

Frequently Asked Questions

How many times can I use my vacation home?

In order to be a part of the rental program, you are allowed up to 30 days of personal use from May 15 to October 15th and personal use during the remainder of the year is per the owner's and management company's agreement.

Can I rent my vacation home directly to someone else?

The Association has an exclusive rental agreement with a single management company. The contract does not allow owners to rent without going through the exclusive rental company.

Can I opt out of the rental pool?

Our units are rented out up to one year in advance so whether purchasing or opting out those reservations must be honored. The rental management agreement has an initial term of five years renewing on December 31 of each year for an additional two years unless cancelled in writing before December 31 of the third year.

Are there any charges when I use my vacation home?

You are charged a predetermined cleaning fee at the end of each stay. If you wish to have daily services, such as towel delivery, linens and supplies, a predetermined daily fee is assessed.

Are pets allowed?

Because of the size of the facility and obvious liability issues, **pets are not allowed** on the grounds or in any individual dwelling.

What happens if my vacation home is never rented?

It is in the best interest of the management company to do all that is possible to market every unit. It is anticipated that tourism will continue to expand as lakeshore property is developed. There is no way of predicting the number of times a specific room type will rent, however, the facility is unique and the customer base is expected to expand.

When do I receive rent payments?

Rental statements and checks are furnished on a monthly basis.

Is financing available?

A list of local financial institutions will be provided to assist you with financing your vacation property.

Can I sell my vacation home at any time?

You may sell your unit at Kavanaugh's at any time you wish. If you desire assistance with the sale, Kavanaugh's will be happy to provide the listing through our on-site real estate service at very competitive commissions.

Can I change the furnishings in my vacation home?

The rental management agreement specifies that all rental units be furnished and maintained consistent to a set of standards developed annually between the management company and the owners association.

Will housekeeping service our vacation home each time we depart?

Each time an owner uses their unit it is cleaned and made ready for rental at the time of their departure. There is a predetermined fee, based on the size of the unit, assessed for this service..

Is there a capital replacement program that will update and maintain the furnishings, equipment, etc.?

The resort does not operate with a capital replacement fund. All repairs are handled through special assessments to the owners. As replacements are deemed necessary, owners will be advised and assessed for the repairs or replacements. Standard upkeep and maintenance is covered by the monthly maintenance fee.

Can I leave personal belonging in my cabin?

All units have a limited amount of lockable storage which owners may use for some personal items. The storage is either in the unit in the form of a locked closet, or in an adjacent building.

Who insures the building and furnishings

Property insurance as well as liability coverage is negotiated by the rental management company and charged to the owners. It is strongly recommended that each owner carry an attachment on the homeowner's policy to cover their own liability.

Can this be used as a 1031 Exchange Property?

In most cases, Yes. However please check with a qualified, respected 1031 Exchange Company.