

HILAH AYERS



Another summer has come and gone far too quickly for any of our likings and although the camping season isn't officially over yet, we realize that several members will be packing up their sites and preparing for the offseason this long weekend; therefore, we wanted to send out a quick note beforehand to outline a few expectations prior to departure.

As stated in the lease agreement, written permission is required in order to store additional trailers, vehicles, watercraft and associated equipment including boat

racks, hoists, and pier sections on site. We have allowed such items to be stored in common areas and along the outskirts of the property; however, this is starting to become an issue as those components continue to occupy space long into the camping season, making it difficult for the maintenance crew to prepare for tenant arrival in the spring and preventing staff from ensuring that the park is aesthetically pleasing.

We recognize the extensive efforts that have gone into a number of sites to accommodate personal belongings, and so long as paraphernalia fits appropriately on the premises and proper site maintenance is upheld, approval will be granted. Consequently, personal property that protrudes from individual lots will need to be moved offsite. Failure to comply with the new protocol will result in a penalty at the rate of \$35.00 per month and will be due prior to the start of the following season.

For added convenience, we have developed an enclosure on the North end of the campground and will offer complimentary storage for this offseason only in order to assist with the transition. Numbered stalls are available for assignment and can be secured at the office. Member storage operates on a self-serve basis and in addition to the main gates, will be locked upon season end, but regardless of the steps taken to provide reasonable security, we strongly recommend the use of locks and additional self-initiated safeguards. Retrieval of items in each stall will be accessible upon appointment in the offseason, weather and condition permitting, or immediately after the campground has opened.

As eluded to for quite some time now, the county has completed its review of campgrounds within their jurisdiction and has distributed assessments associated with each. We were able to study the correlation between the assessment values and the property tax increase and as a result computed corresponding fees that will be instituted starting next season. Those charges are outlined in the attached appendix. We understand that these changes will be met with opposition and discontent, feelings which we certainly share, but rest assured this notion was in

no way sanctioned internally. Despite disparity amid similar structures, standard rates were determined for simplicity purposes and to avoid any sort of animosity among leaseholders.

Even though this is the inaugural season for individual site assessments, property taxes, in general, have escalated in succession for several years now. Not only do leasehold improvements get individually assessed, but they also contribute to the increased valuation of the infrastructure and campground as a whole; therefore it is impossible to gauge the exact effect of each “immovable” structure identified by the county and previous year appraisals. Although these upgrades aren’t prohibited by the county, there is potential for rezoning, which would have a much greater impact on stakeholders alike, so we are hoping this limits the desire for supplementary construction without abolishing it completely hence curbing the prospect of re-evaluation.

In the event any leasehold improvement is deemed unneeded or unjustifiable, we are willing to help individuals extract or relocate unwanted upgrades, both physically and through sales initiatives, depending which route is taken, but this should not be viewed in any way as an absolute as there are options available to maintain current site costs. We are also hopeful that this concept reduces the possibility of a rent increase in subsequent years.

Finally, there are a few housekeeping items to go over. Power will be shut off on October 3rd and water lines will be blown out upon the first frost, but a notification will be posted on the website prior to. Please disconnect all power cords and hoses in advance and advise of any leaky faucets and grading issues as we’d like to rectify the water flow throughout the park and prevent the excessive volume from pooling in low lying areas. All septic tanks are to be emptied prior to October 1st and those that choose to ignore this deadline risk paying a premium for septic services and forfeiting damage deposits.

Contractor setbacks have delayed the initiation of the automatic gates until next season, but updates and instructions will be provided in the New Year. Several requests for delivery of gravel and landscaping supplies have been received for weekends; however, the possibility of an incident occurring is much greater than on weekdays thus we'd prefer to complete such deliveries Monday through Friday if at all possible instead. Many projects and improvements are scheduled for the offseason and we will continue to keep you posted as they are executed.

So much for that being a quick note! Please let me know if any additional clarification is needed and as always, we encourage feedback as all opinions are welcome. Have a great long weekend and thank you for another fantastic season!