

Sent: 4 January 2018, 8:23 PM  
Subject: DM Rent Restrictions Explained

Hello Everyone.

My name is Nicki Armsby. My partner Jordon and I purchased a home in Desert Fairways in December 2015. We reside primarily in upstate New York and are about 15 years from retirement. We appreciate every minute we are able to spend at Desert Mountain and are literally counting the days until we can make this wonderful community our permanent home.

We rent our home in Desert Fairways when we are not here. While many of our rental guests fall within the guidelines of the DMMA Board's proposed rental ban, some do not. We want others to be exposed to Desert Mountain, to buy property, become vested community members. It is in all our best interest ultimately to keep this community prospering.

We are obviously not in favor of any rental ban, aka property right restrictions, but the issue for us is deeper than just banning rentals. Regardless of the lawful classification of the DMMA, we strongly feel that placing residential use restrictions on our property is treading on dangerous ground. I have spoken to Kevin Pollock several times, including today, regarding the proposed ban. I asked him. What's next? Will our outdoor lights and music need to be off by 10pm? Must fire pits be extinguished by 11pm?

We should all want our Association to use our resources for managing infrastructure needs, providing security, governing common areas, and enforcing architectural standards. I think all Desert Mountain property owners are savvy enough to decide how our property, that we own and not lease, is **USED**.

My communications with Kevin included acquiring results from the 17 November survey. It is important to note that the survey was emailed to all owners even when two or more owned only one lot. The request should have been one response per lot. Also, a number of members own multiple lots but was only offered one response. Regardless, the results as of 10 December are as follows:

Short Term Rental Ban Support:	766 Voted Yes
	226 Votes No
	5 Did not respond

Kevin shared that 1,100 responses were received, after five or six email blasts. He pointed out that approximately 23% objected to a ban; that is 253 "individuals" objecting, *after a carefully worded survey trying to garner the Board's desired support of a rental ban. Well, they still have well over 10% objecting!* They must be carefully contemplating their next step.

I am happy to provide a detailed copy of the survey results to anyone. I also obtained correspondence between the DMMA and board members from October 17 through November 17. It provides interesting insight into the roles "our neutral PAID administration" played in selling the Board's position. Countless hours of effort was poured into the survey by "our PAID administration" in an effort to secure the Board's position. Please email me at [narmsby@aowassoc.com](mailto:narmsby@aowassoc.com) if you would like to review the information we have been able to obtain.

I appreciate Gary's efforts and the efforts of so many of the nearly 700 of you who do not support rental restrictions and home exchanges. We hope to see many of you at the next Annual Members Meeting on January 22.

Nicki