



PLS HOLD Fwd: Campmeeting rentals1 message

Ted Martin

Mon, Jan 14, 2019 at 3:12 PM

Please hold for inclusion in the record. From Ben Wiley.

Ted,

You asked if I would please expand on why I chose to not support a short term (under 30 days) renters' group in Mount Gretna.

For me, it boils down to RESPECT, in many different guises.

When someone rents through Airbnb, the landlord knows nothing about the tenant. The tenant may have no respect for the cottage or for the Campmeeting because he has nothing invested in it, and therefore has nothing to lose...his dog may leave a pile next to the porch, he may park two feet onto his neighbor's lot, or block a fire lane. The constant turnover of new neighbors is annoying, and each has to be educated on the Rules of the Campmeeting. The list goes on.

Again, the tenant has nothing invested. Why should he RESPECT the Campmeeting rules?

Many rental cottages were formerly primary or secondary homes. Now, they are merely business assets held for the production of income.

Personally, I have seen the transition in the Campmeeting from an era when several older women, who in their prime in the '20's and 30's, had been members of the Women's Christian Temperance Union. Ironically these Evangelical Association and United Brethren, later EUB, members may have held their meetings in the Tabernacle. Its charter declares it a holy place, erected for the worship of God.

A landlord of multiple rentals apologized to me after Ed Neidigh's 2017 post and invitation on the Mt. Gretna Tabernacle Facebook page to come enjoy a free concert and feel free to BYOB. The Concert, a first for the Tabernacle, quickly got out of hand with many residents as well as outsiders displaying disorderly behavior. Neidigh's labeling me as the "morality police" at a public meeting only affirmed to us his lack of RESPECT and ignorance of the Campmeeting and Tabernacle Charters and heritage.

When he learned of our conservative Christian history, the multiple landlord recognized the presence and mission of the Mount Gretna Tabernacle Association. I would encourage you, Ted, to consider disassociating the MGTA from the MGCA. Or, at least limit MGCA presence on the MGTA board to a minority position. I foresee a day in the not too distant future when the MGCA Board will have few practicing Christian members.

Ted, you started a program to educate future (and current) owners of our history. I encourage you to hold it twice a year. Make it mandatory for Landlords along with a \$100 or \$250 rental "license." Hopefully, the property owners will acquire a RESPECT for this unique federally designated historic place.

I have drifted from the original premise. But for many intangible reasons, I would support the MGCA board limiting the percentage of cottages available for rent to 20-25%, before the 24/7/365 residents are totally driven out. I was one from 2000-2015, and the transition during that time from a neighborhood to a community of empty rental properties during most of the year was sad to witness.

Kindest regards,

Ben



PLS ADD Fwd: Letter re Short-Term Rentals in Campmeeting1 message

Ted Martin

Mon, Jan 14, 2019 at 3:19 PM

Please add this one.

TED S. MARTIN

To: Ted Martin, President, Campmeeting Board of Managers:

My reading of the charter of the Campmeeting suggests to me that the Board members are obligated to uphold the ideals of the Campmeeting, as they are described in the Charter. These ideals, I infer to mean, providing for and maintaining a proper, desirable and permanent residential community, and providing for and maintaining a proper and desirable Campmeeting for the purpose of supporting and conducting the worship of God in accordance with the Methodist church.

It is my belief the the rapid expansion of the short-term rentals in the Campmeeting threatens those ideals by disrupting the sense of community within the Campmeeting.

My wife and I have owned a cottage in The Campmeeting for the past 16 years. For the first nine of those years we traveled nearly every weekend to our cottage year round. Living here on the weekends we got to know our neighbors, developed enduring friendships, got to learn the history and traditions of the Campmeeting and of Mt. Gretna. We also learned a lot about how to fix up an old cottage. Since retiring, about 7 years ago, we have lived in our cottage full-time.

The concern that I have about the proliferation of short term rentals is that the shear number has eroded the sense of community that I experienced in the Campmeeting having lived here for 16 years, and which was one of the primary reasons for my wife and I deciding to retire here. Today many neighborhoods are, minimally, disrupted. In some cases they have been eradicated. Large sections of the Campmeeting that used to be home to full-time residents, or part-time residents, are now primarily short-term rentals. There is no longer a neighborhood there, because there are no neighbors. Other sections are on the way to becoming that way.

In my neighborhood, in the summer, I live next to a new set of strangers every week. People who literally know nothing of the Campmeeting and really could not care less about its traditions and history, who have nothing invested in the Campmeeting and who can only get pissed when I mention quite time. I very much doubt they are here for the spiritual life. Last winter, all winter, I was awakened every morning at 4:30am to the sounds of diesel trucks idling, brought to my street by pipeline construction workers renting the house across from me.

What is most important to me, however, is what we lost when these properties became short-term rentals. We lost two very good sets of neighbors who, over the years, we grew to know and care about; who we ate with, drank with, shared stories with, and learned from. We took care of each other's garbage cans after the weekend, cleared each other's snow, raked each other's leaves, and assisted in the occasional emergency. All that is gone now that the properties are rentals.

This is what is happening in the Campmeeting, and it is especially painful that it is happening here, because the Campmeeting has always been special in my eyes, and I think in many other's eyes. It has been unique in its sense of community, and in its identity as a place that nurtures the quieter, more spiritual side of life. I lament that loss, not just for my own living situation, but for the loss of over 125 years of tradition that has made this place special. I can only ask today's rental property owners how they would feel if, where they live full-time, the properties around them were suddenly all rentals.

Dave Adams
Resident, Sixth and Mills, Campmeeting



Add this one. Fwd: CAMP MEETING RENTALS1 message

Ted Martin
To: Deborah Erb

Mon, Jan 14, 2019 at 3:17 PM

Add this one.

TED S. MARTIN

Dear Board Members,

I would like to make a few comments regarding the subject to rental properties, prior to the monthly Board Meeting in Jan. I would first like to thank the committee for their research work on comparative communities, and then compiling the list of recommendations regarding rentals as a path forward.

In my opinion here is where our objective falls short, of what I thought was the overall goal of the community, and that was to put a cap, maybe even to find a way to reduce the, already, high number of rental properties, both short and long term. John Green made the statement, when going over the recommendations to the Board, at the meeting, that the intent was, "Not to prevent homeowners from renting". To me, this would actually allow every homeowner to rent. I am not in favor of that, and would like us to take the course in finding a way to immediately, or in time, cap the number of rental properties.

I think almost all of the Committee recommendations we solid, enforceable recommendations, and I would be in favor of the Board adopting all of them. But not to lose sight of an overall goal to set a cap, and eliminate the possibility of rental as an option for a homeowner.

Gary & Lynn Collins

601 Mills Avenue



Fwd: My support for the rental committee's recommendations

1 message

Ted Martin

Mon, Jan 14, 2019 at 3:24 PM

And this one.

TED S. MARTIN

Hi Ted,

I hope you remember me. Gail Widmer, owner of 206 Edwards, married to John from Scotland. I just wanted to communicate my **full support** for the rental committee's recommendations and thank you for the excellent job that you and the board are doing. I'll be back in Mt. Gretna on January 23rd. Can't wait!! 😊

Have a wonderful holiday!

Gail



Hold this one - Fwd: Feedback on rental proposal

Ted Martin
To: Deborah Erb

Mon, Jan 14, 2019 at 3:45 PM

Please add this to the emails to be submitted to the record.

TED S. MARTIN

Hi Ted,

Thanks very much for sharing the rental proposal. The committee did an outstanding job and we generally support this proposal in full. Some additional comments are summarized below:

- 1). The definition of "short term rental" should specify that any **individual** renter is renting for <30 days. Many of the cottages are rented continuously, week after week, all summer. They are not to be considered long term rentals.
- 2). The rental permit should include language that indemnifies the Campmeeting Association from any liability associated with the rental. We cannot be perceived as warranting the safety of any property just because we require a rental permit. Requiring proof of a liability insurance rider is also a great idea.
- 3) When setting the rental permit fee, it will be important to set the fee high enough to fully cover the costs of administering this program. Keep in mind that the Administrator will not just deal with the Landlords who received approved permits, but also probably deal with all those applicants who applied but are on a wait list. And, unless the permit fee itself is substantial, this won't do anything to address the incremental variable costs the Campmeeting is absorbing due to all the rentals. (Water, sewer, trash, etc.). I looked at some of the NJ shore communities and they generally seem to have permit application fees ranging from \$35-100 **PLUS** 2% occupancy tax. Frankly I think some sort of rental fee collected based on a percentage of rental income is something to consider. That would differentiate fees for frequently-rented, larger, more expensive rentals paying more in fees than tiny or less frequently rented cottages. (presumably therefore aligning fees to those cottages' consumption of community resources) It appears that Landlords could just add it into their Air BNB, VRBO, etc. fees like cleaning costs, other taxes, etc.
- 4). Parking needs to be addressed. We may need to go to a sticker or placard like Chautauqua has. Rentals with permits may get a bright sticker to put on the parking pass or something.
- 5). All permitted rentals should be required to include a summary of the Campmeeting quiet hours in their ads so no renter is surprised. It would be helpful to include warnings that many streets are pedestrian-only, and that parking is extremely tight in this community. Perhaps the Campmeeting could draft recommended language?
- 6) It will be important to strictly enforce this permitting process. I agree with the suggestion for increasing penalties for those who ignore it. I think we should specify that any violations unpaid will be added to that property's annual assessment so it can be included in a lien should they not pay it.

Thanks very much!
Karrie and Ron Hontz
309 7th Street