# Spring Valley Property Owners & Recreational Corporation

# Community Meeting – 07/14/22, 6:00 PM

# Subject: Short Term Rentals

**Attendee Notes and Comments as Compiled by the Board**

Complaints Against

Noise

Water usage

Using boats

Harassment of neighbors when being confronted

Parties late at night

Trespassing

Speeding

ATV type vehicles driving in public roads

Not compliant with 9 guest max

Owners not informing renters of rules

Not compliant with Fire

Littering

Turning neighborhood into resort advertisement

Positive Comments for STR

Increase property values

Owners take care of property

Fishing revenue

Most owners take care of their property

STR owner is willing to be a liaison between STR’s and residents

Other Topics/Concerns

Enforcement of rules

 3 offenses then loss of rental status

 Hiring part-time security

Corporation properties – limited to owners

Comments about Woodland Park making STR get a business license,

Moratorium and temporarily ending allowance of any new STR

Limit amount of rental days allowed

Register property with the HOA & Teller County

Limit new STR’s, and grandfather existing STR’s

Charge STR’s an additional annual fee

Require STR’s to signup for slots to use the lake

Post Residential Area Quiet Zone

Impose taxes for rental properties

Limit the amount of water used monthly

 Penalty for excessive water usage – Valley Maintenance already does this

 Higher rate for excessive water usage – already in place per Valley Maintenance

 Shut off for excessive water usage.

Congestion at the boat area

Fires, & fireworks during burn bans

Leaving food out to feed the deer

Unsecured trash

Strain on septic systems

Enforce septic systems county requirements

Put in for a grant for a bigger water system

Contradiction in the Rental Policy

Letter to homeowner’s informing them of the all policies as they relate to STR’s

CO law doesn’t consider STR’s a business

VRBO owner uses cameras for security, and to monitor the activity of the renters

 Air B & B will take complaints

Harassment by renters confronted by neighbor

Enforce fishing policy

STR owner – no reason to be a member if renters can’t use common ground

Prohibit STR’s to new sales

No vetting process for STR’s=

Pay off duty officer to enforce policies

STR’s market SV as a resort

Make no changes this season

Do what Woodland Park is doing to reduce STR’s

Plan

Board to improve on following up complaints

 Need witness so not here say

 Need documented

 Then notify owner

 If continues owner to lose status of rental capability

Committee being formed

 To come up with plan of enforcement

 Come up with suggestions for rules

 Come up with alternatives/resolutions

 Review options to change covenant rules to disallow STR’s

 Review options to shut down corporation properties to owner members only