

What's New in 2020 : Rentals

As you are aware, the short-term rental industry has received a tremendous amount of attention, both positive and negative around the world. The Rental Department has focused their attention on the rental process over the past few years to ensure a smooth process for the homeowner, renter, and Association. This included a deep analysis and discussion with staff, members (renting and non-renting), other associations, and renters. The goal in mind was to make a process that is compliant with ALCA governing documents, not cumbersome for homeowners, renters, or ALCA and maintain the community feel.

We have had growing pains and bumps, but your continued questions and comments are encouraged so that the path ahead can be a positive one. We thank you for your cooperation and look forward to continuing a working relationship with you in 2020 and beyond!

The budget has been approved for 2020 and will need some preparation from ALCA as well as the renting homeowner. Consistent information will need to be given to the renter by both ALCA and the renting homeowner. With that being said, we have put together more detailed information to help you prepare for 2020.

Temporary Membership Identification

In 2019 and years prior, this was referred to as an “amenity wristband”. This was confusing to many where we were posed with the question; Why do I have to purchase an amenity wristband when I am not going to the amenities? It is a Temporary Membership Identification that allows access to all common areas of the Association not just the pools. All Members must wear their identification at all common areas and events in the community which includes Temporary Members. In prior years, the amenity wristband fee was different from in-season to off-season and was confusing to many. We have simplified the Temporary Membership Identification fee to be \$5.00 daily for those ages 12 and older and it is mandatory all year. The Temporary Membership includes access to the Beaches, Pools, Lodge, Events, Welcome Center Family Game Room, Gym, Lodge Billiards Room, Pavilions, Lakes, Playgrounds, Sports Courts, Trash Center, and all other common area of Arrowhead Lake Community.

Rental Transaction Fee

Introduced in 2018 at \$20.00 and covers the cost of processing a rental transaction. For 2020, we are introducing a **discounted rental transaction fee of \$10.00** which is a **50% discount** if the rental registration is completed **5 or more days prior to the rental arrival date**. This will ensure that your rental is able to arrive at the Welcome Center and receive their rental information quickly with no issue of missing items.

Late Rental Registration Fee

In 2019 and years prior, this was referred to as the same day processing fee. It is imperative that the rental office receive the rental registration prior to arrival so that there is no missing information or surprises to your renter. Inaccurate information is being given to some renters where they are not aware of the registration requirements and are informed that registration can take place upon arrival, which can be accomplished with a true last minute rental, however most are not and should not be the standard. This inaccurate information results in the dissatisfaction of your renters which is not beneficial to you or ALCA. The late rental registration fee will remain the same at \$25.00 for 2020 but the days needed to process a rental has increased from 1 or 2 depending on the time of year to **3 and will be year-round**.

Short-term Rental Gate Card Fee

This fee remains unchanged for 2020.

How long do I have to prepare for the 2020 requirements and fees?

We know that you will need some time to make changes to your listings and create your communications to your rentals so we will not be placing the 2020 fees into effect until **January 31, 2020**. The Temporary Membership Fee will not become effective or mandatory until May 1, 2020 and will remain optional at \$2 per day prior to then.

Township ordinances regarding short-term rentals update

ALCA has been attending meetings with the townships regarding their implementation of an ordinance for short-term renting of your home. Both Tobyhanna and Coolbaugh are in the final stages of building their ordinance but a final draft and implementation timeline has not been announced. We will continue to attend these meetings and keep you notified on the adoption of the ordinance. Safety is the focus of the ordinances, such as a central location for emergency information should 9-1-1 be called, smoke and carbon monoxide detectors, parking that enables emergency personnel to access the house, and occupancy guidance so that in the event of an emergency, all occupants can safely evacuate. The townships are considerate of the homeowner (renting and non-renting) needs, the renter needs, and maintaining the community's spirit in their work on the ordinances.

We look forward to working with you in 2020 and beyond!
Please don't hesitate to contact us with your questions.

Thank you,
ALCA Administration

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