

To all concerned,

As indicated at the January 18, 2025 board meeting, the Special Projects Committee was instructed to forward this document to our residents

This will be done as a blast, placed on the website and our official BCLCA Facebook page.

If anyone has input or suggestions, please send an email to:

[Office@bclca.org](mailto:Office@bclca.org)

The office, in turn, can then notify the committee (Rand Asher, Barry Laube, and Madeline Ligenza) regarding any responses.

Thank you.

Special Projects committee

Rand Asher

Barry Laube

Madeline Ligenza

As of January 18, 2025, a proposal is being made to amend our current covenant regarding the purchase of property new or existing within the boundaries of Bear Creek Lakes Civic Association or any change to the existing property deed (encompassing currently approved STR owners) to not be able to obtain a short term rental license for 18 months from said date, which is to be voted on and passed by 2/3 the majority of residents of BCLCA.

For a proposal like this, which could significantly impact property owners and renters, it's important to consider both sides before voting. Here are a few key factors you might want to think about:

# 1. Impact on Property Values

- **Pro:** Restricting short-term rentals might help maintain or even increase property values by keeping the neighborhood more stable and less transient.
- **Con:** On the other hand, some buyers may find the restriction on short-term rentals a disadvantage, which could reduce demand and affect property values negatively.

# 2. Community Stability

- **Pro:** Limiting short-term rentals can foster a stronger sense of community, with long-term residents more likely to contribute to local events and form deeper relationships.
- **Con:** Some argue that short-term rentals bring in diverse visitors, potentially boosting local economies and giving property owners more flexibility.

# 3. Effect on Homeowners

- **Pro:** For those who don't engage in short-term rentals, this change could lead to quieter neighborhoods with fewer disruptions.
- **Con:** Property owners who rely on short-term rentals for additional income could feel restricted, especially if they counted on that option when purchasing.

# 4. Enforcement and Exceptions

- If the amendment passes, how will the 18-month restriction be enforced? Will there be exceptions for certain circumstances, like financial hardship or properties already used for short-term rental at the time of purchase?

# 5. Legal Considerations

- It's important to understand how this change aligns with local and state laws regarding property rights and rental regulations. Some property owners may feel the restriction infringes on their ability to use their property as they see fit.

## Preparing for the Vote

- **Gather Feedback:** Discuss with other residents to gauge how they feel about the proposal. Understanding the concerns of both sides can help you make an informed decision.
- **Clarify the Details:** Make sure you have clear information about the proposal, including when the 18-month restriction would start and any potential exemptions or conditions.
- **Think Long-Term:** Consider the long-term impact of this change, not just for current property owners but also for future buyers and the community as a whole.