

# THE LINWOOD PARK COMPANY

**ESTABLISHED 1883**

4920 Liberty Avenue  
Vermilion, OH 44089  
440-967-4237

May 9, 2022

City Council  
Vermilion, Ohio

Re: Proposed Rental Registration ordinance

Dear Representatives,

In Linwood Park, we understand the desire to reduce any negative consequences which may be possible from short term housing rentals arising from VRBO and Air B&B rentals. We also believe that the weekly rental of cottages in Linwood Park pose NONE of the potential threats of VRBO type rentals, and to the contrary provide significant benefits to the Vermilion community. Linwood Park cottage rentals should be encouraged, and we ask that they be exempted entirely from the proposed “Rental Registration” ordinance for “transient” rentals.

Linwood Park was founded in 1883 to provide a facility for religious summer camps, held here over several days or weeks at a time. Until the 1980’s Linwood Park was an official United Methodist Church camp facility. Today Linwood Park is one of the region’s most desirable locations for family reunions and vacations. Facts you should know include:

- The Linwood Park Company owns and operates “The Lodge”, which houses up to 30 family members in a “YMCA camp” type building. It is rented only by the week.
- The Linwood Park Company also owns and operates the “Upper Rooms”, which are 12 sleeping rooms above “The Stand”, an ice cream store, used by a maximum of 2 families at a time, for sleeping only. At one time it housed Linwood Hotel employees.
- The Linwood Park Company leases lots to 150 private cottage owners.
- Approximately 30 private cottage owners actively rent their cottages during the summer.
  - Most are not winterized and therefore and not in use for about half of the year.
  - Most who rent their cottages rent no more than 6 – 8 weeks during the summer, many less than that. Their cottages are maintained for owners otherwise.
- Linwood Park hosts from 200 – 250 families each year for week long vacations, *without incident*. These families on vacation **spend hundreds of thousands of dollars** in Vermilion shops, restaurants, and other facilities and services.
- 95% of cottage rentals in Linwood Park:
  - Occur during “The Season”, which is the 12 weeks from mid June to Labor Day
  - Are weekly (Saturday to Saturday)
  - Are to entire families, including grandparents, parents, children, siblings, etc.
  - Are to families who come back year after year , from all across the country.

- Folks find Linwood Park by word of mouth, and learn of it from families. Few find Linwood Park through advertising or internet contact.
- Families come to Linwood Park for reunion, and to renew family values of faith, family ties, and relaxation. The Linwood community promotes and supports these values, and actively seeks those who embrace them as well.
- Linwood Park is self regulated and self enforcing of its values.
  - Linwood has a full time 24/7/365 superintendent, with staff, who are in the Park daily. They patrol the Park daily on foot, in Gators and in cars.
  - Linwood maintains a 10 mph speed limit on its private roads
  - Linwood is completely fenced, and is distant from any neighboring properties
  - Linwood has a 24 hour gate, with attendant, during the 12 week “Season”
  - The large sign at the gate announces the expectations of all, which are enforced:
    - DIGNIFIED CONDUCT IS REQUESTED
    - NO ALCOHOLIC BEVERAGES ON PARK GROUNDS
    - QUIET MAINTAINED BETWEEN 11pm and 9am.
    - Church services held every Sunday morning
  - Cottage owners, guests, renters, superintendent and staff all require these behaviors of all in Linwood Park at all times.

For these many reasons, rental of cottages by the week in Linwood Park brings all of the right people to Vermilion, and should be encouraged and promoted. They are the reason that you have NEVER heard complaints about Linwood Park from the Vermilion community.

Including Linwood Park in the proposed “Rental Registration” ordinance will not solve a problem, because it does not exist in Linwood, but will only serve as an impediment to discourage weekly rentals. The fees, the inspections, the registrations, the records will only serve to cause cottage owners in Linwood to stop renting their cottages for a few weeks a year. This, in turn, will deprive those families who come together in Linwood to seek alternatives, for which there are few if any. It will also, of course, reduce the economic benefit to Vermilion from bringing those folks to town for weeks at a time.

In summary;

- Linwood Park has welcomed vacationing families for 149 years without problems for Vermilion residents. These families bring hundreds of thousands of dollars to Vermilion businesses each summer
- The proposed legislation will greatly discourage summer family rentals in Linwood Park by cottage owners, which will hurt local businesses.

Thank you for your consideration of this request to exempt Linwood Park entirely from your proposed legislation.

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