



January 2019

Friends: In an attempt to give the membership a clearer idea of the challenges the Board of Managers would be facing throughout the fall of 2018, as part of the Annual Meeting in July we briefly outlined three of the biggest issues: Care of our trees, maintenance and upgrades to our water system, and a review of the rental environment. These issues were selected because they involve significant expense, are critical to the health and well-being of the community, are central to our overall charge to make decisions regarding infrastructure, and because of membership's comments and concerns being brought to individual Board member's attention.

The Board decided to approach the review of the rental environment by appointing a special committee of residents to make recommendations of what they found by year's end. That they have done, and the recommendations were delivered to the Board in December. They were also one of the subjects addressed at a public meeting held in early December. We recognized that these recommendations might be met with a fair number of comments and concern from the community and that is why we are working very hard to give everyone both a chance to speak and be heard and understand the process. At this point, we thought it might be important to bring some clarity to the current conversation and so we've put together the points below to address the process and provide a basic outline of the recommendations:

1. What the Board is now reviewing are only recommendations. No actions have yet been taken that would change rules impacting the rental of properties.
2. At no time has the Board of Managers or the special committee taken a stand to eliminate rentals in the Campmeeting. That will not change.
3. Under the recommendations, no one currently renting their cottages, by whatever means, will lose the right to rent their cottages.
4. There is a recommendation to require all owners seeking to rent their cottages to obtain a rental permit from the Campmeeting. There would be a reasonable cost for the permit, although that cost has not been determined.
5. There is a recommendation to cap the number of rental cottages in the Campmeeting. The number for the Cap has not been determined. No action has yet been taken on this recommendation.
6. There is a recommendation to require cottage owners seeking to rent their cottages to provide proof that they have made every effort to register with the Lebanon County Treasurer to pay the Hotel Room Rental Tax imposed by Lebanon County. The Board of Managers will determine if this requirement is appropriate.

7. There is a recommendation to require cottage owners seeking to rent their cottages to display a placard issued by the Campmeeting identifying the cottage as a rental and listing such items as two emergency contact numbers. This is a routine practice in many rental communities nationwide.

8. There are no recommendations to the Board of Managers to impose mandatory Safety Inspections for any cottage owner in the Campmeeting, including Full Time residents, Vacation Cottage owners or Rental property owners. A free safety guide will be provided to all Campmeeting owners for information purposes only. This guide along with other tips and recommendations for those who rent their properties will be available online through the Association's website.

9. There are no recommendations to the Board of Managers to require proof of proper rental insurance for Rental cottage owners.

10. The Committee for Rentals met over 15 times, conducted hours of research and attended a seminar in Lancaster sponsored by the City Planning Commission. Throughout the countless hours of discussion, deliberation and development of the proposed rental recommendations, all members of the Committee were involved in developing the recommendations. The Board's attorney has also been consulted and involved throughout the process.

11. At the December meeting of the Board of Managers, a vote was taken to instruct the Association's attorney to begin drafting the recommendations into rule format. This vote only begins the drafting process of a rule. Final language has yet to be determined and will be determined by the Board of Managers. Two public readings of the proposal will be taken before any vote is taken. The proposed language will be part of the regular Board minutes and available for public review. Monthly meetings of the Board of Managers are open to Association members who are welcome to provide comments at a specific set time in the agenda.

12. Finally, the Campmeeting is not being singled-out for this discussion. It is happening as close as next door in Mt. Gretna Borough and Lebanon County and worldwide in places like New York City, San Francisco, the Poconos, Barcelona, and several communities in Florida just to name a few.

Hopefully this adds some clarity to the conversation. If you have further questions or concerns, please feel free to direct them to the Campmeeting Office.

Best wishes,



Ted Martin  
President, Board of Managers