

Correspondence with Mark and Claire Woodsum, owners, 2808 Lakemont Drive

From: [REDACTED]

Subject: Re: Summer 2019

Date: March 31, 2019 at 11:37:41 AM PDT

To: markwoodsum99@gmail.com

Cc: cwoodsum11@gmail.com

Yes, I get it. I too struggle every month with a California mortgage. I turn away large groups, weddings, large business parties, referring each of these inquiries to the proper businesses with the proper facilities. No, I do not refer large groups to your house since that would be illegal.

I say next door when my house is rented so I can monitor it but I understand you have not even invested in noise monitors or a driveway camera to keep an eye on your house. Is that correct?

Since my last email, we've learned that the count was 70 people at your house this week. 70! Huge buses came and went all week; neighbors from a couple of streets over asked what was going on.

It is inevitable that 70 people make noise when they are outside, even inside, a house. [REDACTED] [REDACTED] have a bullhorn they now use to try and get your groups to quiet down. They used it on your group this week and then left and stayed elsewhere because they couldn't take the noise. They have listed their house because your business has ruined the enjoyment of their home.

Their agent has advised [REDACTED] that they will have to reveal the "nuisance house" next door (your house) to any potential buyers. Yes, you are now officially a neighborhood nuisance house.

Roy and Judy have also put their house on the market, also citing the negatives of constant traffic, noise, drunken parties and dozens of people walking past their front door at all hours of the day and night.

So two of your immediate neighbors are in the process of selling. Your business will negatively impact the price they receive for their houses which, in turn, negatively impacts the value of your house, Sharon's house, my house.

Beyond the negative impacts on the neighborhood caused by your illegal operation (hosting large youth groups, large conferences, weddings, etc) you are taking legitimate business away from camps and wedding/event venues that are operating legally with all the proper investments made to address safety, parking and traffic issues, all issues that need to be addressed when one hosts very large groups. The Grand Tradition spent \$100k and seven years securing its Major Use Permit. The Monserate Winery business is in Year Two of that process

and has spent over \$200k. There are camps that can host groups of 70+ in the area and they have invested in meeting that market. You are essentially stealing their business by ignoring the laws and regs on the books, which allows you to “discount” and undercut them.

You are running an illegal enterprise, which I warned Sharon about years ago when you started this venture. You are free to rent your house long and short term but you cannot host large conferences, weddings, youth camps, etc without the proper permits and you will never secure such permits in a residential neighborhood with only one way in/out (fire risk), inadequate accommodations and kitchen facilities that have not been inspected, lack of parking in a house that is surrounded by quiet residential streets not designed for heavy traffic.

There are very good reasons for the regulations we have but you seem to think that paying your mortgage trumps all that. It doesn't.

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On Mar 30, 2019, at 7:50 PM, <markwoodsum99@gmail.com> <markwoodsum99@gmail.com> wrote:

██████████:

I am not implying that they deserve an exception due to their church affiliation, though I do give discounts and priority to church groups due to my ministry, but I do believe that they were very well behaved last time – and we even asked several neighbors to make sure. Did you have any issues this time with them?

Keep in mind, we did try selling the property before we resorted to renting but were unable to – so this is not our preference either. It is a lot of work and a lot of wear and tear on the home – but we cannot afford to have it unrented either as we have a mortgage to support. We are doing the best we can under difficult circumstances. But I can tell you with 100% certainty that I would never be doing something to take away your source of income on something that I know is critical to you even if it was annoying me. I consider you a friend and I would know that your income was important to your well-being and I would not knowingly do anything to jeopardize that. We cannot afford to lose the rent from that house as it is what covers the mortgage right now, and we have been unable to sell it – it was on the market over 5 years before we purchased it. We do our best to screen renters and most are very good. But occasionally unruly groups do get through.

At any rate, we will continue to work on things to mitigate the noise and other issues to the community, and keep group sizes down, but I would appreciate it if you would resist starting a community campaign against our only source of income for this property.

--Mark

From: [REDACTED] fallbrookfinery@gmail.com

Sent: Tuesday, March 26, 2019 4:30 PM

To: Mark Woodsum <mark.woodsum@brightstarcare.com>

Cc: markwoodsum99@gmail.com; cwoodsum11@gmail.com

Subject: Re: Summer 2019

Mark and Claire:

I do not believe we should make exceptions to the rules because your particular very large group has an affiliation with a church or you think they are well behaved. They are being transported up and down the street in city-sized buses and, yes, 56 kids make noise and neighbors are noting it but are tired of complaining directly to you without any result.

You're running a youth camp/hostel in violation of CA State law. You've been holding weddings without a major use permit. There is a negative impacts on the neighborhood. Your business model is in conflict with its current location. Neighbors are complaining, putting their houses on the market, having to reveal the nuisance house in escrow, etc.

Since there was no change after last year's round of complaints, the resistance to your business model is organizing.

If you want to run this sort of business you should buy a property in the correct location and then more power to you. You should have the fire marshal and health inspectors out, secure the appropriate permits and carry on.

The rest of us in the rental business turn away this sort of business, over and over again, and abide by the rules, making sure that we do not negatively impact the neighborhood or bring down property values while engaging in short and long term rentals.

Why should the Woodsums be released from the obligations the rest of us live by just because your large groups are affiliated with churches or whatever rationalization you want to apply to the situation?

Sorry, Mark, we will all be moving forward with formal complaints with the Powers That Be.

[REDACTED]

On Mar 26, 2019, at 1:41 AM, Mark Woodsum <mark.woodsum@brightstarcare.com> wrote:

[REDACTED]:

It's a church group and last year they came and they were very well behaved and completely respectful of the noise issues and curfews – we did not get a single complaint about them. They go out during the day and are only there during the evening. They are very aware of the neighborhood concerns. They are a very nice group of kids and adults – I personally was there last year to meet with them and walk them through the property/neighborhood rules. If you find them to be otherwise, please let me know.

Warm regards,

Mark

From: [REDACTED] fallbrookfinery@gmail.com

Sent: Monday, March 25, 2019 6:08 PM

To: clairewoodsum

<clairewoodsum@roadrunner.com>; markwoodsum99@gmail.com; cwoodsum11@gmail.com;

Mark Woodsum <mark.woodsum@brightstarcare.com>

Subject: Re: Summer 2019

Enough, Mark and Claire:

56 kids and two buses dropping them off today? The neighbors are upset, rightfully upset. AGAIN. I am a neighbor and I'm upset. We had the same problem last summer. People complained to you, called you, emailed you and you're ignoring them. I called and had a lengthy talk with Mark but he is ignoring that.

Please consider this an official complaint, AGAIN, about large groups, noisy and/or drunk groups, weddings, parades down the street with horses, huge buses dropping off/picking up 50+ people, etc., etc.

You're running a summer camp 50+ participants and holding weddings and very large events on your property and it is not safe and it is not acceptable for a quiet residential neighborhood.

Am filing a complaint with the County. I'll be pulling copies of all previous complaints, and I'll be organizing a petition signing party with the neighbors.

We met with County Sup. Jim Desmond in April so this (How to Shut Down Party Houses) will be added to my list of items for discussion, with a specific reference to your house address. I will include your full contact info. The press will be in that meeting so you may earn some column inches.

Seriously, get this under control!

[REDACTED]

On Apr 16, 2018, at 4:38 PM, [REDACTED]
wrote:

fallbrookfinery@gmail.com

Am hearing from neighbors about large numbers of people and lots of noise coming from your house. Have sent a few emails to Sharon when I've seen busloads of kids arriving (no response) or the time there was a large wedding (Indian style, with a parade, drums and a horse on Lakemont!).

You do understand that very large events/weddings are illegal, require a special use permit, right? I told Sharon this a long time ago. The County will fine you and lien the house which will make it harder to sell.

You and Mark aware of all this?

[REDACTED]