



Summerplace Preservation Neighborhood Watch

Dear Summerplace Neighbors,

This newsletter is to share with you your neighborhood's new group "Summerplace Preservation Neighborhood Watch" (SPNW).

Purpose

The goal of SPNW is to preserve our naturally unique and peaceful neighborhood. As a group, we are addressing the overwhelming impact and growth of short-term vacation rentals (STVRs) (defined by law as less than 30 day rentals), mostly Vrbo and Airbnb in Summerplace in the past year.

The main purpose of this neighborhood group is to collaborate and report the problematic STVRs when they become nuisances and disturb our neighborhood. We are the eyes and ears of the safety and well-being of our community. We are working in collaboration with the IRC Sheriff's Office and Code Enforcement, and share information with community residents.

Summerplace is a unique neighborhood in that home owners own and are responsible for the streets and beach accesses. Since we haven't had a formal manner in which to coordinate street maintenance and repair, beach access stairs, signs, etc...this group can serve this purpose as well.

History

Prior to the year 2020, Summerplace had mostly owner-occupied homes with some seasonal rentals. With the arrival of Airbnb and Vrbo a few owners began to rent space in their homes commonly called "home-sharing" (the original intent of these rental platforms). However, as of this writing there are approximately 20 short-term rentals in non-HOA Summerplace. These rentals turn over anywhere between 4-12 renters every few days and most are non-owner occupied and many are owned by investors (not your neighbors). This has an impact on the following areas: noise, traffic, parking, constant influx of transient people, unknown dogs in our streets and beach accesses, renters that do not follow rules like keeping dogs on leashes and/or not picking up after them, decrease in the neighborhood's safety, and our sense of community.

Solutions

1. Ensure that all STVRs are licensed by the state as required by law. Click on the link to see the many requirements: application, inspections (including health dpt. for septic tanks), paying