

STR-notes-11-2-18

Here are some thoughts about STR's and Beaver Lakes.

Digital technology is lubricating the conversion of Beaver Lakes from OUR community to THEIR resort. We were hidden. Now we are visible. For years STR's have been a small part of life here, with little impact. Now the STR movement is getting bigger faster. It is a simple matter of financial incentives accelerated by effortless communication.

Our community now has two pathways before us.

We can ban STR's outright. Or we can regulate and administer those regulations. Either pathway will take a lot of work and communication among the members.

Right now I would like to encourage the members to consider the **Forest** of Administration and not get lost in the **Trees** of STR Regulations.

Administering our STR Regulations will be a big task. It is a task that will grow every year as more of the world discovers what a great place we have here. It will demand the attention of every member, of every one of our employees, and of every board member. While there will be dollar costs, a more powerful impact will be the cost in time and attention.

To compete with the easy access to Beaver Lakes that mobile and web apps already provide the world, we will have to upgrade our website, making it a closed membership site, giving our members easy secure access to new tools for managing the rising tide of vacationers.

We will have to facilitate our members in the task of reporting violations with photos and notes. We will have to gain the support of all STR members in the education of their renters. We will have to make it as easy as possible for our resident manager, or his new support personnel or volunteers, to assume new duties in managing this flow of information. Designing and implementing the management practices of BLE STR will impose serious time costs on BLE Governance through both our HOA Board and our member volunteers.

When a film crew took up residence down on lower Deer Road last year, with equipment trucks and cars shuttling up to the RV lot, I new that things had changed. In the moment we were paralyzed about what to do. We said nothing to anyone of the numerous people there. We talked to Mark.

Just this week a deal closed on the big gray house by lower lake. This looks to become the first duplex STR in Beaver Lakes.

Our community has two pathways before us. We can ban STR's outright. Or we can regulate STR's and administer those regulations. Either pathway will take a lot of work and communication among the members. One path will grab our attention for a year. The second path will impose time and attention costs forever.

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That's something that starts out as a minor irritation but soon turns into a bloody mess.