

Prairie Hawk HOA  
Flagstaff Management, Inc.  
2030 Terry St., Suite 104, Longmont, CO 80501  
PH 303-682-0098 - FX 303-682-1111  
Email: [fmc900@flagstaffmanagement.com](mailto:fmc900@flagstaffmanagement.com)  
Website: [www.flagstaffmanagement.com](http://www.flagstaffmanagement.com)

## COMMUNITY POLL

### **Background**

A complaint has been made to the Prairie Hawk HOA Board regarding the presence of 'short-term rentals' (i.e.: *AirBnB*, *VRBO*, *homeaway*, etc.) within the community. The City of Longmont defines 'short-term rentals' as a rental occupancy for a period less than 30 days and has set requirements and limitations on short-term rentals within the City.

City of Longmont short-term rentals code: <https://bit.ly/2NEpAck>

However, HOA's can define more restrictive covenants if they wish. The current Prairie Hawk HOA covenants (available from FMC website listed above) do not restrict the presence of short-term rentals in the community. *See Sections 5.3 & 5.4*

Amending a covenant requires at least 67% community vote.

### **Argument AGAINST**

Concern for community safety related to more frequent new people in the community. Concern for increased traffic and street-parked vehicles within the community. Concern that short-term rental properties will not be well maintained. Concern for increased noise from short-term renters. Concern that these factors could lower property values in the community.

### **Argument FOR**

Short-term rentals could increase property values in a community as housing demand increases while available inventory decreases due to property owners holding homes longer with possibility to rent. No evidence of impact on safety, parking or traffic. Short-term rental properties tend to be better maintained than owned or long-term rental properties due to the desire to achieve high ratings. HOA covenants already cover lot maintenance and landscaping requirements. Noise ordinances are already covered by City of Longmont.

## VOTE

AGAINST (I wish to <b>not allow</b> short-term rentals)	FOR (I wish to <b>allow</b> short-term rentals)
<input type="checkbox"/>	<input type="checkbox"/>
Homeowner Signature: _____  Homeowner Address: _____	

Please mail, fax or email completed forms to Flagstaff Management by **10-APR-2019**