMMA will have to schedule a vote by owners. Two-thirds of those voting will be required to approve the new restrictions. If less than 240 parcel owners object, these restrictions go into effect without your consent and without further notice. Note that these restrictions would be permanent – will apply to you and to anyone who buys your property.

After nearly 700 DM owners objected to the first set of rent restrictions proposed last July, the Board withdrew the proposal without calling a meeting and without scheduling a vote. This time around, expect a vote if 240 owners object. This vote will affect your property rights. You deserve a voice in the decision.

This second attempt at rent restrictions is a little different:

- Details vary slightly – 30-day minimum on rentals, 7 days on exchanges.
- The list of guests permitted in your home is slightly different.
- A sense of urgency: DMMA management plans to move quickly “to nip resistance in the bud”.

The largest difference is an intense marketing campaign to “sell” the new restrictions. Claims will include:

1. *The November survey shows that 78% of DM owners support rent restrictions.* If that were true, DMMA would have held the vote they promised on the first set of restrictions. Instead, they started over with a new set. Only 36% of DM owners responded to the November survey, perhaps because survey bias was so obvious. Survey totals show that only 27% of DM owners favor any type of rent restrictions.
2. *Facts collected in interviews by the ad hoc DMMA committee show that rent restrictions are needed.* Here are the facts. Eight percent of DM homes are known to be rented at least occasionally. That 8 percent accounted for only 4 percent of the 7,000 calls to DM security over the last five years. Among those calls were only 6 or 8 that involved either a security breach or a conduct issue at a rental property. Even after over 100 interviews, the ad hoc committee could not associate any of those 6 or 8 incidents with short term tenants. The problem could have been the owner, a guest or even a construction worker.
3. *New rent restrictions are required to replace the Scottsdale ordinance repealed January 1, 2017.* The Scottsdale ordinance was never enforced. For example, the DM Club ignored the ordinance for 20 years.

Object in writing if you want a chance to vote on these new rent restrictions. Either use the form enclosed, write your own letter or send an email to DMMA.

The back of this page has a Q & A on the new proposal. If you send a message to me at gary@moselle.net, I'll provide updates by email when there's news.

Gary Moselle