

April 2019 Manager's Report

Robo Call System: The system is up and working, you must opt in for texting, if you want to receive messages that way. You must send a text to 22300 and the message is ALERT. If you only want phone calls or e-mails you do not have to do anything. Everyone should have received a message, if you did not receive the message or would like it sent differently please stop in or call the office so that we can set up the correct information.

REMINDER: Please remember to check out at the office before you leave, we will have at least one mailing this summer and it would be helpful to have your correct mailing address.

This season has been a little crazier than normal in the office and I have not been able to keep up with updating the website, but I hope to have all updates done in the next week or so. I should be able to stay on top of this during the summer season so that everyone can read about what is happening in KGC.

By-Law 20 Changes: For many of you who attended the Town Hall Meeting with Attorney Domber, you were informed that the Board was working on an addition to By-Law 20 regarding a restriction on multiple home purchases. This has been a concern of some residents and Harlan Domber brought it to our attention in July of 2018 that the Club should consider reviewing this issue. He stated in his e-mail that:

The longer that the Club does not address the adoption of restrictions on multiple unit ownership, the greater the likelihood that the character of the community will change from primarily residential to primarily rental. The current approach is encouraging transient users of the property, and disrupting the political balance of power among the unit owners.

Many resident-owned parks have adopted restrictions on multiple unit ownership, requiring that on the purchase or other acquisition of a second property that the unit owner commit to marketing one of the properties for sale. Also be advised that once the community achieves a certain percentage of unit owners making use of their property for other than personal residential use, which might be as little as 15% (being comprised of properties owned by business entities and properties being used as rentals), then the community would no longer be exempted on its member-derived income (i.e., maintenance fees) for annual federal income tax purposes.

Since season is winding down and people are heading to their Northern homes, the Board is going to hold off the voting on this important issue until the annual meeting in January 2020. After the Board and our Attorneys get the wording all figured out, we plan on sending a copy to the membership for review, possibly having a town hall about the issue and then mail the voting documents out with the second notice of annual meeting information.

EMOTIONAL SUPPORT ANIMAL POLICY: We had received 3 letters from residents regarding the Emotional Support Animal Policy that was mailed to all owners. Robin Stevens, Gene & Mickey Fournier, Paul A Miller all wrote asking about more restrictions for these animals. They asked about size and weight limits, breeds, leash lengths, insurance coverage, walking off property etc. Unfortunately the Club cannot put these restrictions on Emotional Support Animal owners. Our Attorney Mary Hawk has advised that this policy is the best course of action to protect the Club. All current (and if any future) emotional support animal owners must sign off that they received this policy and must follow this policy after the adoption date. We will continue to do our best on vetting whether these animals are needed to help with a disability.

Policy #12: This policy defines a private party as Birthday, Anniversary or Memorial. If a request is sent through the RTC that is not one of those categories, then they should deny the request. If the person(s) making the request insist on the fact that it is a private party or if the RTC is unclear on whether it might be a private party, they should send the request to the BOD for a final evaluation.

Rule #16: Soliciting – Commercial Enterprises

This Rule pertains to any person or entity that is trying to sell a service or product to 1 or more residents in KGC. We do not allow people or companies to come in and speak about a product or service(s) that they have or offer for personal gain. This Rule was put in place many years ago to protect the residents from being taken advantage of. We do not allow door to door selling and we will not allow anyone who's intent is to make a profit to come into the Club. We understand that some people have made CD's, wrote a book or can provide a service to the residents, but that cannot be their main purpose of being in KGC. An example: Entertainers may have CD's for sale but the reason for being here is to entertain the members of KGC, they are not here to sell the CD.