

Sarah:

Limiting renters is not an old school strategy it is very much a result of the current climate in our neighborhood. I bought my town home 6 years ago because the neighborhood was filled with people who lived in their units who cared about the community. My neighbor invested in the community and put her unit into the rental pool. It has been a revolving door of questionable tenants who made me feel unsafe in my own home. I packed bags one night and slept next to my newborns crib on the floor in case I had to flee in the middle of the night. I lived in this state of fear for months while trying to work full-time and be a good wife and mother. There have been numerous police and ambulance calls to adjacent rental units for drug overdoses and domestic violence. These and numerous other instances are our experience with renters and the owners of the units have been complacent at best. I don't begrudge the people who wish to invest in the community but investing in a community is more than owning property it is about being there, serving on the board, picking up trash while you walk through the neighborhood, and knowing and looking out for one another. I challenge any new investor to make that same commitment that the existing home owners have before they begin judging us.

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Kurt Smidt

Hi Steve,

As a recent purchaser of property in Muirfield I too would like to chime in on this.

Everyone who owns real estate has been adversely effected by the crash that has occurred in this market. It is understandable that everyone is going to want to stabilize the real estate market as quickly as possible. The solution however AT THIS MOMENT IN TIME is not to indiscriminately limit that amount of rentals at Muirfield. You simply cannot use "old market strategies" to fix the problem that the market is in. If you do you will only exasperate this problem!

Presently home sales are selling BELOW the cost to build. That is a fact and nothing anyone in the HOA can do anything about that. The idea that IF we limit rentals that will somehow fix this problem is misleading and dangerous. How is it dangerous?

Here's what's going to happen more units will go on the market NOW causing further price erosion and/or the present units on the market will tumble in value some more as you have locked out investors. The new 'homeowners' that do buy into Muirfield will be low income purchasers – creating an undesirable slum. It wont be the same people that are your neighbors as clearly if you were in the market for a home today and able to pay what you are paying presently you would be looking at homes priced in the range that you purchase previously. Those homes are no longer in Muirfield.

Therefore, what I am suggesting is that we need investors who want to improve the value of Muirfield property. Recently, I purchased a unit which makes me an investor and I can tell you obtaining a loan even with the capital that I posses was daunting and I do believe this loan

process is making matters even worse. The amount of scrutiny that went into this process was so conservative that I personally believe they are putting undue constraints on this process.

My goal is to ride out the depression and sell the property when the values come back to realistic numbers. I think that is going to take 5 years. Again, I am an investor not a slum landlord. I do not want to see the property decline anymore than a homeowner but what I do want to see is stability in the market and you must understand that right now there are plenty of good people looking for a place to live because they lost their house and because of those circumstances they cannot procure a loan to purchase another home. They will need 5 years to recover from this disaster and as a tenet they can be good for Muirfield.

Bottom line – Right now we need renters to keep inventory off of the market which will help stabilize prices.

Kurt

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Steve Gibson:

Again, I think owners need additional information before being able to vote on such a HUGE matter that will/may effect property values in Muirfield. I am hopeful that you are able to address Mr. Schmitt & Mr. Colley's concerns along with any others that come in.

Scott etal, with regard to rentals, this is a double edged sword, not one created by the HOA or the board but rather by the banking system. I believe that the board has moved in this direction believing they were helping to protect property values however there may not have been enough thought/research given to the other side of this matter.

If there are too many rentals (research will show that 50% is not the number, some institutions will not lend if 25% others 40% are rented. This number as is the case with many matters regarding mortgage lending is a moving target and can change in a heartbeat. We may already be to the point where some underwrittes will not lend in this neighborhood) one may not be able to sell there home because no bank may lend on it. The flip side is, should we get to 50% as proposed by the board and 5 or 10% or more additional owners need to rent, vacate or otherwise move out for whatever reason they would not be able to rent there home if this ballot issue passes.

I understand both sides of this argument however I understand that the latter could be cause for additional vacancies and properties becoming run down because people had to leave for whatever reason. If this were to happen the HOA would have to bare the burden & expense of maintaining vacant properties. That means that you, I and every member of the association would have to take care of these properties.

Currently I belong to an association where there are too many rentals and at times in the last few years it has been impossible to get a loan in the project because of this! This drives property values into the ground.

To the best of my knowledge, the only way they can tell how many rentals there are is through the HOA's requirement that you provide a copy of a lease if you rent your property. I don't believe there is any other or more accurate way to do this. This, in and of itself would be a good argument for the HOA to not gather this data!

Personally, I am against this proposed change however realizing that should I decide to sell a buyer may not be able to get a loan.

Larry,

Does Muirfield currently require an owner to provide a copy of any lease on thier property? If so, I suggest we move to change this and no longer require it. In the end, maintenance is the responsibility of the owner not the tenant anyway.

Is it possible to table this vote/ballet? If so, what does it take to do that?

Steve