

RESORT FEE PROPOSAL Discussion Paper

The Owner Survey that we prepared and sent out last spring was a success. We received honest answers, input and questions. Enforcing the CC&R's and increasing PDO Security were priority issues. The third topic for comments and suggestions had to do with trying to come up with ways to increase revenue and decrease costs instead of just raising Dues.

We eliminated the Hot Tub from May- thru mid-Nov, which saved our HOA approx \$500/month.

We also have started on the path of converting to solar for our Pools. That will ultimately save us a substantial amount of money each and every year.

What I now want to propose is a Resort Fee. In the Owner survey several Owner's mentioned it. It seems that many Developments have already imposed this fee. I met with Ian, an Owner and quality Property Manager. He provided interesting, solid viewpoints to consider. The following is my proposal:

. The PDO HOA will set the Fee amount. The Fee will not take away from the Owners rental income. The Fee will be charged as an additional CASH amount prior to entering the Development. When the Property Manager meets the Renters, outside the Development, he will collect the Fee and give them temporary wrist bands that have their coverage date clearly filled in. From 1-21 days the Fee is a modest \$30 per rental home and covers up to 6 occupants. The Property Managers will buy Bands from the HOA, through PMD, in advance. We will deal in cash only. Renters for 3-6 weeks will pay \$60 per rental home for up to 6 occupants. The Renters will wear the Bands to the pool and while riding their Off Road Vehicles.

. Why a Fee? We all know that most issues of driving thru empty lots, trashing the pool, etc., are a short term renter issue. Security spends time and frustration chasing them down. The pool area is disrespected. We do not have an HOA janitor! Why folks do not pick up their own trash is beyond me. The money raised from the Fee would go to:

- repairing damage to tables, chairs, etc in the pool area;
- replacing and/or upgrading present pool furnishings;
- greening the pool to reduce overall operating cost.

It is absolutely unfair for Owners to absorb this cost and tolerate this behavior.

I understand that some Owners that rent will not be comfortable with this. We rent so cheaply! If a group of six would not rent for a week due to a \$30 Resort Fee, I feel that it might turn out to be a blessing in disguise.

Sharon