



The President’s Report

BY: RUTH DREISS AND
DAVE ISRAEL

Back in 2018, we had our first detected Airbnb advertisement on their web-site. Working with our attorney, and of course, our long existing Condo Docs, we kiboshed this slide down the slippery slope of transient ghetto living.

Now, as seen in the current ad, the Airbnb chimera has arisen again. This time at 78 Chatham D. At \$123.00/night, I suspect that Ezekiel (the owner of the waterfront palace) is seeing more than the wheel up in the middle of the air.

Once alerted to this blatant violation of the Condo-Docs, The Board requested that guest call in privileges for this nonresident unit owner be temporarily suspended, and this was done immediately.

Allowing subletting or transient rentals of units is a violation of the bylaws of all CV Associations and **could also void the Association’s liability insurance.**

The following extracts from our Condo-Docs apply:

Century Village Declaration of Condominium:

XI. PROVISIONS RELATING TO SALE OR RENTAL OR OTHER ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS:

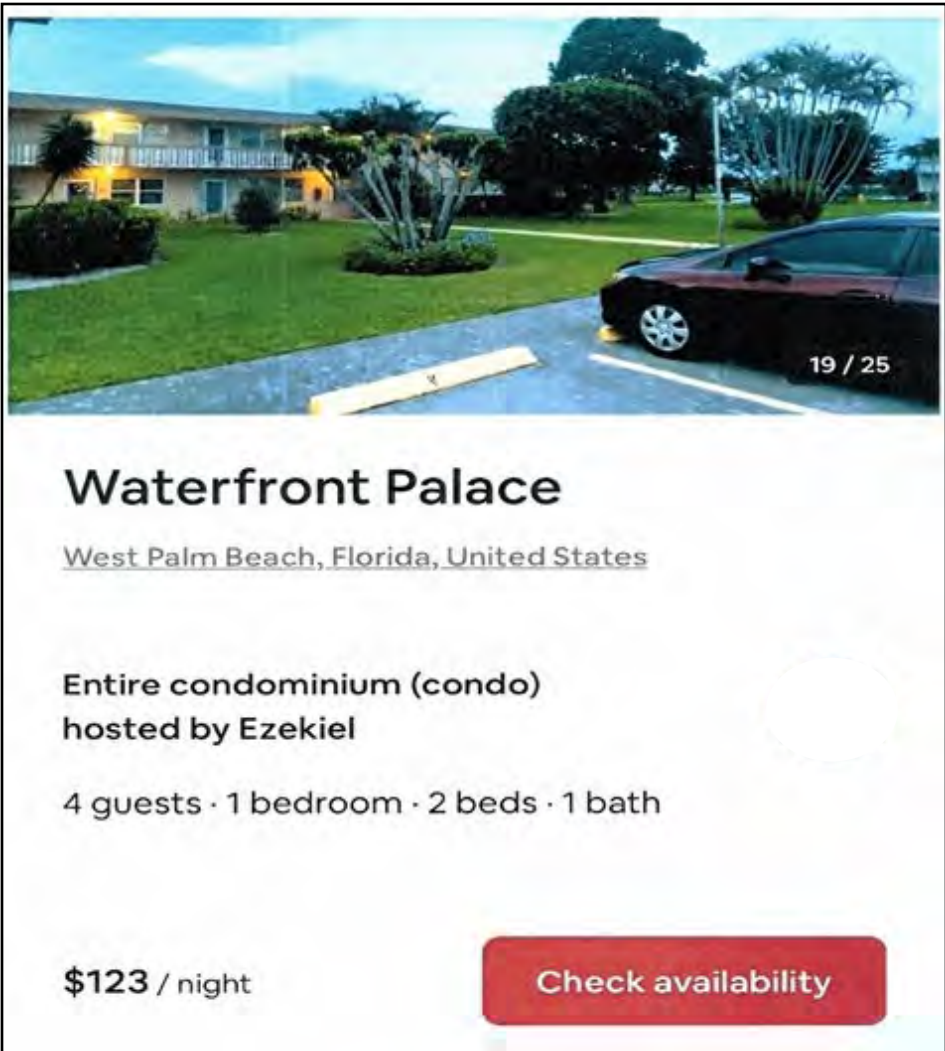
“**The sub-leasing or sub-renting of a unit owner's interest shall be prohibited.** The Association or Management Firm, shall have the right to require that a substantially uniform form of Lease be used, or in the alternative, the Board of Directors' approval of the Lease form to be used shall be required. After approval, as herein set forth, entire units may be rented provided the occupancy is only by the Lessee, his family and guests. No individual rooms may be rented, and **no transient tenants may be accommodated.**

XIII USE AND OCCUPANCY The owner of a unit shall occupy and use his apartment unit as a single family private dwelling, for himself and the adult members of his family, and his social guests, and for no other purpose. The unit owner shall not permit or suffer anything to be done or kept in his unit which will **increase the rate of insurance** on the Condominium property, or which will obstruct or interfere with the rights of other unit owners, or annoy them by unreasonable noises, or otherwise, nor shall the unit owners commit or permit any nuisance, immoral or illegal acts in or about the Condominium property.”

The CV Declarations prohibit Airbnb short term occupancies for three reasons:

1. “Transient tenants” are prohibited.
 2. Airbnb guests are not “social guests” because they are charged rents and are not related to or friends of the unit owner; and
 3. **Our insurance carrier will either raise their rates or cancel us.**
- The UCO attorney advises that; “we need to educate our CV unit

Airbnb strikes again



AIRBNB RENTAL AD, CHATHAM D

owners that the above provisions of the Declaration will be enforced by their Building Associations. If a unit owner has violated the above provisions in the Declaration, then that Association would have to direct UCO not to allow guest passes to the transient tenant and direct WPRF not to allow the transient use of the Clubhouse. Of course, UCO can monitor the Airbnb website and inform the Association of what is going on and then the building would have to direct UCO to withhold the passes.”

Finally, I entreat all readers, do not succumb to the lure of what appears to be “easy money”, Keep Century Village residential.

2022 WPRF Recreation Payments

BY MONICA WELLS, SENIOR FINANCIAL OFFICER

Payment coupons and electronic notification letters were mailed to unit owners in early December regarding the monthly amounts to be paid effective January 2022 for access to the recreation facilities which represents an increase of \$7.09 (a \$2.02 increase in access rent and a \$5.07 increase in operating expenses, including continued funding for reserves).

The Operations Committee worked tirelessly to keep the operating expense increases to a minimum despite rising costs for most expense categories. The most significant increases were for security and insurance, which were partially offset by a decrease in overall repairs and maintenance and a \$2.00 reduction per unit per month for reserve funding. Additional reductions were realized resulting from a projected surplus in overall total expenses for the fiscal year just ended October 31, 2021.

To simplify your personal finances, if you have not already done so, you are encouraged to stop by the W.P.R.F. Accounts Receivable office located in the main clubhouse to see Mary Petro, where you can sign up for direct debit for your payment. Once this process is completed, you will not have to worry about the processing of the monthly payment going forward and will only receive an annual notification letter rather than payment coupons.

If you have elected to have your payments made by your bank via a preauthorized electronic payment, please notify your bank of the new amounts for 2022 as previously provided to you with the annual mailing in early December.

As always, it is important to include your unit number with every payment to facilitate proper posting to your account.