

Hi Rob,

I hope all is well. It seems like emails are delivering fine. I haven't seen any of these go to my Junk folder in a while. Let me know if you want me to look at anything. I'm not familiar with appfolio as a sender, but I'm happy to talk deliverability or anything.

As you know, we just have a lot right now (and dream to live there full time once we are able to build), but things that come to mind:

1. Is there an established procedure on how to notify adjacent properties of a rental?
2. Is it only directly adjacent properties that should receive notification?
3. How does approval of the application work?
  - \* What constitutes someone being rejected?
  - \* Comment: We think all long term rentals should be approved and short term should only be approved if at least 3 months of the year are not short-term rented (this allows for second home owners that have a stake in the community and rejects companies that just buy property to short term rent and have no regard to the community)
4. Is there an established procedure on reporting violations?

Thanks Rob – I appreciate your help with Buckhorn.

Best,

Hi Rob,

Overall, these regulations seem excessively onerous and will substantially increase the administrative burden on owners wishing to rent their homes or even allow others to use their homes at no charge. In my opinion, they substantially favor the interests of owners who live in Buckhorn full time and have no desire or intention to allow others to use their property. What is the impetus for these new regulations? Have there been disruptions or problems with STRs in the past?

Here are my specific comments:

Requiring a license to rent out one's property seems reasonable, but I don't believe that an owner should be required to have a license simply to allow others (friends, family, etc.) to use his property for free. This is overreaching and an unwarranted burden on property owners.

II(2) - Requiring advance notice of the dates of occupancy on a monthly basis by the first of the month is overly onerous. What about rentals/stays that are not planned or reserved by the first of the month? At a minimum, an owner should be able to supplement the list of occupancy for plans that occur after the first of the month.

II(6) - Can't we just require that all rental agreements include a copy of the STR policy and a signed acknowledgment by the renter? It is ridiculous to expect that renters will read the Declaration, Bylaws, the HOA's rules and regulations, etc. They will either ignore this or look to rent somewhere else. I have stayed in a lot of VRBOs and have never seen any with a requirement like this.

II(7) - Why is additional notice required to adjacent properties? If there is a problem, the adjacent property owners can contact the owners or the property manager, who will have all of this information already. How often does this need to be provided? What does every calendar year mean?

II(8) - Requiring a local contact available to respond within one hour seems unreasonable. This essentially requires owners to use a property management company. And what about after normal business hours? Even property managers may not respond after 5 pm.

Whenever this is finalized, it would be good to have some sort of form, system, or online database in which this information could be provided to the property manager.

13 Messages



Subject: Re: Buckhorn Ranch amended rental policy

To: <[rob@toadpropertymanagement.com](mailto:rob@toadpropertymanagement.com)>

Oops. Sent too soon The doc says renters need to send the pillow count . I think this is number three under Notification Many people have ten pillows per king size bed so I am suggesting that you may want to Delete the pillow count as it seems meaning less to me . I am taking this term literally If the doc is intended to identify how many people are to be in the unit over night then I think we should rephrase the question . Under the fees section it says any renter has to deposit a fee of \$2500 1. That seems excessive and 2. If this amount is approved then I think it should be deposited into a credit worthy bank Institutions like First bank or Bank of American off Chase bank . Toad management could be out of business any time and doesn't seem to be worth a lot of money. A larger , credit worthy bank would seem to be a better bet to protect the funds . Sincerely yours [REDACTED]

[REDACTED] Please excuse the typographical errors, as this email was sent via automated dictation. On Jan 18, 2022, at 10:57 PM, [REDACTED] wrote: Rob. Thanks for sending . Kellie copied here is my daughter and Co owner Under section 3 in notification section The document Please excuse the typographical errors, as this email was sent via automated dictation. On Jan 18, 2022, at 5:59 AM, Rob Harper

I am writing to express my support of the updated and amended short term rental policy that the board is trying to implement. As a full-time homeowner within Buckhorn ranch it is my opinion that the policies set forth are in line with full-time owners expectations and wishes. We need to set up our community for success based on long-term goals and fundamentals. As part of this we cannot let the short term rental market within Buckhorn Ranch destroy the community we wish to create.

Dear Toad, Board and fellow HOA members,

Thank you for your work. I am paying attention for two reasons. 1) in my experience in Florida and Massachusetts, jurisdictions have had difficulty changing how STRs are regulated in different zones after owners have bought the property (home or investment). So far, current owners who could STR are winning in the towns and courts when their STR abilities (at time of purchase) are altered and/or challenged and 2) in the lawsuits at CMN HOA in Mt. CB, there were expensive and confusing issues surrounding lack of clarity in Governing documents which lead to different interpretations and a lawyer's playground. I would hate for this HOA (all of us) to experience the same. It seems that some owners are already gearing up for a legal challenge if it is not done correctly. To that end, we have consulted with our attorneys and the feedback is below. I do not ever want to experience what I experienced at CMN.

"It will be effective 2022 not 2021. There are additional nits like this I won't bother commenting on because it is so inefficient in dealing with a PDF..... it does not consistently refer to the association's governing documents in some places and in others it does so redundantly. Similarly, other terms are capitalized and not defined.

It seems like owners will be required to register all their renters a year in advance. That obviously does not work for short term renting except, perhaps, for the winter months, as many bookings are not made more than three months in advance. ( Rosalind adding, if you have to register guests a year in advance, you are basically cutting out the STR market and that will be challenged).

Under section III, paragraph "I" is irrelevant and unnecessary. It should just say see the

Fine Schedule. If it means the fine can be higher based on how the board decides, I don't think it is legal. If there is an escalation provision, it should be in the Fine Schedule and there should be an escalated fine amount in the policy.

Section IX muddies the fine process. It should just have the deposit, say see the fine schedule for amount, say see the enforcement policy for the process, and say the enforcement policy and fine schedule apply except that owner is liable for tenants and will be held liable for all tenant violations in lieu of tenant. It has a bunch of confusing provisions like a fine amount separate of the fine schedule even though it says above the fine amount will be per the schedule. As stated previously, I do not believe the board has the discretion to vary the fine amount from the schedule or the amount identified in this policy. The interest should be per the collection of assessments policy not per this policy."

I hope the Board can take the time to address its objectives with attention to detail and understanding by the entire community (write a lay person's explanation of objectives to go side by side with this official document) and open exchange among the members, no matter how long it takes to listen or read by a certain date. It is unfortunate, that the Board is not sharing feedback like this letter or previous letters with the entire community. It would make the meetings more efficient.

It is my firm belief that HOA needs to address the offenders rather than create restrictive and punitive policies for the entire community. I support STR guidelines but these seem overbearing.

Thank you for your time.

Sincerely,

----- Forwarded message -----

From [REDACTED]

<[f75ba32d4b0cda3390a50a0a6c10d70cab3501be55c908501749e8fdd2de0a3@toadpropertymgmt.mailer.appfolio.us](mailto:f75ba32d4b0cda3390a50a0a6c10d70cab3501be55c908501749e8fdd2de0a3@toadpropertymgmt.mailer.appfolio.us)>

Date: Tue, Jan 18, 2022 at 8:11 AM

Subject: Re: Buckhorn Ranch amended rental policy

To: <[rob@toadpropertymanagement.com](mailto:rob@toadpropertymanagement.com)>

Rob, if a homeowner has a problem with a STR (noise, etc), what is the procedure to follow?

Will homeowners have direct access to contacts for each STR and go directly to them? Other? If direct contact and no immediate action, what then?

Thank you.

[REDACTED]  
[REDACTED]  
[REDACTED].m

On Tue, Jan 18, 2022 at 5:59 AM Rob Harper <

[475c3fd15b3bf960022b545acd096a7df65fe09b5409d683ee46e49de293@toadpropertymgmt.mailer.appfolio.us](mailto:475c3fd15b3bf960022b545acd096a7df65fe09b5409d683ee46e49de293@toadpropertymgmt.mailer.appfolio.us)

>



**Rob Harper**

Fwd: Buckhorn Ranch amended rental policy

1/19/22

Details



FYI

----- Forwarded message -----

From: [REDACTED]

Date: Tue, Jan 18, 2022 at 1:04 PM

Subject: Re: Buckhorn Ranch amended rental policy

To: Rob Harper <[rob@toadpropertymanagement.com](mailto:rob@toadpropertymanagement.com)>

Thank you for sending out the revised STL policy. Communities across the country, particularly in mountain communities, are losing their sense of community from STLs that are primarily owned by second-homeowners who are looking for an easy investment. The proposed policy provides guidance that will keep our community livable and safe for our kids. It is hardly extreme compared to what others are doing (i.e., Aspen's moratorium on new builds!). I really support the board's commitment to keeping a high quality of life for the year-round locals. Please stay the course!!

[REDACTED]



TO: Rob Harper <[rob@toadpropertymanagement.com](mailto:rob@toadpropertymanagement.com)>, Kate Somrak <[kate@somrak.net](mailto:kate@somrak.net)>

CC: [Redacted]

I think it seems reasonable. I would take issue with the comments of some that this would create a hit to values, I seriously doubt that. And those of us who are permanent here bought to enjoy it, not to max investment potential. Perhaps a hit to their projected CF, but I don't think that needs to be our primary concern.

Two minor comments. Unclear if STRS would provide contact info to surrounding homeowners, or to who. It would be nice to know who to call if there is an issue, vs having to bother you guys.

2.5 people per bedroom sounds like a lot. 10 people in a four bedroom is a recipe for a lot of noise.

I have similar question about snow issues - who to call. Not for berms, I get that's simply the way it is. But our cul de sac was simply not plowed a couple times this year when all the other streets were, and it also happen last year. Would like to know who to call when that happens.

Thank you.

[Redacted signature block]

Found in STR's Mailbox

**Rob Harper**

Fwd: Buckhorn Ranch amended rental policy

1/19/22

Details

FYI

----- Forwarded message -----

From [REDACTED]

<[f6041c72ac06567c4ad393af7d1ba36b4c013382232cfefa1df52fc9138e5ec?loadpropertymgmt.mailer.appfolio.us](mailto:f6041c72ac06567c4ad393af7d1ba36b4c013382232cfefa1df52fc9138e5ec?loadpropertymgmt.mailer.appfolio.us)>

Date: Tue, Jan 18, 2022 at 9:27 AM

Subject: Re: Buckhorn Ranch amended rental policy

To: <[rob@toadpropertymanagement.com](mailto:rob@toadpropertymanagement.com)>

Sorry, This seems extremely overbearing and restrictive.



[e7@toadpropertymgmt.mailer.appfolio.us](mailto:e7@toadpropertymgmt.mailer.appfolio.us)>

Date: Tue, Jan 18, 2022 at 10:48 AM

Subject: Re: Buckhorn Ranch amended rental policy

To: <[rob@toadpropertymanagement.com](mailto:rob@toadpropertymanagement.com)>

Hi Rob,

The proposed Short-Term Rental policy requires owners who rent to sign a "contract" with the HOA. I assume the contract would be a simple recognition of the policies signed off by the owner to ensure the rules are recognized, but of course the contract isn't described at all.

If the policy is to be adopted, I suggest that the Board draft such contract now and add it as an attachment to the policy. This would avoid difficulties with each owner that may see the contract for the first time later. Thanks.

**[REDACTED]**

> On Jan 18, 2022, at 5:59 AM, Rob Harper

<[475c3fd15b3bf960022b545acd096a7df65fe09b5409d683ee46e49de29845](mailto:475c3fd15b3bf960022b545acd096a7df65fe09b5409d683ee46e49de29845)

[03@toadpropertymgmt.mailer.appfolio.us](mailto:03@toadpropertymgmt.mailer.appfolio.us) > wrote:

>

> All,

>

7 Messages



[@toadpropertymgmt.mailer.appfolio.us](mailto:@toadpropertymgmt.mailer.appfolio.us)>

Date: Tue, Jan 18, 2022 at 10:18 AM

Subject: RE: Buckhorn Ranch amended rental policy

To: <[rob@toadpropertymanagement.com](mailto:rob@toadpropertymanagement.com)>

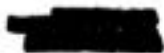
Rob

How many licenses will the association be distributing ? is there a max ? once maxed, how does that work?

Since we don't even have anything built yet, what if by the time we build, the Assn is maxxed on licenses? Is there a waitlist or is that a discussion for another time?

It sound a lot like what the town of Telluride is going through - and this has NOTHING to do with Crested Butte codes, right? Just our association ?

Thanks



To: <[rob@toadpropertymanagement.com](mailto:rob@toadpropertymanagement.com)>

Hi Rob:

I have looked over the updated policy and it has my full support as a full time resident of Buckhorn Ranch.

I can see that the Board is backing off setting an annual number of maximum rental days probably given the push back received on the call. I guess that is probably ok from my point of view BUT the trade off then is to have a strong set of rules which include possible fines and the strict management of the STR/LTR process for all home and property owners.

Yes, some folks may see these new rules as excessive and over the top with the annual license and the \$2,500 deposit but the folks that are renting their homes are running a "business" in our residential community and businesses have expenses and trade offs to consider.

Thanks to you and the Board for updating this policy and process for the community. If everyone does the right thing when renting their homes then it should all be ok and work out just fine. Mikeps - even if I was renting my home I could live with the new proposed rules as outlined in the new policy.

On Tuesday, January 18, 2022, 05:59:50 AM MST, Rob Harper

<[475c3fd15b3bf960022b545acd096a7df65fe09b5409d683ee46e49de2984503@toadpropertymgmt.mailer.appfolio.us](mailto:475c3fd15b3bf960022b545acd096a7df65fe09b5409d683ee46e49de2984503@toadpropertymgmt.mailer.appfolio.us)> wrote:

All,

Please see a new version of the amended rental policy



Date: Tue, Jan 18, 2022 at 10:38 AM

Subject: RE: Buckhorn Ranch amended rental policy

To: <[rob@toadpropertymanagement.com](mailto:rob@toadpropertymanagement.com)>

Please again forward my comments:

Aside from not agreeing with the whole approach, the requirements for licensing are non-sensical:

Policy 10 says "Upon the provision to the Association of the above items, the Association shall issue a license...". So to accomplish policies 2 – 7, I would have to specify in detail all rentals for the coming year, get their signatures, etc, before qualifying for a license.

Suggest you have a lawyer involved in the wording.

And if you limit this to only paid renters, I'll quit my bitching.

[REDACTED]



[e7@toadpropertymgmt.mailer.appfolio.us](mailto:e7@toadpropertymgmt.mailer.appfolio.us)>

Date: Tue, Jan 18, 2022 at 10:48 AM

Subject: Re: Buckhorn Ranch amended rental policy

To: <[rob@toadpropertymanagement.com](mailto:rob@toadpropertymanagement.com)>

Hi Rob,

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**[REDACTED]**

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<[475c3fd15b3bf960022b545acd096a7df65fe09b5409d683ee46e49de29845](mailto:475c3fd15b3bf960022b545acd096a7df65fe09b5409d683ee46e49de29845)

[03@toadpropertymgmt.mailer.appfolio.us](mailto:03@toadpropertymgmt.mailer.appfolio.us) > wrote:

>

> All,

>



To the Board of Directors of the Homeowner's Owners Association of Buckhorn Ranch,

First, we want to thank the board members for all their hard work as volunteers to provide for the maintenance of infrastructure and provision of oversight of Buckhorn Ranch to keep our subdivision a nice place to live.

We would like to provide feedback to the proposed revision of the policy for non owner occupancy of units in the Buckhorn subdivision.

We understand the necessity of regulation of rentals to maintain quality of living and aesthetics in our neighborhood and are not opposed to such. However we are dismayed at the overreach of regulation this proposal infers by demanding an unnecessary amount of paperwork, bureaucracy, and administration in the request for names and contact numbers of all renters. In the end, the homeowner/ property owner is responsible for all occupants in their units and the one who will be contacted and fined, so applications for rentals with contacts for homeowners( and local property manager if not homeowner not present in area at that time) should suffice.

Beside being an invasion of privacy for all renters to have their names and contact numbers forwarded to the homeowners board of directors, the amount of organization and filing of all these names and contacts requires a lot of administration. Will we soon be seeing an increase in the hundreds or thousands of dollars in homeowner association annual fees to hire a full time manager to organize and overdose all this filing? No other subdivision or even the town if Crested Butte require renter contact information.

We view the rules and regulations of the subdivision as reasonable and necessary to provide consideration for every resident residing in Buckhorn Ranch. Yet, we are opposed to the deposit of fine money required in this proposal. Are property owners guilty until proven innocent? Homeowners that don't have rentals are also capable of violating the rules as well and in such cases should be fined as well. If requiring fine money in advance of any wrong is regulated, then all property owners should be required to put in such deposits.

Let us end on a personal note to promote better understanding of our views. We have resided in Crested Butte for over twenty years, raised our children, made it our home and appreciate this beautiful place we are blessed to live in. We enjoy the peace and beauty and access that Buckhorn Ranch provides and want to keep it that way for each resident in our subdivision. We planned to have a rental unit on our property with close management to provide some supplemental income when we built here. We understand this proposal has not precluded rentals but the amount of paperwork and disclosure proposed is prohibitive.

Thank you for your time and consideration to read our concerns with this amended policy proposal.

Hi Rob,

I hope all is well. It seems like emails are delivering fine. I haven't seen any of these go to my Junk folder in a while. Let me know if you want me to look at anything. I'm not familiar with appfolio as a sender, but I'm happy to talk deliverability or anything.

As you know, we just have a lot right now (and dream to live there full time once we are able to build), but things that come to mind:

1. Is there an established procedure on how to notify adjacent properties of a rental?
2. Is it only directly adjacent properties that should receive notification?
3. How does approval of the application work?
  - \* What constitutes someone being rejected?
  - \* Comment: We think all long term rentals should be approved and short term should only be approved if at least 3 months of the year are not short-term rented (this allows for second home owners that have a stake in the community and rejects companies that just buy property to short term rent and have no regard to the community)
4. Is there an established procedure on reporting violations?

Thanks Rob – I appreciate your help with Buckhorn.

I understand that having some regulation around STRs is inevitable, but I've never ever heard of an HOA trying to keep records of every person who comes into and out of their neighborhood. I am no lawyer, but I would be very doubtful that the HOA even has the right to demand this information about private usage. This feels like overreach for a problem that doesn't exist. You have the ability to fine a homeowner for violating the rules irrespective of who is occupying the house when it happens. That should be more than sufficient.

Thy

Rob,

Thank you for sharing. Please pass on my comments to the board.

Thank you for sharing the proposed amended policy and offering a reasonable comment period. This draft is improved from what was shared just before Christmas, but I remain deeply concerned with the provisions relating to non-commercial usage of property. If I understand correctly, any owner who wants to share their home with friends or family must get approval from the HOA? And the homeowner must also share records of who uses the house with the HOA? And also with the neighboring homeowners?

This is not a reasonable request. Many of us would prefer to keep our private lives private. These details actually contain very personal information about the social and family networks of every owner in Buckhorn Ranch. How do I know you are protecting this data? What are the rules around who can access the data? How long will it be retained for? Will there be physical or digital controls applied to the records? How will records be destroyed? Not only is this personal information about the owners, it's also personal information about our guests.

Board of Directors  
Buckhorn Ranch Association (HOA)

Non-Owner Occupancy policy

Dear Board of Directors:

My wife [REDACTED] and I are new property owners and members, purchasing our property at 540 N Avion June 2021. We have both been enamored with the area and look forward to spending our future actively in Crested Butte. Becoming a member of the community has been a dream realized since 1996 when I first flew into the airport.

I feel there is hope in reaching a cooperative and effective future relationship between the membership, board members and surrounding community.

Since we first began researching the area, I was a bit surprised as to the apparent coldness and general unwillingness of those we reached out to and the difficulty we faced to obtain information about the community. Its rules, general sentiment and overall atmosphere were difficult to interpret and navigate. Generally, I felt an almost borderline hostile environment. One that I would expect from a community in an established densely populated metropolitan area such as New York City, where I grew up. I was quite surprised and did not expect this from a seemingly welcoming mountain community. Alas, this may be a product of the population influx we have experienced over the past 10 years and the fact that this specific development (Buckhorn Ranch) has had its fair share of rocky history and is still a work in progress. And that most of the positions on the board and associated are volunteer positions, for which I have the utmost respect and appreciation. I truly value the service you are providing and can personally attest to having a full appreciation of the value of time or lack there of.

I wonder whether some of the above analysis and history plays into the hostile environment we observed during this past (our first) board meeting. It felt like the membership were "school children" being addressed and disciplined by the authority or school board. I do acknowledge that professionalism must be maintained and that certain representative members of the HOA should work on their etiquette of presentation. I commend the board for addressing this and look forward to more civilized and professional future interactions. Although the manner in which [REDACTED]

points were conveyed reflected poorly on the membership of the HOA, they were in fact valid and should not be discounted as such.

From our limited involvement in the community, it appears there are a few repeat outlying individuals that have brought about the proposed non-owner occupancy policy. I am in full agreement that order needs to be maintained and that there needs to be a system in place to address disturbances when living in such a confined community. I for one value peace and quiet. It is exactly this serenity that has brought me to Crested Butte. However, as mentioned in the board meeting, punishing the membership on a whole through restrictions that go far beyond just Short Term Rentals is "unfair" and "unjust" to put it nicely. I have never heard of a policy requiring payment of application fees for a license, a not-so-casual deposit-bond mandate for fines and registration requirements for all non-owner individuals. Essentially, if my family comes to visit and I have to leave for work, I find it an unreasonable financial burden to have to budget \$2550.00 for that situation. Not to mention the time-burden required to register every guest each time they visit. It is hard enough organizing a visit, let alone these additional proposed requirements. And as stated earlier, through my interactions and attempted interactions with the members of the board during our initial purchase research, I believe the members of the board have a full, first hand appreciation for the value of the scarcity of time as a resource these days.

That being said, guests and renters alike are only human and depending on their values and respect and sensitivity to others, situations that disturb others, especially in such close-quarters, will arise. And there needs to be mechanisms in place to address these situations. I recognize that patience has worn thin with the current repeat offenders, but keep in mind that most members are unaffected and have been unaware of repeated disturbances that have occurred. Ourselves included. It is likely that the majority of our community has an invested interest in maintaining a respectful and considerate relationship with the rest of our community. Obviously, self-policing is not working. But for the majority that wishes to invite polite and considerate family members and take the time to ensure that they and renters understand and appreciate not only the rules and regulations of the community, but the overall mission to harbor an environment of peace and respect for each other. I feel it would be more appropriate to implement a policy that allows for opportunity to "do the right thing" prior to being punished. An example might be, three offenses before the licensing, fine-bond and registration requirements are enacted. There are acknowledged challenges when allowing those to visit or rent in the Crested Butte area. It is predominantly a recreation area and people's tendency is to relax and enjoy the oasis from the obligations of their reality outside the area. Thus, I can understand that some may feel self-entitled to behave in an uninhibited manner. Finding the right people, whether family or renters, to visit unchaperoned by the owners is an involved process that requires persistence and effort. I believe it can be accomplished with adequate attention. If a violation occurs, that owner needs to take action to prevent it from reoccurring, including consideration given to not inviting that family member back or perhaps taking a break from renting until it can be assured that subsequent disturbances will not occur.

And if it persists, then yes, licenses, bonds and registration requirements should be required. I feel that the majority of members have not even been given a chance to demonstrate behavioral responsibility in this matter and frankly with other matters which have contributed to the creation of this adversarial atmosphere. The key to a successful relationship begins with learning and education instead of governance by punishment. Punishment only promotes defiance instead of creative cooperation, which should really be the ultimate objective. To encourage compliance, after a set period (one year- for example) free of violations that owner would be reset to zero offences.

I acknowledge we are new here, but it does seem like we are still in the phase of conveying a mission statement of what it is to live at Buckhorn Ranch. We do not expect Buckhorn to be a spiritual retreat with zero disturbances to peace and quiet, but we do expect civility and respect from ourselves and the rest of the community.

I appreciate the Board's openness to input by lifting of the 90 day annual maximum short term rental period. We look forward to the Board's further consideration of the concerns of the membership and are hopeful for a cooperative and effective future relationship.

Sincerely,



Manager



Hi,

I support regulation of short term rentals in Buckhorn. This community is a tight knit family community that can easily be disrupted by negligent owners and renters. Furthermore I would support a limit on the number of days an owner could short term rent their house, we don't need to perpetuate the destruction that STR have had on this town already.

Thank you,

**[REDACTED]**

--

**Rob Harper**  
**Toad Properties - Management & Real Estate**  
**Broker/Owner**  
PO Box 2776  
Crested Butte, CO 81224  
(970) 349-2773  
(970) 209-1758  
[Rob@toadpropertymanagement.com](mailto:Rob@toadpropertymanagement.com)  
[Rob@toadrealestate.com](mailto:Rob@toadrealestate.com)  
[www.ToadPropertyManagement.com](http://www.ToadPropertyManagement.com)  
[www.ToadRealEstate.com](http://www.ToadRealEstate.com)



Hello,

A question and some feedback on proposed STR policy.

First a question about needing to acquire a license if we allow others to use our house. We at times of the year may travel and family may come to watch the house for short periods, does this apply to needing to get a license? This would be our children (one of which currently resides in CB ) and maybe one of our siblings.

Living in Colorado Springs currently we have seen how unregulated STR's can effect neighborhoods and housing values and are concerned that we keep up to date with regulations if we see negative effects of their usage. We agree with the updates but also feel that there should be a limit on percentage of the year that rentals are allowed.

We are currently building on White Stallion and hope to be moving in at the end of the calendar year. It has come to our attention that the owner of a lot 2 over from us has plans to build and not occupy the home but to use it solely as an STR. This concerns us and do not think this should be allowed and will negatively effect the neighborhood. It is already concerning that there are non builder locals cashing in on the spec house market and rising real estate prices and making Buckhorn unaffordable for local families and more of a destination

for second home buyers who leave their houses empty much of the year encouraging more STR usage. Because of this we think there should be some sort of minimum owner occupancy before granting an STR license to promote a neighborly community as stated in our HOA Mission, Vision and Values statement. Thank you for all you do.