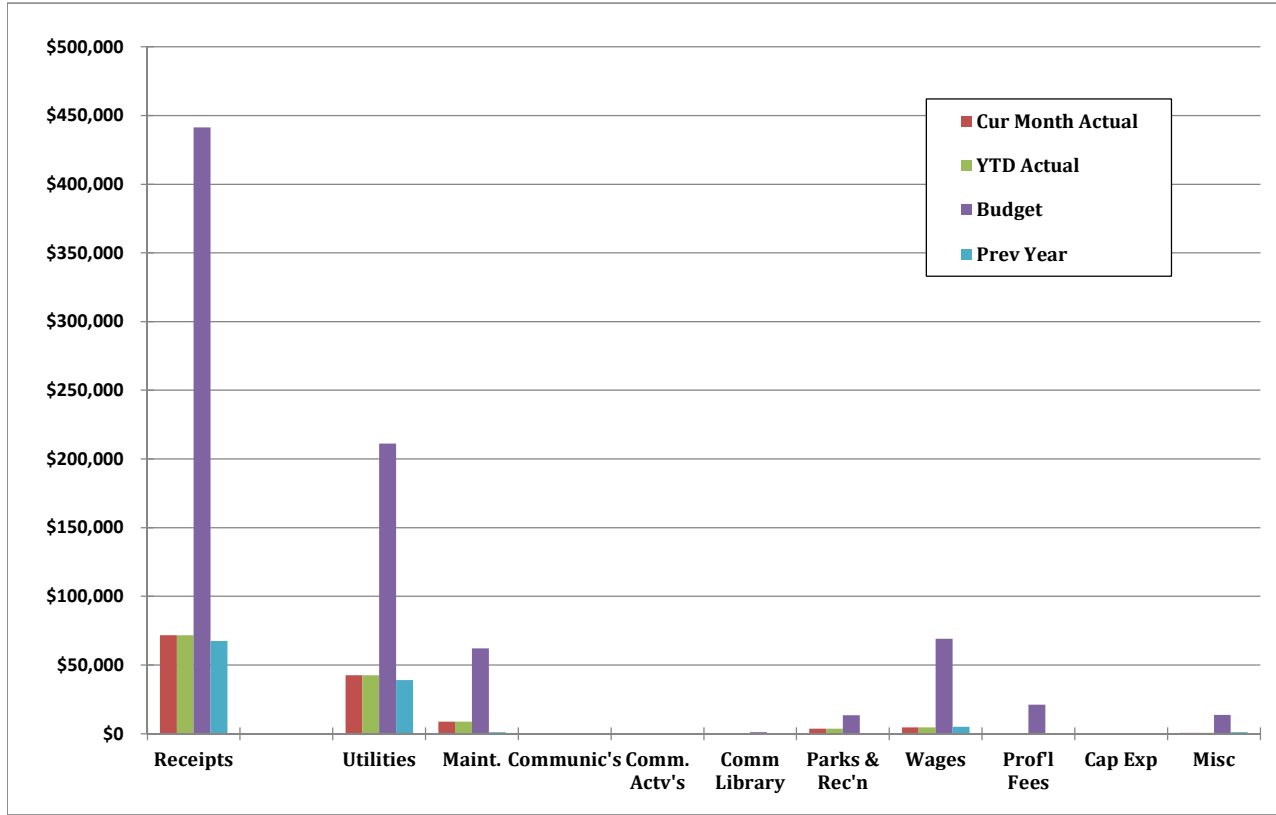


**Mt. Gretna Campmeeting Association, Inc.
2019 General Fund Summary Report**



January 2019	Cur. Mnth Actual	Year to Date		Budget Actual	Previous Year			
		Actual	% of Bud.		Actual	\$ Change		%
Income								
Receipts	\$71,643	\$71,643	16%	\$441,405	\$67,411	\$4,232	6%	
Disbursements								
Utilities	\$42,543	\$42,543	20%	\$211,165	\$38,989	\$3,554	9%	
Maintenance	\$8,877	\$8,877	14%	\$62,000	\$1,155	\$7,723	669%	
Communications	\$0	\$0	0%	\$225	\$0	\$0		
Community Activities	\$0	\$0	0%	\$450	\$0	\$0		
Community Library	\$0	\$0	0%	\$1,000	\$0	\$0		
Parks & Recreation	\$3,675	\$3,675	27%	\$13,400	\$0	\$3,675		
Personnel	\$4,472	\$4,472	6%	\$69,156	\$5,021	(\$548)	-11%	
Professional Fees	\$0	\$0	0%	\$21,100	\$262	(\$262)	-100%	
Capital Expenses/Projects	\$0	\$0		\$0	\$0	\$0		
Miscellaneous	\$544	\$544	4%	\$13,765	\$1,099	(\$555)	-50%	
Totals	\$60,112	\$60,112	15%	\$392,261	\$46,526	\$13,586	29%	
Net Margin	\$11,531	\$11,531		\$49,144	\$20,885			

Mt. Gretna Campmeeting Profit & Loss Budget vs. Actual

January 2019

	<u>Jan 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Assessments				
Apartment	875.00	875.00	0.00	100.0%
Garage	1,840.00	3,220.00	-1,380.00	57.14%
Home				
Home Assessment Discounts	-1,085.00	-5,800.00	4,715.00	18.71%
Home - Other	59,204.06			
Total Home	<u>58,119.06</u>	<u>-5,800.00</u>	<u>63,919.06</u>	<u>-1,002.05%</u>
Penalties	545.44	500.00	45.44	109.09%
Assessments - Other	0.00	420,000.00	-420,000.00	0.0%
Total Assessments	<u>61,379.50</u>	<u>418,795.00</u>	<u>-357,415.50</u>	<u>14.66%</u>
Rentals				
Garage				
Deposit	60.00			
Garage Rental	6,713.33			
Garage - Other	0.00	12,720.00	-12,720.00	0.0%
Total Garage	<u>6,773.33</u>	<u>12,720.00</u>	<u>-5,946.67</u>	<u>53.25%</u>
Parking	1,536.00	2,112.00	-576.00	72.73%
Storage Sheds				
Shed Rental	1,777.33			
Storage Sheds - Other	0.00	4,128.00	-4,128.00	0.0%
Total Storage Sheds	<u>1,777.33</u>	<u>4,128.00</u>	<u>-2,350.67</u>	<u>43.06%</u>
Tabernacle	0.00	1,000.00	-1,000.00	0.0%
Total Rentals	<u>10,086.66</u>	<u>19,960.00</u>	<u>-9,873.34</u>	<u>50.53%</u>
Interest Income	77.32	150.00	-72.68	51.55%
Miscellaneous Receipts				
Reimbursed Expenses				
Tabernacle Expense Reimbursemen	0.00	1,000.00	-1,000.00	0.0%
Reimbursed Expenses - Other	0.00	1,500.00	-1,500.00	0.0%
Total Reimbursed Expenses	<u>0.00</u>	<u>2,500.00</u>	<u>-2,500.00</u>	<u>0.0%</u>
Total Miscellaneous Receipts	<u>0.00</u>	<u>2,500.00</u>	<u>-2,500.00</u>	<u>0.0%</u>
R&R Fines	100.00			
Total Income	<u>71,643.48</u>	<u>441,405.00</u>	<u>-369,761.52</u>	<u>16.23%</u>
Gross Profit	71,643.48	441,405.00	-369,761.52	16.23%

Mt. Gretna Campmeeting Profit & Loss Budget vs. Actual

January 2019

Expense	Jan 19	Budget	\$ Over Budget	% of Budget
Utilities				
Electric (Street Lights)	1,734.66	22,660.00	-20,925.34	7.66%
Garbage	6,862.40	39,000.00	-32,137.60	17.6%
Sewer	33,016.46	137,505.00	-104,488.54	24.01%
Water	929.87	12,000.00	-11,070.13	7.75%
Total Utilities	42,543.39	211,165.00	-168,621.61	20.15%
Maintenance				
General Maintenance	63.60	8,000.00	-7,936.40	0.8%
Garage Maintenance & Util's	70.65	2,000.00	-1,929.35	3.53%
Library Bldng Maint. & Util's	58.36	1,000.00	-941.64	5.84%
Paving	0.00	10,000.00	-10,000.00	0.0%
Recreational Facilities Maint.	0.00	1,300.00	-1,300.00	0.0%
Sewer/Water Line Maintenance	4,205.00	7,500.00	-3,295.00	56.07%
Snow Removal	265.12	3,200.00	-2,934.88	8.29%
Tabernacle Bldng Maint & Util's	35.52	3,000.00	-2,964.48	1.18%
Tree Removal & Trimming	4,030.00	20,000.00	-15,970.00	20.15%
Truck and Tractor Costs	149.19	6,000.00	-5,850.81	2.49%
Total Maintenance	8,877.44	62,000.00	-53,122.56	14.32%
Communications				
Newsletter	0.00	125.00	-125.00	0.0%
Web-Site	0.00	100.00	-100.00	0.0%
Total Communications	0.00	225.00	-225.00	0.0%
Community Activities				
Picnic	0.00	400.00	-400.00	0.0%
Community Activities - Other	0.00	50.00	-50.00	0.0%
Total Community Activities	0.00	450.00	-450.00	0.0%
Community Library	0.00	1,000.00	-1,000.00	0.0%
Parks & Recreation				
Recreational Activities & Equip	0.00	100.00	-100.00	0.0%
Tree Health/Maintenance	3,675.00	13,300.00	-9,625.00	27.63%
Total Parks & Recreation	3,675.00	13,400.00	-9,725.00	27.43%

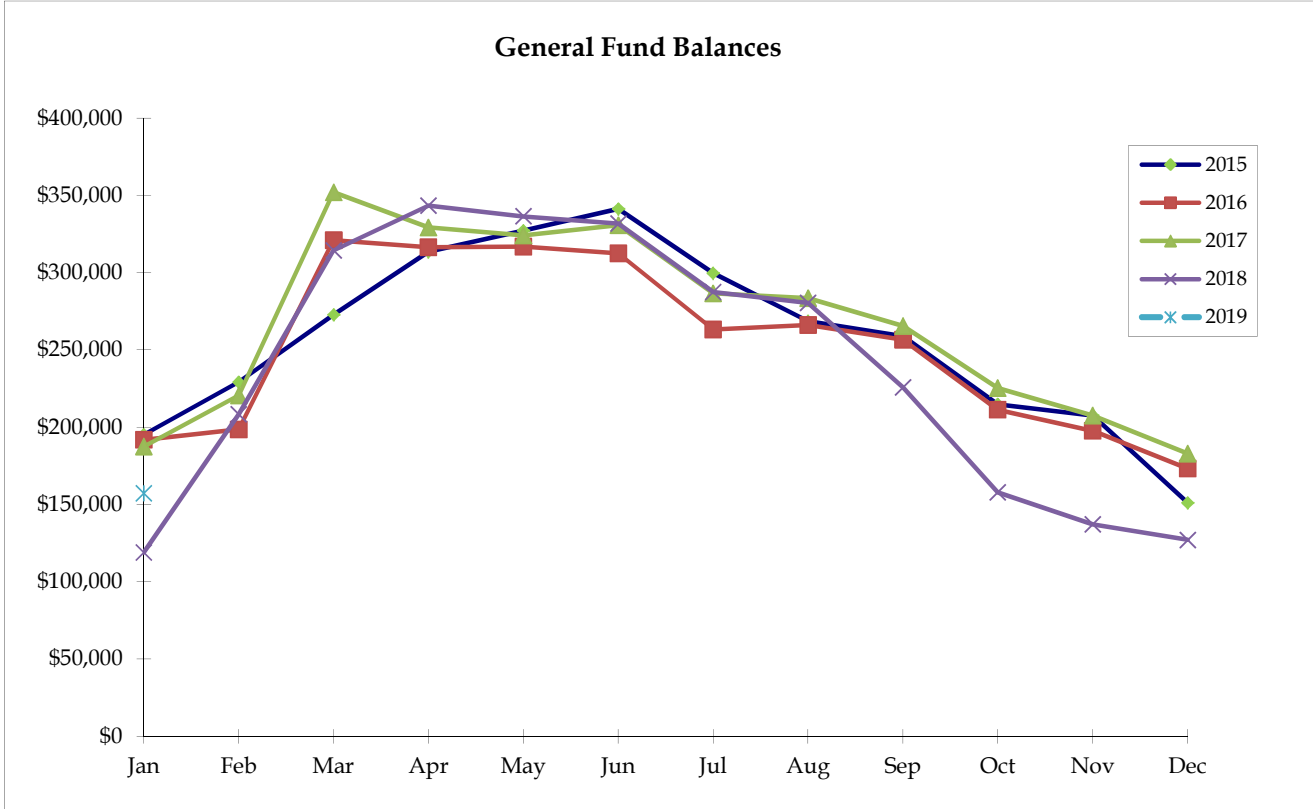
Mt. Gretna Campmeeting Profit & Loss Budget vs. Actual

January 2019

	<u>Jan 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Personnel				
Labor, sub-contracted	2,826.25	47,040.00	-44,213.75	6.01%
Employee Medical Exp Reimb	0.00	2,000.00	-2,000.00	0.0%
Employee Payroll Taxes	158.32	562.00	-403.68	28.17%
Gross Payroll	1,487.83	17,854.00	-16,366.17	8.33%
Payroll Expenses	0.00	1,700.00	-1,700.00	0.0%
Total Personnel	<u>4,472.40</u>	<u>69,156.00</u>	<u>-64,683.60</u>	<u>6.47%</u>
Professional Fees				
Accounting	0.00	2,900.00	-2,900.00	0.0%
Insurance	0.00	14,200.00	-14,200.00	0.0%
Legal Fees	0.00	4,000.00	-4,000.00	0.0%
Total Professional Fees	<u>0.00</u>	<u>21,100.00</u>	<u>-21,100.00</u>	<u>0.0%</u>
Miscellaneous				
Administrative costs				
Banking Costs	0.00	100.00	-100.00	0.0%
Computer	0.00	325.00	-325.00	0.0%
Office Equipment/Furnishings	0.00	500.00	-500.00	0.0%
Office Supplies	180.09	380.00	-199.91	47.39%
Postage and Delivery	188.55	900.00	-711.45	20.95%
Printing and Reproduction	0.00	1,500.00	-1,500.00	0.0%
Telephone	175.52	2,160.00	-1,984.48	8.13%
Total Administrative costs	<u>544.16</u>	<u>5,865.00</u>	<u>-5,320.84</u>	<u>9.28%</u>
Contributions - Note 2 Fin Comm	0.00	2,400.00	-2,400.00	0.0%
Property Taxes	0.00	5,500.00	-5,500.00	0.0%
Total Miscellaneous	<u>544.16</u>	<u>13,765.00</u>	<u>-13,220.84</u>	<u>3.95%</u>
Total Expense	<u>60,112.39</u>	<u>392,261.00</u>	<u>-332,148.61</u>	<u>15.33%</u>
Net Ordinary Income	11,531.09	49,144.00	-37,612.91	23.46%

Mt. Gretna Campmeeting
Profit & Loss Budget vs. Actual
 January 2019

	<u>Jan 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense				
Other Income				
Designated Funds				
Capital Project Fund	72.32			
Tree Maintenance Fund	1.28			
Total Designated Funds	<u>73.60</u>			
Restricted Funds				
Heritage Fest'I (Comm Act Comm)	1.31			
Marlin & Nancy Seiders Memorial	3.21			
Playground Fund (Recreatn Comm)	0.92			
Total Restricted Funds	<u>5.44</u>			
Total Other Income	<u>79.04</u>			
Net Other Income	<u>79.04</u>	<u>0.00</u>	<u>79.04</u>	<u>100.0%</u>
Net Income	<u><u>11,610.13</u></u>	<u><u>49,144.00</u></u>	<u><u>-37,533.87</u></u>	<u><u>23.63%</u></u>



Restricted Fund Balances

Heritage Festival Fund	\$11,500
Marlin & Nancy Seiders Fund	\$23,885
Playground Improvement Fund	\$7,981

Designated Fund Balances

Capital Project Fund	\$108,473
Library Fund	\$6,817
Tree Maintenance Fund	\$11,139

Late & Delinquent Accounts

As of 31-Dec-18

	Prior Years	2019	Total
Property Assessments	\$3,928 (4)	\$0	\$3,928
Rentals	\$0	\$681	\$681
Misc.	\$100	\$0	\$100
			\$4,709

MGCA Building & Grounds Committee Meeting

February 13, 2019 @ 6:30PM @ MGUM Church

MINUTES

Attending: T. Martin, D. Cheyney, L. Bowman, D. Dale (D. Lorenzen and R. Travitz by phone)
and
Joe Lamont, resident

- Superintendent Report : No formal complaints from residents; snow removal proceeding normally although more salt was used than normal; investigating a water leak at 203 2nd Street property, possibly the main water line, losing approx. 4000 gallons of water per day.
- Batdorf Dr. Water Runoff – Superintendent installed a temporary solution involving a 4” pipe that has eliminated water/ice on Batdorf Dr.; it is recommend that the Superintendent, BoM members and neighbors meet to discuss additional piping from rear of properties to culvert and cost to install. Joe Lamont thanked the B&G for pursuing this hazardous issue.
- Screiber permit application: B&G recommends approval by BoM to: (1) install A/C condensing unit in a legal location (see attached ASME regulations) and enclose with proper fencing as per MGCA Rules & Regs. ; (2) trim only branches of three trees on members property (paid by Owner) as indicated on permit application.

Trees trimming by MetEd

- Trash RFP Review: B&G received results of trash RFP and recommended that BoM accept the trash proposal from Waste Management, starting April 1. Proposal needs to be discussed and voted on by the BoM. BoM shall notify all members about the change in trash/recycling removal immediately.
 - RFP went out to 5 companies; had to refine the RFP
 - We gave them 3 options
 1. Current
 2. Drivable streets
 3. Central location and dumpster
- Received response last Thursday; Weidel Sanitation, TNT and Waste Management, 2 companies did not respond
- Proposals that came back have disparity between dift proposals;
- Trash bins at Bell Ave and down by the garages –
 - Trash proposals will be publicly available after the meeting
 - We are impacted by recycling issues;
 - We are impacted by the complicated nature of picking up trash here;

Adjourned at 7:25pm

Mt. Gretna Campmeeting Trash Proposals

Option 1–current pick-up Option 2–drivable streets *1 Option 3–centrally located dumpster(s)

Weidle Sanitation

Option 1 (monthly/annual)	Option 2 (monthly/annual)	Option 3 (monthly/annual)
\$4720.00/\$56640.00	\$4248.00/\$50,976	\$1,180.00/\$14,160.00

Waste Management

Option1 (monthly/annual)	Option 2 (monthly/annual)	Option 3 (monthly/annual)
No bid	No bid	\$317.00/\$3804.00

TNT Sanitation (CURRENT provider)

Option 1 (monthly/annual)	Option 2 (monthly/annual)	Option 3 (monthly/annual)
\$3615.00/\$43380.00	\$1695.00	\$250/\$3000.00
	\$750.00 (3 8-yard)	\$175/\$2100.00
	\$256.00 (2 4-yard)	\$128/\$1536.00
	\$2710.00/\$32412.00 *2	\$98/\$1,176.00
		\$75/\$900.00 *3

*1 113 Impacted cottages

*2 According to TNT, dumpsters would be needed to collect trash and recycling (from non-drivable street residents) using option 2. Non-drivable street residents would bring their trash/recycling to dumpsters.

*3 BASED on monthly pick-up using centrally located, various gallon dumpsters (from the top down – 1 8-yard, 1 6-yard, 1 4-yard, 1 3-yard, 1 2-yard)

NOTES:

- Proposals do NOT include cost for securing a centrally located dumpster(s)
- Waste Management and TNT are both open to adding additional trash pick-up during the summer season
- Reazers and Lebanon Farms received the RFP but chose NOT to submit a proposal

Discussion about the possibility of designating someone to help residents who are unable to take trash to a centrally located dumpster.

Also discussed was the need to make sure the proposals include emptying the dumpsters weekly.

Larry Bowman noted that while substantial savings would help with upcoming capital projects, moving to trash collection only had a central location would require a significant change in behavior.

Sally Marisic asked where would the dumpsters be located and noted that accessing them/it could be challenging in icy conditions. She does not favor option 2 either.

Mary said the wording should be 'commonly located' dumpster rather than 'centrally located.' She asked whether costs outlined in the proposal include cost of securing the dumpsters.

Discussion also included need for fencing and cost of fencing.

Kevin asked for an evaluation of the experiment with the two dumpsters. How was this evaluated?

Decision was tabled until next meeting. Ted Martin will approach TNT about extending our current contract which expires in March.

DRAFT/CONFIDENTIAL

As a member of Camp Meeting & M G Rental Assoc.,

I appreciate the opportunity to publicly address the board and my fellow Camp Meeting members. The board has made itself available to listen to our pleas on the subject of rental restrictions but I fear you do not truly hear us. Or worse, you hear and do not care how rental restrictions will affect your neighbors. Listening is an act of compassion and should enable you to walk in your neighbors' shoes. I know I have listened with interest to everyone who has spoken for or against restrictions so as to better understand the situation. Many of us travel here from a distance to advocate for our rights or send emails and letters. Most of us give you reasons to desist from your course of action yet the board continues to actively pursue ~~an~~ ^{the} unpopular agenda of imposing rental restrictions. I have witnessed many logical appeals to stop your aggression toward your fellow neighbors. I have heard nothing to recommend sending anything to a lawyer for rule preparation. Yet here we are, month after month, meeting after meeting. Given the non profit status of our association which requires working for the ~~greater~~ ^{greater common} good and forbids self dealing, I fail to understand why you continue to persist in this direction in the face of community resistance. Do no harm should be your caution. Recognize our petition, signed by many, which asks for this process to be halted while seeking further community input. We are neighbors after all. Our fellow community members who may be uninformed at this moment will be unpleasantly surprised when they realize people they think of as friends and neighbors are actively seeking to constrain their private property rights under the cover of winter.

It is far easier to destroy a community than it is to build it up. I believe the board of managers should have realized this and chosen restraint instead of embarking down this tragic course of sowing discontent. Unhappy people should not be able to wield the power of the board to target their neighbors because they are dissatisfied with their community experience. There are many positive ways we could have worked together to improve and build up the community atmosphere but instead you succumbed to the more expedient temptation to scapegoat others. Still there is no data given to justify this aggression against your neighbors. And now we are asked what rights will we give up to effect a compromise. In the face of such unfounded aggression, it is truly arrogant to suggest the targets of said aggression come up with a compromise or else get no seat at the table. This is the tactic of bullies and beneath us all. You can not claim to be negotiating in good faith while this remains your strategy.

I believe the diversity of people and circumstances is a net positive to this community. But we must live and let live. This requires compassion and tolerance and checking yourself before doing damage. If your happiness is predicated on our very absence, there is little compromise to be found. I suggest to those who want to restrict rentals in the future, put your money where your mouth is and restrict your own deed so your house can not be used as a rental. You should bare the risk since you are so driven. You have no standing to negatively impact your neighbors' rights and certainly there is moral principle admonishing this selfish and unneighborly behavior.

Scapegoating is a time honored strategy for enabling a power grab while claiming to make things "great again". History is replete with examples of technically legal abuses of power. You

can not hide behind "process" while scapegoating a particular segment of our community. We will not stand for it.

Speaking of process and procedure, still we do not have clarity with regards to complaints, what they are, what the remedies are, how to file complaints going forward and how to achieve closure. What is the actual process and timetable for filling the vacant board position? These are the primary tasks of the board yet off you go wreaking havoc with private property rights instead. Without transparency and equal access to these mechanisms, we can only conclude that the self dealing continues with an attempt to stack votes in favor of this overwhelmingly unpopular motion to restrict rental rights. I recommend Merritt Neale to fill the current vacancy on the board. He is more than qualified and deserves a hearing. I also recommend Hal and Pat Wilmser for the policy committee.

The survey, imperfect though it may be, is the only actual data there is regarding the community's priorities and wishes. We have been told to disregard the survey. It appears that because the survey doesn't serve the ulterior motive of capping the number of rental properties, you say oh ignore the survey. If the survey backed up the restrict rentals position, I imagine you would be touting it as the will of the people. As it is, this is as close to the will of the people as we have yet we are told to discount it. Why? What data is there otherwise? The people have spoken and, thus far, they are not in favor of restricting rentals in any way. Again, I ask under which mandate do you presume to operate?

There is no fait accompli here. You have not made your case. You have cost our community time, money and good will. I ask again that you make a motion to table this and any effort to restrict rentals at this time. The entire community deserves to weigh in in a deliberate manner on such a dramatic change to our lives, liberty and pursuit of happiness. Thank you for your consideration.

Katche Neale
2/19/2019
502 6th St.



Campmeeting Letter 2/19/19 For the record

Patricia Wilmsen

Tue, Feb 19, 2019 at 4:38 PM

To: "Office@mtgretnacampmeeting.org" <Office@mtgretnacampmeeting.org>

Campmeeting Letter 2/19/19

I want to take time to thank those who met this past Sat to discuss the issue at hand. Meeting and discussing things is the right way to proceed.

I am thankful to now be a part of the policy committee

I took some time to read over the e mails etc that were sent in, supporting the rental restrictions.

Respect

One person wrote that the renters that come from Abnb are unknown by those that rent. That is true of any renter that you first rent to. And has been true over the course of time. But now with the ability to use the web they can also be checked out more thoroughly then every before. I do a google search on my rental request before accepting the booking. Helpful also is that other folks that rented to them, rate them, so you know what kind of guest they were. This is a big advantage of the Web hosting over what property manager did before the web.

Tabernacle Event

One letter spends a great deal if it content on the concert in the Tabernacle that involved disrespect, BYOB etc. This event was not put on by any of us who rent but it is my understanding Campmeeting Board does have a lot of involvement in these concerts. I was not at this event but did hear from those who rent and those who do not. From what I heard there were many non renters and their friends involved in the event. I do know from attending these concerts that folks that live all over the surrounding area come to these events. I have talked to many of them. They do not rent but do contribute to parking, trash and noise. How are we going to control them? We can not even fine them.

Tradition

One letter talks about losing 125 years of tradition that makes this place special. Rentals have been a part of this community for all of those 125 years. These rentals since my dad has been coming have included those of the short term nature. These cottages for the most part were never intended to be use as year round residences. They are tiny, not well insulated, crooked Gems that were created for temporary living. As the years progressed bigger better house were built but even those were for summer living initially.

Caps

Many letters were in favor of the caps. I implore you if you want your house to never be rented please add it as a deed restriction to your deed. You have it in your power to see that your house does not become a rental. This is a way to reduce rentals without imposing your desires on those who do not share those same desires.

Parking

Parking is mentioned in several letter. Please let me first express my gratefulness to the Church for allowing us to use this parking. In my experience the families that rent our family cottages for the most part come in one car. If our homes were long term rentals or someone who choose to live year round there would be more than one car they would bring to park. I often see my neighbors who do not rent have 2 or more cars parked in the lot. What ever is decided about parking I hope the Church makes out in some way.

Trash

None of these letters mentioned Trash. Trash is an issue that effects us all. We all generate it. We have rules on it, I will now be trying to help figure out how best to enforce those rules but that leaves more decisions to be made on trash. Let's focus on trash while we take more time to do what is the desire of the entire community as it relates to rentals.

Loss of Community Values

We now have a MT Gretna Rental Association that has members that rent and those who do not. Let us help. None of us want Land Lords who do not appreciate our community. If you feel that are out there tell us who they are. We will gladly work with them. Honestly if they are only here for the money as some feel from their statements they are in the wrong place. They could buy a home in the surrounding area that would cost them less and come with less problems then our Gems in this community.

Recommendations:

Work on Trash Issues while we continue to analyze this rental issue

Work on Parking issues while we continue to analyze this rental issue

Enforce the rules and evaluate if that help or not

Work with he Rental Association to help communicate the values of our fine community.

Respectfully Submitted,
Patricia Wilmsen
400 Glossbrenner Ave

Sent from my iPad



Fwd: Rental Recommendations

Robert Rader

Wed, Jan 23, 2019 at 10:21 AM

To: office@mtgretnacampmeeting.org

To Ted and the Board,

I am sending you some attached documents that my wife, Kristi, created. We on the rental committee used these in our research and others in support of the rental recommendations used these to educate themselves on some of the issues raised.


My wife and I would like to share these with the community and add them to the public record.


We hope that the Board has time to review these two documents. One is a summary of the differences between Campmeeting's rental recommendations and Chataqua's. It hopefully can be used to dispel some of the inaccuracies being put out there. The second is an annotated list of a few of the web references used in our research. It is a PDF file that contains "live" links that can be clicked on to go directly to those websites. These websites highlight some of the impacts and issues with short term rentals and the hosting communities.

Thank you for all your time and hard work.

Bob Rader and Kristi Donahue

2 attachments

 **references list.pdf**
87K

 **rental rules summary_letter2.pdf**
27K

Online References: Short-term Rentals and Community Impacts

The list below is a selection from the many articles and blogs that were read as an introduction to this topic. They focus on other communities' experiences and solutions that were implemented or are under consideration.

COMMUNITY IMPACTS

What I Think Every Time I See an AIRBNB Renter in My Neighborhood

by Pete Harrison, July 28, 2016

<https://nextcity.org/daily/entry/airbnb-gets-housing-wrong>

From the viewpoint of an urban planner, this article describes impacts of short-term rentals on communities.

“People choose to live in a city, a neighborhood, a building, and a unit for a complex set of reasons and variables—all of which connect a group of people at a given time to a given physical place. Over time, a neighborhood forms an identity from these collaborations that makes it both unique and universal. Airbnb disrupts this, and not in the way it disrupts the hotel industry. The person with the lease is still sharing that space with all of the people in the neighborhood. The host has a profound responsibility that comes with that...”

Solving the Problem of the Unchecked Rise of Short-Term Rentals

By Mark A. Easter, Joshua Nelson and Todd R. Leishman of Best, Best, and Krieger Attorneys at Law

March 28, 2017

<https://www.bbklaw.com/news-events/insights/2017/authored-articles/03/solving-the-problem-of-the-unchecked-rise-of-short>

From this group's legal practice newsletter:

“As neighbors are replaced with tourists, there is also an eroding effect on the residential character of neighborhoods. Rental owners and vacationers simply do not have the same investment in the neighborhoods that long-term residents do. Rental owners have little incentive to invest in improvements beyond what makes a property rentable... As a result, continually parked cars, loud music, and rampant littering from vacationers can be a constant source of frustration to the neighborhood. Indeed, in some cases, formerly peaceful neighborhoods have been converted to raucous vacation zones where inebriated guests and late-night parties become the norm.”

Small towns can't handle the sharing economy tourism boom

by Kristen V. Brown, August 24, 2016

<https://splinternews.com/small-towns-can-t-handle-the-sharing-economy-tourism-bo-1793861340>

Freelance writer Kristen Brown describes short-term rental impacts in Joshua Tree, California:

“In the teeny-tiny village of Joshua Tree, California, population 7,000, there are more than 200 vacation rentals on Airbnb. Joshua Tree has always attracted tourists because it borders the magnificent Joshua Tree National Park. But in the age of Airbnb, it's starting to feel overrun by visitors. And it's not alone: It's become so easy to find a place to stay in once remote small towns that permanent residents are feeling overwhelmed by the influx. The successful adoption of share economy start-ups has made it too easy for the tourism economy to grow to scales that small towns can't support.”

Not in My Neighbor's Back Yard

by Victor Luckerson, November 21, 2017

<https://www.theringer.com/features/2017/11/21/16678002/airbnb-nashville>

Luckerson is a staff writer for *The Ringer*, an affiliate of Vox Media, a modern media company shaping the future of journalism and entertainment. From his article:

“Airbnb is no longer a startup. It's a nine-year-old, \$31 billion corporation that is starting to behave more like a hotel operator or real estate developer than a do-it-yourself platform for regular folks to share a spare room. As the company leaves its wholesome home-sharing origin story behind and grows into a global tourism juggernaut, the question remains: At what point does the technology-given right to “live like a local” start to impede on the lives of the people who actually are locals?”

COMMUNITY ORGANIZATIONS

Protect Our Neighborhoods is a group of long-term Palm Springs residents concerned with the erosion of residential neighborhoods due to short-term commercial vacation rentals.

<http://protectourneighborhoods.net/myths-and-facts/>

“There are no enforcement strategies that mitigate noisy, weekend, partying guests. They’re here to have a good time, enjoy the rental home, pool and patio, and save money by eating in. Neighbors are put in the uncomfortable position of having to police these homes. According to the city’s records, many complaints occur late into the night. It’s a terribly unfair burden to put on residents. Potential second-home buyers increasingly reluctant to buy next door to a transient hotel or in a neighborhood with potential to become a hotel row. The only buyers who will be left will be absentee investors.”

Home Rule Florida is a small group of individuals with diverse backgrounds in business, real estate, government, technology and non-profit charitable initiatives. While they do not seek to marginalize the vacation rental industry, they wish to reacquire the right of due process should a question of incompatibility arise when a property in a residentially-zoned area is converted from a home to short-term rental housing.

<http://www.homerulefl.com/discussion-1/>

Examining the Effects of Short Term Rentals on the City of New Orleans

The New Orleans Short Term Rental Report is a living document maintained by a small group of volunteers. Utilizing data that is updated frequently from Airbnb and HomeAway — two major short term rental providers — this website helps to create a framework for better understanding the impact of unpermitted short term rentals on the city of New Orleans.

<http://nolarentalreport.com/#/>

Host Compliance LLC is a privately held company in California’s Silicon Valley and with offices across North America. Founded in 2015, the company is a leading provider of short-term rental compliance monitoring and enforcement solutions to local governments.

<https://hostcompliance.com/how-do-short-term-vacation-rentals-impact-communities/>

From their list of *Six Ways That Short-Term Vacation Rentals Are Impacting Communities*:

“Living next door to a short-term vacation rental can range from mildly concerning to completely life altering. Visitors usually rent the accommodation only for a couple of days, thus neighbors see new people coming and going every few days. Complaints about trash, parking issues and noise disturbance continue to worry local governments. Residents worry that the penetration of short-term vacation rentals in their neighborhood will change the character and transform the quality of life of the area. This has already led to heavy protests in the past in big cities like New York and San Francisco. Smaller cities such as Santa Monica are also dealing with such complaints. This leaves local governments with the incredibly difficult task of finding ways to regulate short-term vacation rentals in such a way that they protect neighborhoods while balancing a home-owners property rights.”

ONLINE COMMUNITY INFORMATION SHARING

Neighbors Killed my AirBnB Unit

<https://learnairbnb.com/neighbors-killed-airbnb-unit/>

Taken from AirBnB best practices, which includes anecdotal submissions from AirBnB owners and neighbors:

Jim: “ My neighbor rented his home for this purpose for the first time this weekend. They were loud as hell and they threw a party both nights. I complained to the owner... he came the next day and checked out the place, but the next night they threw another party... What recourse do neighbors have besides calling the police? It’s not like we can call down to a front desk.”

AirbnbHell.com

<https://www.airbnbhell.com/tag/airbnb-neighbors/>

This web-based group introduces itself as a website dedicated to helping Hosts and Guests share their stories about the risks and dangers of using Airbnb. One such story:

“One night when I was coming from work there was this car in my carport. I looked across the street and their Airbnb unit driveway was packed with cars. The distant sound of music and shouting and laughing indicated there was a party and a visitor was using my driveway. I didn’t even bother to knock and say move your car... I just had it towed. Four hours later, a banging at my door and shouting woke me up. It was the car owner demanding to know where the car was. I filled them in and gave them the towing company information. They said it was inconsiderate and with the driveway being unoccupied why should I mind? I should have just asked them to move it.”

AIRBNB INSURANCE QUESTIONS

Airbnb is Crashing the Neighborhood
by Barbara Nichols, December 8, 2015

<https://magazine.realtor/news-and-commentary/commentary/article/2015/12/airbnb-crashing-neighborhood>

This realtor magazine article was written by a real estate broker, contractor, and owner of a real estate and contracting business. She details ways in which short-term rental websites risks for home owners, their neighbors, and communities.

“Short term rentals pose big risks for the home owners who are leasing their properties: Home insurance typically covers only owner-occupied or long-term rental homes... Airbnb seems to have addressed this problem with its “host guarantee” that offers up to \$1 million for property damage cause by short-term renters, but owners should read the fine print: Airbnb itself says its policy ‘should not be considered as a replacement or stand-in for homeowners or renters insurance.’ The fine print also suggests that property owners try to settle with the guests first. If no settlement can be reached, they have to document the damage and submit to a possible inspection. So really, how much can a host expect to be protected?”

Rental Rules Summary

	Campmeeting Recommendations	Chautauqua Ordinance
License or Permit	Required Cap on the maximum number of permits not to exceed a number (TBD) less than the number of full-time permanent residents (TBD)	Required
	Not transferable on title or upon ownership change	No mention of transferability on title or upon ownership change
	No Pennsylvania State Sales and Use Tax Permit — FYI only	Requires Pennsylvania State Sales and Use Tax Permit
	No proof of liability insurance — FYI only	Requires proof of at least \$500,000 of liability insurance
	Requires proof of registration with Lebanon County for Hotel Tax	Requires proof of registration with Lebanon County for Hotel Tax
Home or Safety Inspections	None. Safety recommendations provided to all owners — FYI only	Required every two years or on probable cause of a violation Approximately \$100-150 paid by owner
Occupancy	None Bedroom definition does NOT include closet and bathroom requirements	2 persons per bedroom Bedroom definition includes requirement for closet and proximity of bathroom
	Maximum of 10 overnight occupants	Maximum of 10 overnight occupants
	Maximum of 10 day guests	Maximum of 10 day guests
Notice for Display	Required On exterior of house	Required On interior of house
	Contact information	Contact information
	Occupancy maximum	Occupancy maximum
	911 address	911 address
		Notice that fines can be levied for various violations
		Notice that tenants are required to allow home inspections
Administration	Rental Administrator Paid from permit fees	Enforcement officer is mentioned with no details
	Administrator verifies occupancy permit, manages permit process and record keeping	
	Administrator reports to Board of Management	



Concerning the growth of short term rental properties.

Mon, Jan 28, 2019 at 7:22 PM

To: Office@mtgretnacampmeeting.org

Hello,

We are concerned about the unchecked growth of short term rental properties within the Campmeeting and support the reasonable recommendations to cap the growth in order to maintain the neighborhood feel of our community.

Thank you very much,
Ellen and Nelson Lawrence
702 5th Street

Sent from my iPad



Rental Recommendations Support

Janet Green

Thu, Jan 31, 2019 at 5:45 PM

To: Office@mtgretnacampmeeting.org

Cc: president@mtgretnacampmeeting.org

Ted,

Please add this email to the minutes for the next meeting.

I am concerned about the unchecked growth of short term rental properties within the Campmeeting, and support the reasonable recommendations to cap the growth in order to maintain the neighborhood feel of our community.

Sincerely,

Jon Green
710 5th Street



Rental Recommendations

Valerie Swarr

Thu, Jan 31, 2019 at 6:04 PM

To: Mt Gretna Campmeeting Office <office@mtgretnacampmeeting.org>

Cc: president@mtgretnacampmeeting.org

Hello!

Just wanted to let you know I'm in total agreement with all the recommendations that my committee has presented to the Board towards controlling the current rental situation. Without them, I'm afraid our community will become a place where I'm not sure I want to reside. I feel it's imperative to get things moving and get the situation under control. The capping of all short term rentals is an absolute MUST!

I'm proud of all the work our committee put into our proposal and feel they are quite reasonable. I personally feel we still need to impose a Safety Inspection for all short term rentals and all should have a PA State Sales and Use Tax Permit.

On a side note, I feel that any and all fines be posted in our newsletter. I hear people saying they have never heard of any complaints or fines issued. This way, the public will be informed and made aware of those who did not follow the rules of the Campmeeting.

Thank You,
Valerie Swarr

Valerie Swarr
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