

Heidi Willson

From: Joey Henderson <joeyhendersonmusic@gmail.com>
Sent: Tuesday, April 15, 2025 9:03 PM
To: CDD Comments
Subject: Use Permit 25-002/Monte Verde Short Term Rental App. Comment

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[EXTERNAL EMAIL]

Hello,

Joey Henderson here, my fiancé Kara Kupfer and I were the last tenants in Lynn Monte Verde's property at 67 S Crawford Ave. Unit B June Lake, CA. We rented the unit May 2022 through November 2024.

I wanted to reach out to let it be known that we did not leave the rental voluntarily - we left because the home owner Lynn refused to address and fix issues with water damage and general living conditions.

I did some general maintenance on my unit for Lynn in my time there, and some work on unit A next door. During the 22/23 winter unit A flooded from an ice dam, and the current tenants moved out because it was unlivable. To my knowledge, the insulation in the attic below the leak was never replaced and the roof was never patched as of Dec. 2024. Also, I found black mold in both unit's bathrooms (see photos below) while putting in new flooring, and Lynn did not want to take any steps to remediate any further than surface level.

I had been told the house has high water pressure from Lynn, she mentioned putting regulators on the water main for the house, but never did as of Dec. 2024. The high pressure forced through our inlet valve on a brand new washer/dryer and overflowed, flooding into unit A and the wall between units. After a few days of fans and dehumidifiers, we were told that the problem was fixed. No pulling up any floors or checking behind trim, no mold test from the remediation team (Waterdogs). It was musky in our apartment and giving our knowledge that mold was already present, Kara and I felt it was best for our health to move out. That is the sole reason why we ended our lease.

I wouldn't recommend anyone occupy either unit until the whole house is stripped to the studs, treated for mold, and redone into a livable space. It has been neglected by the owner over the years and really needs way more than another coat of paint (and another and another and another... I've seen her do this).

I'd like my comment to be in favor of denying Lynn Monte Verde's application for short-rentals at 67 S Crawford Ave. June Lake, CA.

Please feel free to reach out via email or cell if you'd like any further information: 732-850-5085

Thank you,
Joey Henderson

April 15, 2025

Mono County Planning Commission
PO Box 347
Mammoth Lakes, CA 93546

Re: April 17, 2025 Special Meeting Public Hearing Use Permit 25-002 Monteverde

Dear Planning Commissioners,

I am providing written comment addressing Use Permit 25-002. I am a previous tenant of 67 Crawford and do not support the request to permit this property as a short-term rental, as it provided housing for long-term renters for years before this and also likely requires significant renovations to ensure the property does not pose a threat to occupant health and safety.

Here is a little back story on the property and why I vacated the premises in December 2024.

On November 12, 2024, I noticed water coming up from the floorboards in my unit (A) and notified Lynn Monteverde, the landlord. I tracked down the source of the water, which was coming from a washing machine that was overflowing in the unit next door. The washer was not in use at the time, as the tenants were out of town on vacation. I called the local Plumber, Tim Casey, who informed me this is not the first time this has happened at 67 Crawford. The following day, November 13, I moved half of my house into a storage unit in Mammoth to prevent further damage to my belongings and began speaking to Lynn about the remediation plan. WaterDogs water damage restoration service came on the 13th and set up fans and a dehumidifier and measured the water damage. That same day I expressed concern for the level of noise in the house due to the fans and dehumidifier, as I work from home in the room that was not impacted by the flooding, and my bedroom was moved into storage. Lynn advised me to “turn off the fans at night so [I] can sleep”. On November 14th, Lynn relayed the message from Waterdogs that they “found less than a foot of water in the walls between the units. The floors look okay for now but if they lift or bubble by tomorrow, we suggest removing them”. Lynn told me the fans and humidifiers would be in place for 3 days, and that waterdogs “strongly recommend keeping fans and dehumidifiers running”, which conflicted with the advice she had given me the previous day to turn them off while I sleep. Waterdogs came back on November 15th and set up fans and dehumidifiers in the other unit. I shared pictures with Lynn showing how the floorboards on my side were lifting because of the water damage. On Monday November 18th I inquired about the timeline for removal of the equipment, a mold test, and

remediation since we had passed the three days originally mentioned. Waterdogs arrived that day and measured the water damage again and removed the fans and dehumidifiers. On Tuesday November 19th, I asked for an update on remediation, and Lynn had no update. That same day, I heard from the owner of June Lake Brewing that Lynn had contacted them to see if they had interest in buying the property. I decided to put my 30 days' notice in due to the uncertainty of the remediation timeline and the ownership of the property. She responded, accepting my notice, and told me that there is "no reason that [I couldn't] move [my] furniture back into the unit and live there until my departure". I called Waterdog to inquire about results of the mold test, and was told they did not do one. This solidified my decision to move out. As far as I know, no further remediation has been done to address the damage to the floors, the water in the walls, and what may be a lingering mold issue.

Additionally, my move into the unit in Spring of 2023 was delayed for a month from April 1 to May 1 due to an ice dam on the roof. The roof leaked and one of the bedrooms needed to be remodeled- drywall and laminate flooring. I spoke with the person who did the repairs, and he told me that while the drywall and flooring was fixed, the damaged roof was not tended to, nor was any potential water damage in the attic. I worked with my neighbors next door to ensure that the roof was clear of snow during the Winter of 23/24 to mitigate any potential issues.

I am grateful I found a home at 67 Crawford, but the issues seemed to be mounting with little investment into necessary fixes. This also contributed to my decision to move out. As a 7 year resident of June Lake with intentions to stay in the area for the long term, I am fully aware of the housing crisis that exists for those that want to rent long-term, and it would be a shame to see these two units change to short term rentals. Additionally, I am unsure if the issues with the roof and the plumbing have been communicated, so I worry any potential short-term renters (or buyers since she is planning to sell) would be aware of the risks they are taking on.

Sincerely,

Katelyn Sprofera
360 W Steelhead Ave
PO Box 343
June Lake, CA 93529
katelynsprofera@gmail.com