

## Patrick Anderson

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**From:** Patrick Anderson  
**Sent:** Tuesday, July 12, 2016 11:57 AM  
**Subject:** Coast Cottages rental guidelines

Sent on behalf of Joe Cegala, President, SSCCNA

Dear Coast Cottage Homeowners~

At our meeting on May 23, the Coast Cottages board had a lengthy discussion about the effect of disruptive rentals in Coast Cottages. We experienced a higher than usual number of them this past spring.

Neighborhood disruptions most often result when owners or rental managers rent to groups dominated by young people. Disruptions also occur when a cottage is rented as “headquarters” for a larger event such as a wedding. While rental income is important for many owners, everyone residing in Coast Cottages has a right to peaceful enjoyment. Rental income should never be pursued at the expense of a calm, family friendly neighborhood.

Below is a set of rental guidelines or suggestions which are already adopted for over half of the rental properties in our neighborhood. The Board recommends every cottage owner strongly consider using these guidelines for their rental program:

Minimum two occupants age 35 or older shall be in residence, and responsible for enforcing house and neighborhood rules.

Rationale: when young people get together as a group in a rental situation, there are no lines of authority present to curb negative behavior. Consequently, the group quickly gets out of control. Some even compete for attention within the group. The more alcohol involved, the louder it gets and the harder it is to control them.

This is generally true of young people throughout their twenties and into their early thirties. Once they begin having children, they tend to calm down and behave with more maturity. Even a group of child-free 30 year olds seem unable to resist the urge to disrupt the neighborhood when they arrive for a wedding or other social event. They immediately revert to their college-like behavior unless children or older adult relatives are present to provide an incentive for good behavior.

By insisting that two people over 35 be present and responsible for good behavior, you will eliminate 95% of the situations that create disruption in the neighborhood. You reap what you sow in the rental business. So if we cultivate a more mature renter and discourage the younger immature ones, we will build our reputation as an oasis of peaceful serenity and good family values.

No student groups

Rationale: students, whether high school or college, are not mature enough to rent million dollar homes. It's a recipe for disaster. A high school kid died of alcohol poisoning in an East Beach rental home a few years ago. Someone's parents had rented the home for the group

during “Senior Week.” College kids are no better. And they will almost always show up with more people, more cars, and more additional visitors than any single cottage can accommodate.

Our problems with three houses rented in May by spring breakers were compounded by the fact that they invited just as many other students from OUTSIDE the neighborhood into those houses, and into our pool area. Security did an adequate job of managing a difficult situation, but it shouldn’t have been necessary. It still left all our “family” visitors with a disappointing experience of Coast Cottages due to the drunkenness, noise, language, and other misbehavior.

### No parties

Rationale: In this instance, a party is defined as an event where renters invite people not residing in Coast Cottages over for a particular festivity. The problem is three-fold: (1) extra cars show up for the party and randomly park in spaces reserved for other cottages. (2) Extra people show up in unpredictable numbers and over-load the cottage, creating noise and disruption to the disappointment of quieter guests nearby, and (3) extra people begin to overload our pools, pavilion and beach access to the displeasure of the paying guests in other cottages.

We once had a local family rent a small Coast Cottage on Clover Marsh Lane during 4<sup>th</sup> of July week. They invited about 50 of their friends from the mainland to visit them and use our pool facilities and beach access during the week. It was a very difficult situation to deal with at the pool area, and we had many unhappy guests as a result.

### No wedding events

A wedding event is as disruptive as a group of college students. There are almost always young people involved, lots of alcohol, and the lines of authority are very limited. After all, “it’s her wedding!” But a reception, wedding, or any kind of wedding event at Coast Cottages brings impossible parking problems, extra noise, and a group of guests who feel entitled to have a good time regardless of the consequences.

### No catered events

Whenever a catering company shows up in Coast Cottages, it’s sure to be a disaster for the rest of the community. Lots of people, lots of parking issues, never a good experience. A private chef serving dinner for a family is one thing and can usually be accommodated, but when they start bringing in extra tables and chairs on a big truck, it’s not a compatible situation.

### Maximum occupants per cottage = number of bedrooms times 2, plus 2

There are some renters out there who don’t care whether the house sleeps only 8 in beds. They will bring 10 or 12 along with air mattresses and sleeping bags. They will sleep people on couches and floors just to avoid renting two cottages. This is not our target renter. A reasonable number of people in a cottage is 2 per bedroom, plus 2 more which allows for one of the bedrooms to accommodate 4 people. By limiting the number of occupants, you will also limit the number of parking spaces needed, and you will take some pressure off the pool/pavilion area during the busy season. During summer, we often approach the pool capacity allowed by our health inspection certificate.

### No visitors to the cottage, or to the pool area, beyond occupancy limit of the cottage

Some people like to rent a cottage, then invite the rest of their many friends over for social activities and use of the pool, pavilion and beach access. This again causes major parking problems, pool capacity problems, and often noise issues. We once had a church group that rented two small Coast Cottages, and also put up their other 60 members in cheaper condos nearby. They all showed up at the Coast Cottages pool and dominated our facility for a week. By defining total occupancy to include any additional visitors to the property, you will limit the use of the cottage and the common areas to a reasonable number that does not infringe on others' rights to quiet enjoyment.

Maximum vehicles as shown on parking plan. Additional vehicles may park outside neighborhood boundaries.

It's inevitable that a multi-generational family of 8 or 10 will show up with 3 to 4 cars. Many of our cottages have only 2 parking spaces. Rental managers should explain to them that they must park any extra cars along the Wood Avenue or Clover Marsh Lane grassy areas. Anyone taking rental reservations should be coached to find out how many cars will be arriving, and instruct tenants exactly where they can park them.

Whether you manage your own rentals or use a management company, the board urges you to consider using these guidelines in your rental program.

Sincerely,

Joe Cegala, President  
St Simons Coast Cottages Neighborhood Assn

P.S. The neighborhood policy prohibiting paid rentals during GA/FL weekend remains in effect. The policy reads:

### **GA/FL Weekend Rental Policy**

**Paid rentals are prohibited from Thursday night through Saturday night, October 29 – October 31, 2015 (dates vary year to year)**

This policy results from a prior history of damage, dangerous activity, and abuse at various cottages and at the Coast Cottages pools and common area during this event.

In the past, the board has made limited exceptions on a case by case basis for monthly rentals, and only when it was demonstrated that the tenants had no association whatsoever with the game. If you have a situation like this, please contact me and I will submit your request to the Board.

**SPECIAL NOTE:** a weekly rental that overlaps GA/FL weekend does not qualify for an exception.