



PGA WEST FAIRWAYS

Citation Analysis, 2020

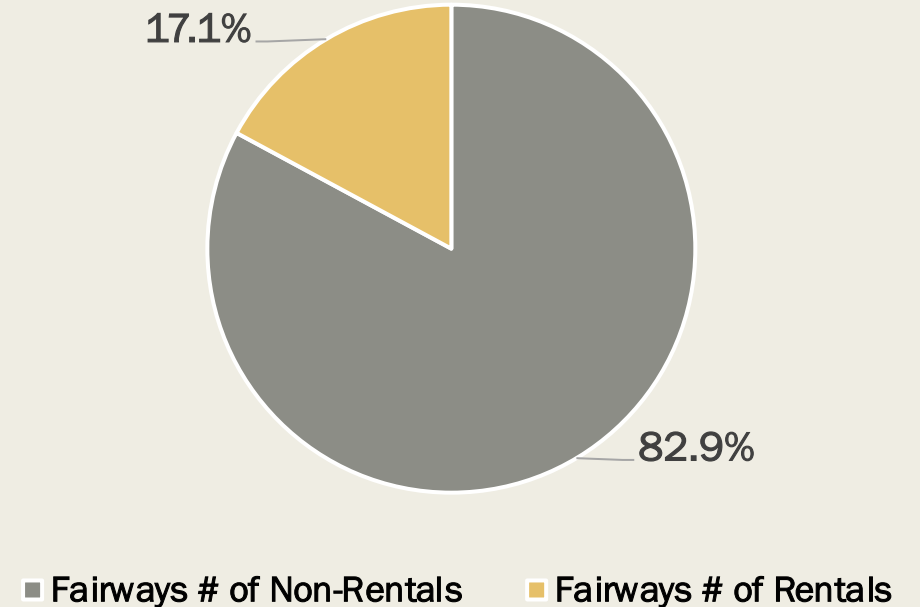
Methodology

- All Fairways Citations for calendar year 2020 were analyzed. Data source is from Compliance Committee proceedings
- Citations were tabulated by type and frequency
- Data was analyzed and a comparison was made between citation rates for Rental vs Non-Rental properties

Data by type of Ownership

Type of Ownership:			
	Fairways # of Non-Rentals	803	82.9%
	Fairways # of Rentals	166	17.1%
	Fairways Total Homes	969	100%

Fairways Homes by Ownership Type

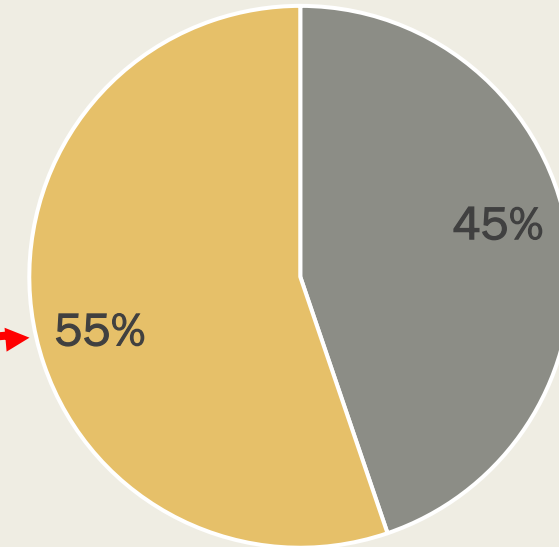


- Rental Density is currently at approx. 17% of all Fairways properties
- City of LQ believes there are as many as 15% – 20% of properties operating without a license

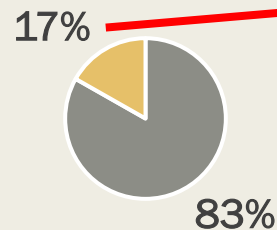
Citation Data for 2020

Citation Data for 2020:			
	Non-Rental Homeowners	45%	193
	Rental Homeowners	55%	238
	Total Citations	100%	431

Citation Data by Type of Ownership



Fairways Homes by Ownership Type



■ Fairways # of Non-Rentals ■ Fairways # of Rentals

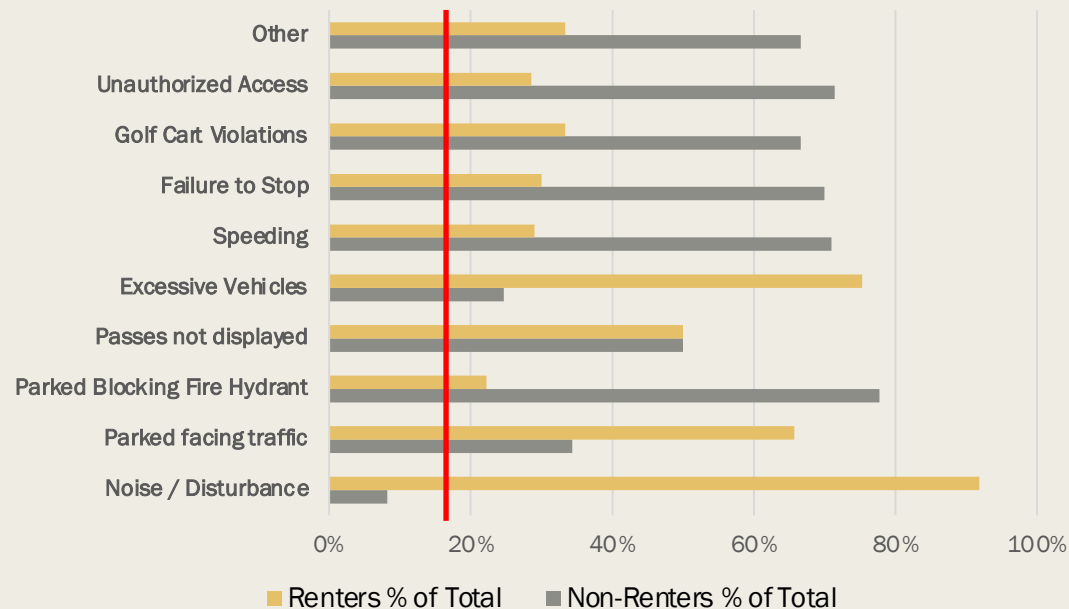
■ Non Rental Homeowners ■ Rental Homeowners

17% density of Rental homeowners account for 55% of all citations

Citations by Type

Type of Citation	Total	Non-Renters	Renters	Non-Renters % of Total	Renters % of Total
Noise / Disturbance	61	5	56	8%	92%
Parked facing traffic	102	35	67	34%	66%
Parked Blocking Fire Hydrant	9	7	2	78%	22%
Passes not displayed	8	4	4	50%	50%
Excessive Vehicles	73	18	55	25%	75%
Speeding	93	66	27	71%	29%
Failure to Stop	30	21	9	70%	30%
Golf Cart Violations	27	18	9	67%	33%
Unauthorized Access	7	5	2	71%	29%
Other	21	14	7	67%	33%
Total	431	193	238		

Citations by Type by Owner

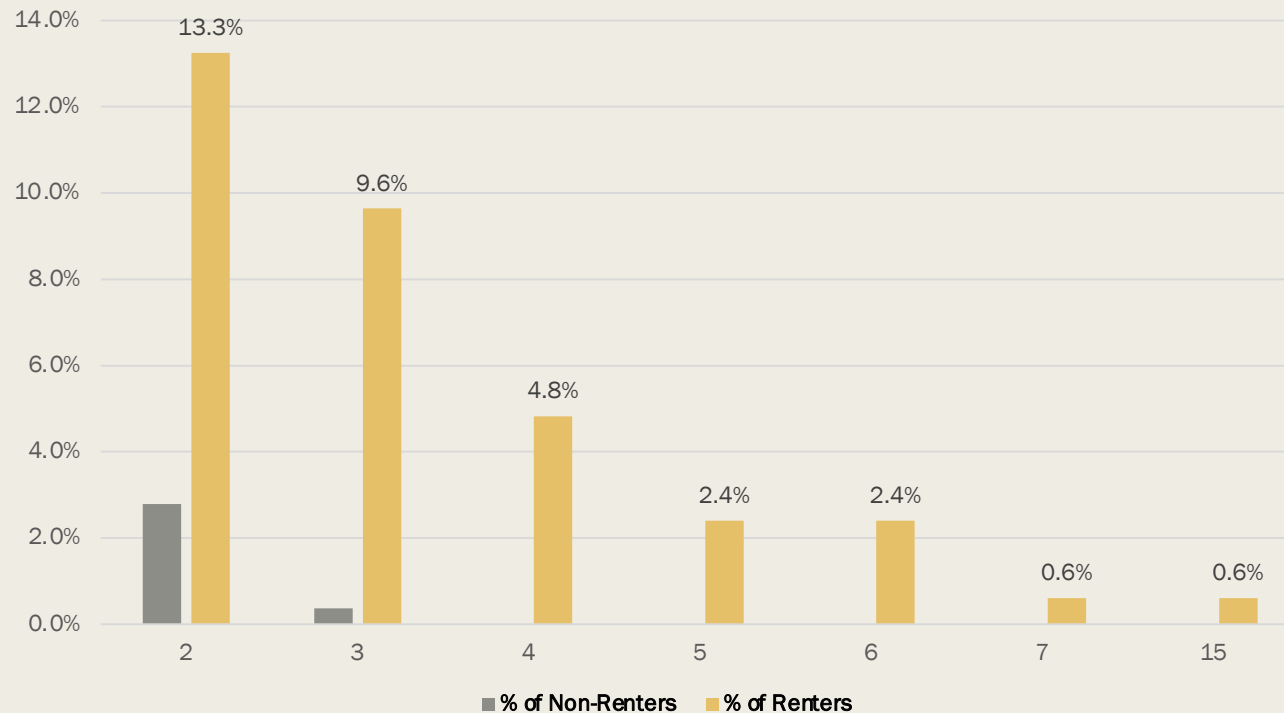


- Rental homeowners account for 92% of all Noise / Disturbance Citations
- Non-Rental homeowners account for 32% of all Speeding Citations
- “Other” includes construction on Sunday, accumulated equipment, dog attack/off leash, damage to PGA property, 16-hour agreement, underage driver, block mailboxes, enter gate in wrong direction, gov. documents violations, display company name, park over 72 hours etc.

Repeat Offenders – Renters vs Non-Renters

# of Violations	Total	# of Non-Renters	# of Renters	% of Non-Renters	% of Renters
2	45	23	22	2.8%	13.3%
3	19	3	16	0.4%	9.6%
4	8	0	8	0.0%	4.8%
5	4	0	4	0.0%	2.4%
6	4	0	4	0.0%	2.4%
7	1	0	1	0.0%	0.6%
15	1	0	1	0.0%	0.6%
	82	26	56		

Multiple Citations (Within 12 Months)



Fairways # of Non-Rentals	823
Fairways # of Rentals	166
Fairways Total Homes	989

- 13% (22/166) of all rental homeowners have two violations compared to 3% (23/803) of Non-Rental homeowners
- 10% (16/166) of all rental homeowners have three violations compared to 0.4% of Non-Rental homeowners
- 11% (18/166) of Rental homes have 4 or more violations during the 12-month timeframe studied

Some Conclusions

- Rental Homeowners account for about 17% of the overall residences in Fairways. ([Slide 3](#))
- The 17% density of Rental Homeowners account for a disproportionately high 55% of all citations issued in 2020 ([Slide 4](#))
- Rental Homeowners account for 92% (56/61) of all Noise/Disturbance citations in the Community ([Slide 5](#)) despite being only 17% of the total residences
- Non-Rental Homeowners are speeders – accounting for 32% of all speeding citations ([Slide 5](#))
- Rental Homeowners are far more likely to be repeat offenders – 34% (56/166) of Rental homeowners are repeat offenders, vs 3% (26/803) of Non-Rental Homeowners ([Slide 6](#)).
- Many Rental homeowners have 3 or more citations within the 12-month period studied.