

Meridian Lake Park STR Handbook 2022

Table of Contents

STR Owner Value Statement

MLP STR Registration

Standardized House Rules

Issues and Solutions

Complaint Resolution Process

STR Community Liaisons

STR Owner Value Statement



As homeowners in Meridian Lake, we strive to host short term renters in a way that is complementary to and respectful of the overall neighborhood and community.

MLP STR Registration

All MLP homeowners wishing to use their home as a short term rental must register with Toad Property Management.

You will be asked to provide the contact information for your local manager.

The Non-Owner Occupancy packet, which includes the registration form, is available at:

toadpropertymanagement.com/clients/meridian-lake-park-corp/

Meridian Lake Meadows and Pristine Point have their own STR rules and processes. Please inquire with Toad Property Management for specific details.

Standardized House Rules

We request that all STR owners adopt and communicate to guests the standardized MLP STR House Rules which were developed from the MLP neighborhood rules as well as STR owner experience.

Please post the House Rules into your listings and follow up with prospective guests making booking request. This process has served our STR owners well and improves guests' compliance and understanding of expectations

Having a consistent set of rules will assure that all STRs in MLP are operating with the best interest of our neighborhood in mind.

MERIDIAN LAKE PARK NON-OWNER OCCUPANCY HOUSE RULES

NO PARTIES OR EVENTS -- No parties/events are allowed. Meridian Lake is a quiet, peaceful subdivision of Crested Butte and cannot accommodate noise or other activities consistent with parties and/or planned events.

HOA Guidelines - We didn't make them, but we follow them:

QUIET HOURS: October - May: 7pm-7am Sun-Thurs & 10pm-7am Fri & Sat
June - September 9pm-7am Sun-Thurs & 10pm-7am Fri & Sat

NO HAZARDOUS ACTIVITIES: No fireworks, firearms, archery, open fires using wood, coal, or paper. No illegal activities to take place on property, including the use of non-street legal vehicles within the community .

PARKING: No trailers/campers/tents/recreational vehicles (including ATVs, RVs, etc) may be parked outside at any time. Such property must be stored in an approved enclosed structure (such as a garage) or off site. No street parking at any time.

DARK SKIES NEIGHBORHOOD: all outdoor lights (including Christmas lights) must be turned off by 10pm; exterior & interior lighting should be off at night; please close blinds in the evenings.

PETS: Pets must be leashed and promptly picked up after. Please be a responsible pet owner.

OCCUPANCY: No extra guests allowed. Sleeping and living rooms shall be used to accommodate the amount of people they were designed for.

TRASH: Trash collection is on **Mondays**. No trash containers may be stored outside. Trash and recycling containers should be set out the morning of collection days and returned to the residence after trash collection has been performed. Please be mindful of the recycling rules and place glass/cans and paper/cardboard in separate bins. Do not overflow bins/containers as bears can be a problem!

OTHER: No signs, no hanging clothes, no temporary structures, including without limitations tents or pop-up trailers. No drones.

Please be considerate of your neighbors and their property. Please drive slowly through neighborhoods and watch for children and pedestrians. Please be considerate of the wildlife and our beautiful neighborhood.

Issues and Solutions

Through common sense, communication and cooperation we're confident we can mitigate the four main potential issues we see with STRs:

Trash

Noise

Parking

Lights

Issue: Trash

This is a mountain neighborhood, which means bears, racoons, birds and other animals can get into the trash and spread it around. The open recycling bins make this problem even worse, as trash is easily blown out as well. There have been several complaints about neighbors needing to pick up trash that was put out by STRs.

STR Solutions

Eliminate open recycling bins by either not recycling or getting a lidded recycling container.

Make sure you have enough trash cans so no bags are left out. The trash company will pick up an extra can for \$8/month.

Consider locking bear cans. These run about \$250, but worth the peace of mind that your trash won't be blowing around with no one to notice.

Be sure to note to guests to only put out trash on Monday and be sure there is a plan with your house manager to bring the cans back in that day.

Issue: Noise

As all of you know, Meridian Lake is quiet. Loud parties are sure to draw attention and are disruptive to the tranquil mountain nature of the neighborhood.

STR Solutions

Adopt the MLP STR House Rules that set clear expectations about parties - this is a residential neighborhood and people will call the police.

Limit occupancy to what is appropriate for your house and note that there are no more than 4 vehicles allowed on the property at one time, per MLP rules.

Make sure these rules are communicated to guests pre-booking and have additional material at the house to reinforce.

Reminder signs near outdoor areas like hot tubs and decks are also good, as noise travels easily outside.

Outdoor cameras can help monitor that there are no large gatherings happening at your house.

Issue: Parking

Similar to loud parties, a lot of vehicles will draw attention. Occasionally, large groups will all bring their own vehicle, causing issues and violating the 'no street parking' rule.

STR Solutions

Be sure to make the 4 or less vehicle limit a part of your listing.

Note that campers, RVs and trailers are not allowed.

Post clear communication with guests that there is no parking on the street.

Outdoor video cameras help monitor/verify guest and vehicle limits are being respected.

Issue: Lights

Especially when there is snow on the ground, even one light left on outside can cast a bright glow for a large distance, disrupting the solitude and dark skies for neighbors.

STR Solutions

Install motion sensor, timer or smart lights for outside that turn off automatically.

Post dark sky information for guests letting them know why it's important to turn off the lights at night.

For Dark Sky Community info or recommendations for smart light products contact allie.cote@meridianlakepark.org

STR Complaint Resolution Process

Any issues related to a STR should be immediately communicated to Toad Property Management:

Joe@toadpropertymanagement.com

Toad Property Management will contact the STR owner as well as the local house manager on file to remedy the issue as quickly as possible.

Additionally, Toad Property Management will inform the MLP board where all issues will be tracked and discussed by the board and appropriate action taken.

STR Community Liaisons

As MLP HOA board members as well as STR owners, we are committed to sharing information and advice, holding each other accountable and lending a hand when needed. Please don't hesitate to reach out to us with any questions, comments or concerns.

allie.cote@meridianlakepark.org

sherri.twilliger@meridianlakepark.org

Thank you.