

Dear Tahoe Donner Neighbors,

Now that you have received ballots for the Tahoe Donner Board election, I wanted to draw your attention to an important issue in this election: will Tahoe Donner continue to be a residential family neighborhood operated for the benefit of *all* homeowners, whether full or part-time, with reasonable assessments and fees that benefit the interests of the homeowners.

My View
Preservation of Our Residential, Family Neighborhood

I believe that Tahoe Donner should remain a *residential community operated for the benefit of the owners and their families*. My goal is to preserve the open space, outdoor activities and family-friendly nature of our community that drew most of us here, whether full or part-time.

I love skiing, hiking, cycling, mountain biking, kayaking and spending time at the Lodge and Alder Creek with family and friends. I believe in high quality amenities, coupled with the ability of our owners to use the private amenities they pay for without overcrowding.

I will work to ensure that Tahoe Donner is a place where we can continue to peacefully enjoy these activities in a residential, family oriented environment.

My View
Preservation of Our Quality of Life

I have spent three years working to preserve Tahoe Donner as a peaceful, residential community. I chaired the Short-Term Rental and Amenity Task Force, which led to *quality of life and simple real-time enforcement to benefit all homeowners, and helped eliminate party houses, commercial wedding venues and nuisance or other risky activity that interfered with our ability to enjoy our homes.*

These rules have made it possible for owners of all interests to live in harmony in Tahoe Donner.

My View
Preserve the Rules that Work

The quality of life and enforcement rules work. The clear and simple rules make compliance more likely and help prevent nuisance and other risky behaviors. As a result of the new enforcement procedures, staff is able to contact the owner, including owners engaged in short-term rentals, to resolve problems promptly and in real-time. Thus, many problems are resolved without a referral for Covenants Committee proceedings or fines, benefitting all owners and improving neighborly relations.

And, many commercial operators, who operate their properties primarily for profit rather than as full or part-time homes, have changed their behavior as a result of these rules, and implemented policies to help prevent nuisance activities and risky behavior, and prohibit live music and activities such as commercial weddings. Many nearby homeowners are now able to once again enjoy their peaceful homes.

Now some are seeking to have these rules rolled back. A handful of owners, calling themselves "Homeowners for Fairness at Tahoe Donner," have sent an email to part-time owners endorsing two candidates they believe support their views, and asserting that these rules are inequitable and unfairly applied to only some owners.

This divisive message is unfortunate: the quality of life and enforcement rules are equitable to all owners, whether full or part-time, and have improved the ability of all to peacefully enjoy their homes. As a part-time owner, I have greatly benefitted from these procedures, as have most other part-time owners who want to enjoy their homes when they are here. While some owners believe the rules should be stronger, I believe the moderate rules strike a balance among the interests of all.

A roll-back of the enforcement rules could bring back the nuisance and risky behavior that has successfully been deterred, and detract from the residential nature of our community. *I will work to ensure that reasonable rules are maintained.*

(For a full explanation of the Quality of Life and Short-Term Rental Rules, which were adopted after a year and a half of member input, see my website below.)

My View Assessments and Fees Should Benefit Owners

I believe that member assessments should be utilized to benefit the owners, both full and part-time, and not for expanded amenities that will increase our financial risks. For example, the replacement Downhill Ski Lodge should be adequately sized to accommodate member, guest and public use. Some members favor a much larger size than needed, which will cost up to \$6 million more and require large additional assessments to the owners. Such a size involves significant risk that additional public use will materialize; member assessments should not be utilized to support a risky commercial venture.

A number of proposals have been made to alter the fees paid for use of our amenities. I believe fees should be set for the benefit of the owners and their families, and not require homeowners to subsidize costs associated with public users, either through increased assessments or owner fees.

I will work to ensure that assessments and fees are reasonable and in the best interests of the homeowners.

The Choice is Yours

While my vision for the future of Tahoe Donner differs from that of some candidates, they are and will remain my neighbors. The choice for Tahoe Donner's future is yours, not ours.

I *ask for your vote* if you share my desire to continue to peacefully enjoy our homes, and our residential family-friendly community, regardless of how much time we are able to spend here.

For all of us, our choice of a home in Tahoe Donner shows that we share much in common, whether we are full or part time and whether we engage in short-term rentals or not. A vote for me is a *vote for the values that unite us*.