

Texted to Director Lorie Taylor in June 2026 by Homeowner Marta Manus with a request that the list be passed along to all board members as an expression of her views. This was never done.

Here are my points as to why we should NOT impose the rental cap:

1. A rental cap that prevents new buyers from renting their condos unnecessarily restricts property owners' rights and flexibility.
2. Restricting rentals for future owners while allowing existing owners to continue renting creates an unfair two-tier ownership structure within the community.
3. Rental restrictions can reduce demand for units by eliminating a significant segment of potential buyers, making condos harder to sell.
4. Concerns about tenant behavior, property maintenance, or community standards can be addressed through enforcement of existing HOA rules and regulations rather than broad rental prohibitions.
5. Preserving reasonable rental flexibility helps protect owner rights, maintain strong property values, and keep the community attractive to a wider range of qualified buyers.
6. A smaller pool of prospective buyers can negatively impact property values for all owners in the building.
7. Reduced marketability may also lead to longer listing times and lower sale prices when owners choose to sell.