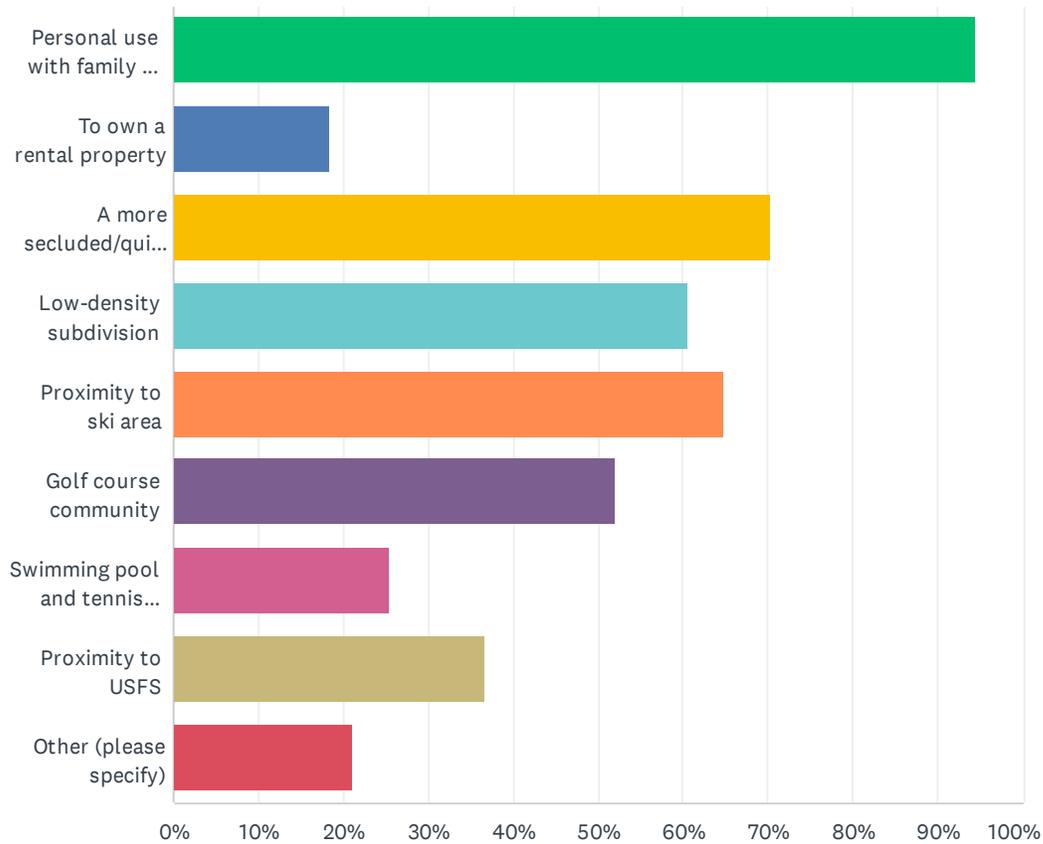


Q6 What are the reasons you purchased your home in the Keystone Ranch? (check all that apply).

Answered: 71 Skipped: 0



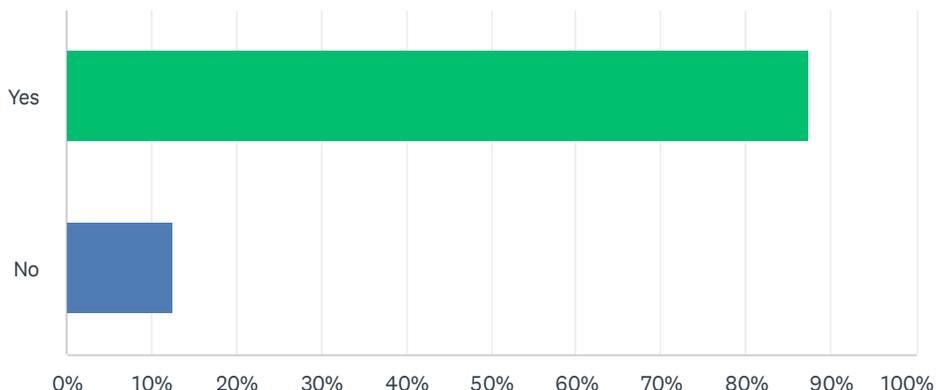
ANSWER CHOICES	RESPONSES	
Personal use with family and friends	94.37%	67
To own a rental property	18.31%	13
A more secluded/quiet community compared to other Keystone subdivisions	70.42%	50
Low-density subdivision	60.56%	43
Proximity to ski area	64.79%	46
Golf course community	52.11%	37
Swimming pool and tennis court	25.35%	18
Proximity to USFS	36.62%	26
Other (please specify)	21.13%	15
Total Respondents: 71		

#	OTHER (PLEASE SPECIFY)
---	------------------------

1	Beautiful well maintained area without a lot of other people and no short term rentals!
2	I purchased a home that had already been used as an STR with assurance that it would require 75% vote to change this right. This number is still in governing documents
3	At one time for renting. Keystone did such a bad job with the rentals we stopped renting
4	Well established and maintained quiet neighborhood. No traffic or multi family use. All this makes for a safer and more secure environment. Natural Beauty.
5	There is nothing else like the tranquility and rural ranch/farm feeling of the low-density Keystone Ranch with upscale homes in the county. Quiet, not on a busy highway, not near the ski base, not commercialized. A true upscale single-family community.
6	Future retirement home
7	reliance on discussion w/ HOA President and follow-up email w/ KRPM
8	To rent periodically.
9	Because Keystone Ranch offers a variety of amenities my wife and I decided that we along with family and friends celebrate our 50th. wedding anniversary this July, 2022 at the ranch. We reserved an Airbnb owned by Jeremy Straight, a neighbor on our street, now cancelled. We had discussions with the Ranch catering for food, music and other. Our plan included 40-50 individuals, all of whom would have used the facilities connected to the ranch. Our middle daughter was married at the ranch 20 years ago. Our other two daughters have been married 15 years each, total of 50 years between them. Their total and ours equal 100 years. So, the celebration was planned to be incredible with family and friends. Because of the uncertainty of the STR issue and other issues cited below we have decided to cancel our anniversary celebration and host the venue in a more stable place. We cannot jeopardize airfares, travel cost, lodging for families and friends with this uncertainty. It is a great disappointment to us as we had planned one week of local activities. We estimated of expenditure in the ranch was \$30k plus. Now the income will go elsewhere. Regretful.
10	Better access to Denver than Breck, Vail, etc.
11	I would like to emphasize that I am not interested in renting my home.
12	Very good friends in the community
13	Elbow room
14	An inclusive , friendly neighborhood community.
15	One of first families to build in the ranch

Q7 Do you perceive the Keystone Ranch to be a unique and differentiated residential community?

Answered: 71 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	87.32% 62
No	12.68% 9
TOTAL	71

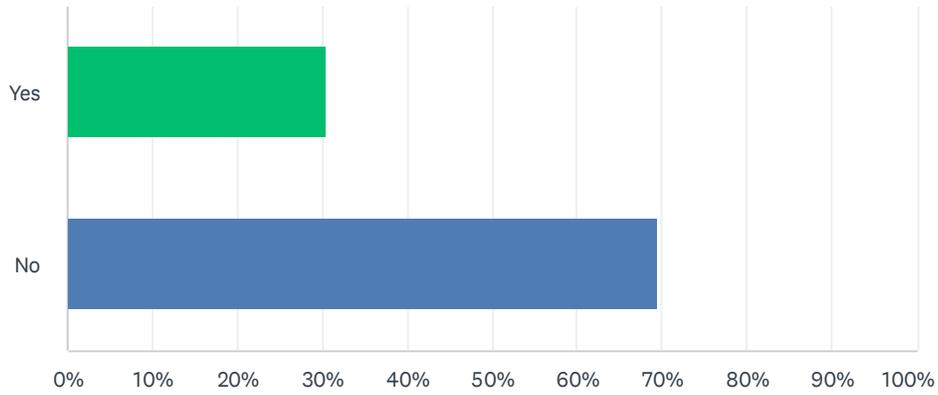
#	WHY?
1	When we purchased at Keystone Ranch, we perceived a very low-density neighborhood surrounded by USFS lands, without through traffic and without commercial businesses in residential areas - a peaceful and distinguished setting with respectful neighbors and stately homes, a setting that we had not found elsewhere, and therefore connoting to us a unique and differentiated, tranquil mountain community.
2	Love that our community has always been chill and slightly under the radar compared to the other parts of the resort and area that are becoming more and more densely populated. Its character and attributes have always been strong, but may be poised to become even stronger as the rest of the county gets ever more busy and populated.
3	It is not unlike other local communities. It is located on a public golf course and inside a world class ski resort. Most homes are second homes. There are many rental homes as there are full time residents. It is a RESORT COMMUNITY!
4	The community is quiet and seclude yet close to skiing, golf, biking, hiking, etc
5	Nothing like Ranch in the area. Contiguous forest is unique, the wildlife protected, the neighbors are quiet and stable
6	lots of space between houses and open areas. Even when houses are occupied we still have a sense of privacy
7	open spaces, off beaten track, no traffic
8	off "beaten track" secluded
9	We have been looking in Summit County - I was surprised at Ranch: quiet, beautiful, homes are well taken care of.
10	Keystone Ranch is an unique mountain community with outstanding views. The original design was in commune with the surrounding environment.
11	I enjoy the fact that it is not crowded. I like to walk and feel very safe going by myself
12	We became skiers and it was so family oriented that we fell in love with it.

13	No traffic, no noise. It seems isolated & off the grid but really isn't. And it is in such a beautiful setting.
14	I enjoy the quiet and secluded neighborhood and the family focus of the majority of the owners in the neighborhood.
15	proximity to skiing, golf, hiking and biking and cross-country skiing in a nicely designed single family home setting
16	Refer to #6 above
17	Large green space and not crowded construction
18	We love the ranch atmosphere with the stables & horses, and appreciate having a top-notch restaurant in the community. We also think the architecture of the homes are exceptionally beautiful. We also appreciate the proximity to so many amenities without a lot of car or foot traffic.
19	Unique in its low density, unique in the feeling of living on a ranch/farm but with upscale homes, open spaces, and non-commercialized setting. A true throw-back.
20	Keystone Ranch is beautiful but so are most of the other communities we are surrounded by
21	sparsely dispersed residences, quiet, quiet, and picture-perfect
22	Beautiful views and country space. Wide distance between homes!
23	Quiet, beauty
24	Beautiful setting
25	it is a destination, sense of seclusion, sense of family
26	Beautiful homes in a secluded and quiet community, access to great skiing and other activities (golf, hiking, etc.).
27	It is not a residential community. Approx 54 owners have pure vacation/second homes which are taxed differently for tax purposed than homes/residences upon sales. Also, its a resort community not a residential community and has a percentage of local ownership roughly equal to River Run.
28	See #6.
29	Keystone Ranch is unique as there aren't many areas in Summit County that offer the resort lifestyle, without being directly at the slopes. The ability to golf, hike and bike is really nice. The fact that the Ranch offers a public golf course and does events like weddings is also nice, as it celebrates the beauty of this community.
30	We perceive the Ranch to be a ski resort type neighborhood
31	Low density, great mix of forest and open space (golf course and meadowland), reasonably consistent standards for the type of homes (somewhat higher end) and upkeep.
32	Yes, because it is quiet and secluded.
33	Tranquil low density development within a short drive to Denver.
34	Single family homes in a away form the resort proper
35	It is a lovely community on a public golf course within a world class ski resort
36	The home site layout provides uninterrupted sight lines and a quiet neighborhood with minimum road noise!
37	Vail does not encourage membership in the golf course or ski Resort. The community has NO vision for the future.
38	All the reasons above

39	With all the growth in Breckenridge and Frisco, Dillon, Silverthorne. The Ranch is still a quiet neighborhood that used to know all neighbors. Since Covid has clearly increased volume in Summit County in the last 2.5 years the neighborhood has changed to "who are these people in our neighborhood?".
40	It's proximity to the golf course, The Ranch Restaurant, and ski resort.
41	It is our family's legacy home that we purchased in a residential community with neighbors. We have made many memories in our home with our family at Keystone. We hope it will be a generational home.
42	Quiet, relaxing atmosphere.
43	Compared to everywhere else, there is open space, views and quiet.
44	It is family oriented and friendly. It is secluded and quiet.
45	Location. Open space areas.
46	Very Beautiful and Isolated!
47	I like it better
48	Single Family Homes, built out capacity and low density. Secluded yet accessible to Keystone and Summit County lifestyle.
49	Located in the White River National Forest. Proximity to trails.
50	It's secluded, quiet, and borders national forest.
51	Away from the immediate ski resorts, golf course, single family homes
52	Houses are unique and spread out. Very tasteful and quiet.

Q8 Do you support allowing unlimited short-term rental activity in the Keystone Ranch HOA?

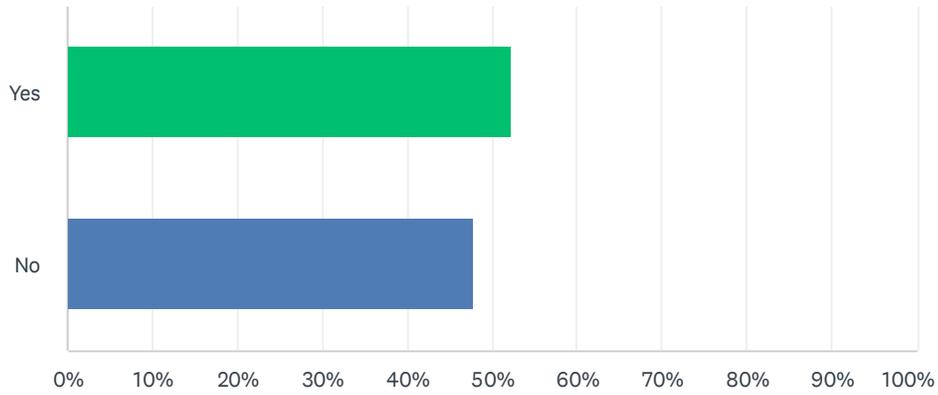
Answered: 69 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	30.43%	21
No	69.57%	48
TOTAL		69

Q9 Do you support prohibiting all short-term rental activity in the Keystone Ranch HOA?

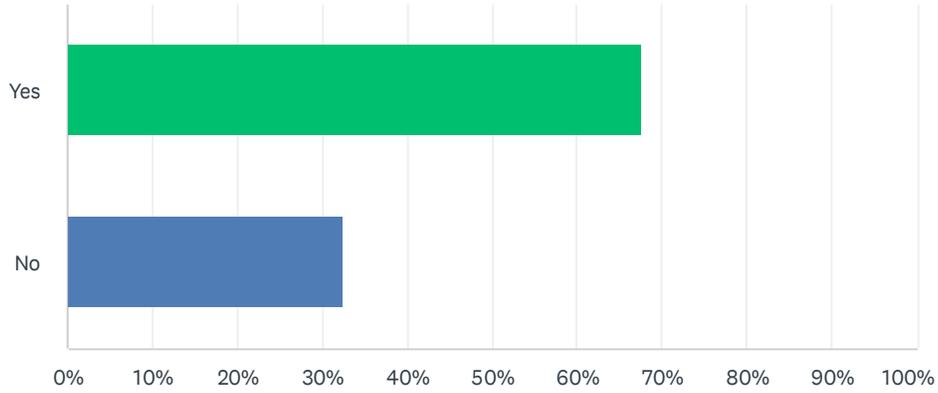
Answered: 69 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	52.17%	36
No	47.83%	33
TOTAL		69

Q10 Do you believe the Keystone Ranch HOA should adopt restrictions regarding short-term rental activity?

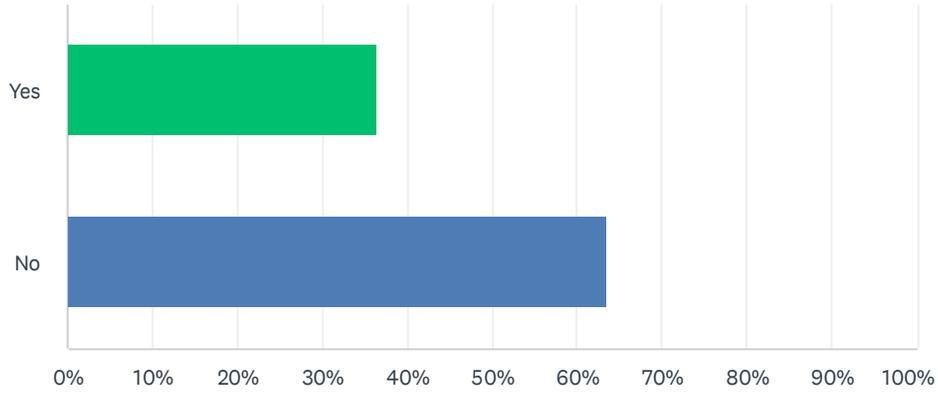
Answered: 71 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	67.61%	48
No	32.39%	23
TOTAL		71

Q11 Do you support allowing limited short-term rentals in the Keystone Ranch HOA?

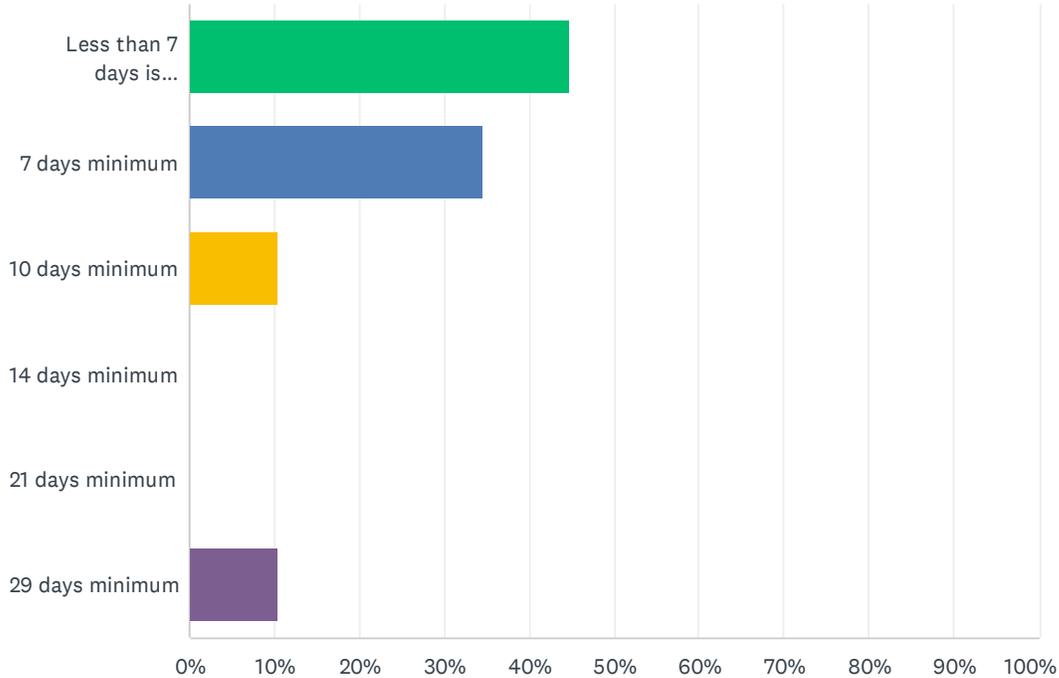
Answered: 63 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	36.51%	23
No	63.49%	40
TOTAL		63

Q12 If you support allowing limited short-term rentals in the Keystone Ranch HOA (answered Yes to Question #11) how many days per stay of short-term rental activity do you feel is appropriate?

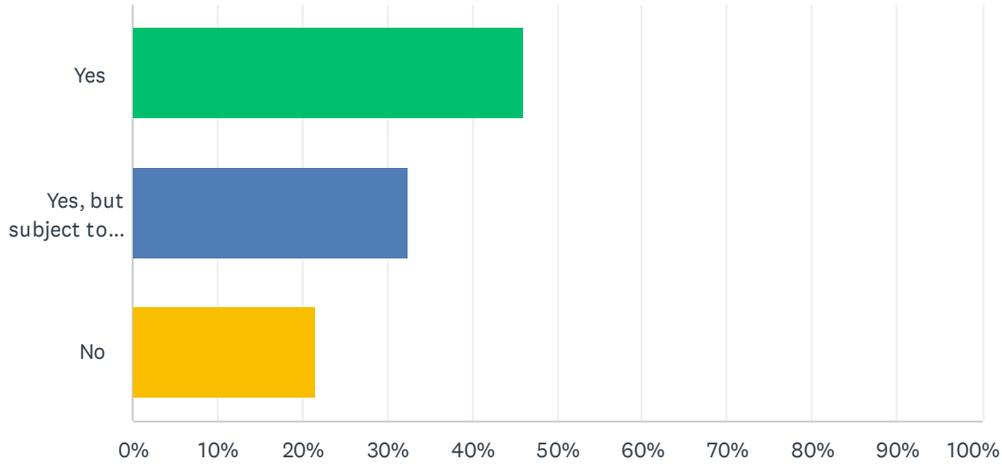
Answered: 29 Skipped: 42



ANSWER CHOICES	RESPONSES	
Less than 7 days is acceptable	44.83%	13
7 days minimum	34.48%	10
10 days minimum	10.34%	3
14 days minimum	0.00%	0
21 days minimum	0.00%	0
29 days minimum	10.34%	3
TOTAL		29

Q13 Do you support allowing short-term rentals to family members and friends in the Keystone Ranch HOA?

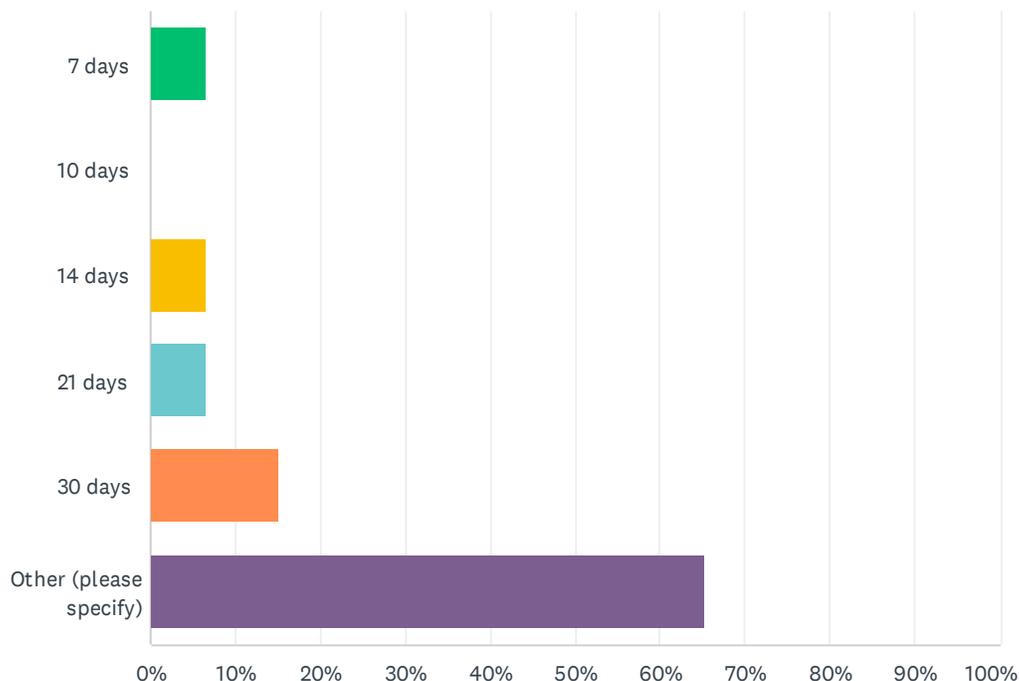
Answered: 65 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	46.15%	30
Yes, but subject to reasonable limitations	32.31%	21
No	21.54%	14
TOTAL		65

Q14 If you support allowing limited short-term rentals in the Keystone Ranch HOA what is the maximum number of days per year that should be allowed per home?

Answered: 46 Skipped: 25



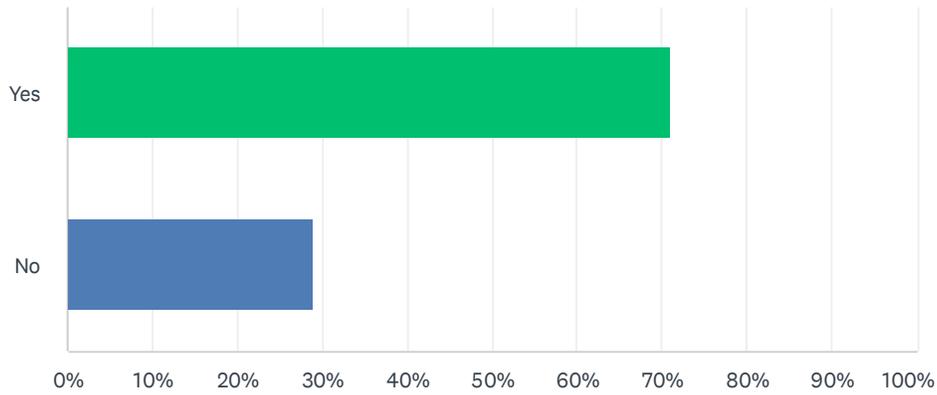
ANSWER CHOICES	RESPONSES
7 days	6.52% 3
10 days	0.00% 0
14 days	6.52% 3
21 days	6.52% 3
30 days	15.22% 7
Other (please specify)	65.22% 30
TOTAL	46

#	OTHER (PLEASE SPECIFY)
1	No short-term rentals to anyone other than family and known friends. And then limited to 2-3 weeks per year max. These are not rental homes but I do understand the desire to be able to occasionally rent to a brother-in-law over Christmas (for example), i.e. a situation that is not a commercial rental income generating situation promoted by advertising, just the ability to factor in some extended family use from time to time with limited/reasonable compensation.
2	I don't support any form of short term rentals without significant restrictions or additional fees; otherwise, I feel it's a slippery slope and people will cheat, and it will be impossible to enforce.
3	Where did these numbers come from? NO RESTRICTIONS

4	12 weeks per year	
5	I support limited to family/friends within specified number of days per year. For a year if necessary	
6	60 days	
7	Allow unlimited short-term to anyone	
8	open	
9	<6 months	
10	None	
11	No opinion	
12	90	
13	The range of options provided reflects the bias of the survey's drafter. All options given are on the lower end. Compared to what Summit County applied as a restriction to neighbors for max days rented per year (135), the bias is clearly apparent. Summit County has designated the Ranch, which sits on the Keystone Resort golf course, as a resort area, with no restrictions on days rented.	
14	No limit	
15	I'm not a fan of making up rules as we go. Folks purchased properties in this subdivision assuming this was NOT a prohibited activity because well...it wasn't prohibited. I have zero intention of renting my home out, but every intention of allowing friends and family to use it, and I in no way would expect to have the number of days limited by the HOA.	
16	One season. Summer or ski season for example.	
17	365	
18	All homeowners should have the right to determine to whom and for how long their home is rented.	
19	The issue does not appear to be number of days.	
20	Determined by case to case situation. For instance, if we have relatives or friends who need to be at a quiet place to recuperate from an illness or other there should not be a time restriction. We as home owners do not rent our home however, we support the homeowners who currently rent their homes.	
21	These restrictions are already enforced by individual homeowners. No need for the HOA to try and manage this. There are laws and rules in place at the County level that cover this community. It will be costly for the HOA to try and duplicate what is already taking place.	
22	I don't think there should be a limit. It should remain unrestricted. Having homes be rented for a few weekends a year or all weekends a year doesn't make a difference.	
23	no limits	
24	biased question	
25	no restrictions	
26	I need to see a definition of 'rental'.	
27	Unlimited	
28	3-10 day rentals at most	
29	Who is going to be doing the counting and what will that cost 365 days	
30	365	

Q15 If short-term rentals are allowed in the Keystone Ranch HOA should the HOA adopt restrictions on the maximum number of tenants who can occupy the residence during the short-term rental?

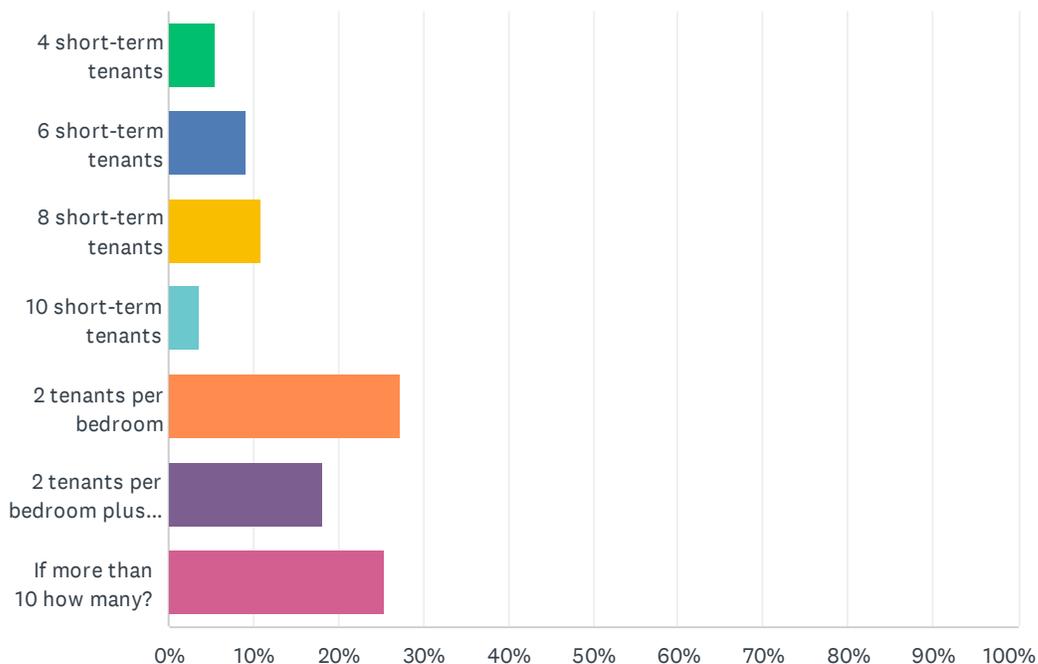
Answered: 69 Skipped: 2



ANSWER CHOICES	RESPONSES
Yes	71.01% 49
No	28.99% 20
TOTAL	69

Q16 If you support a maximum number of tenants for short-term rentals (answered Yes to Question # 15) what is the maximum number of tenants that should be allowed?

Answered: 55 Skipped: 16



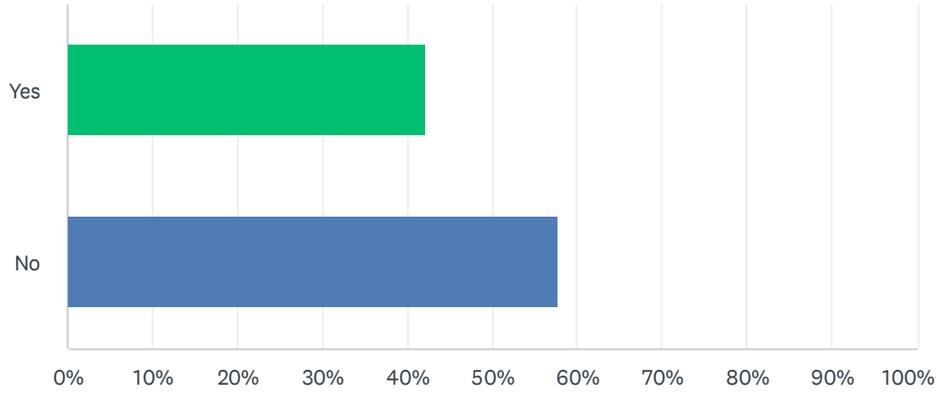
ANSWER CHOICES	RESPONSES
4 short-term tenants	5.45% 3
6 short-term tenants	9.09% 5
8 short-term tenants	10.91% 6
10 short-term tenants	3.64% 2
2 tenants per bedroom	27.27% 15
2 tenants per bedroom plus two	18.18% 10
If more than 10 how many?	25.45% 14
TOTAL	55

#	IF MORE THAN 10 HOW MANY?
1	limitations should be based on guidelines enforced by the county
2	This is based on the number of bedrooms and square footage. The county already regulates this.
3	No comment
4	I don't necessarily think having restrictions on the number of tenants is a bad idea, it just feels like an overstepping of personal boundaries to try and enforce this.

5	Depends on the owner and the size of the home
6	This is nuts. Is the next question going to be whether we can allocate part of the HOA budget to create the rental police? Who would enforce these proposed rules. This is a mess waiting to happen. People have investments in their homes, the value of which would be affected by their use of the home for rental purposes. They will learn what works and what does not, as the market continues to place value on their investment.
7	abide by county rules
8	We do not support the HOA imposing further restrictions on how homeowners use their homes beyond restrictions and consequences that are already delineated in HOA legal documents. IN addition, Summit County already has reasonable restrictions as part of the 'short term rental' licensing process. As a homeowner, we ourselves limit the number of tenants so as not to put too much stress on our beautiful home. As long as homeowners follow the occupancy and safety guidelines and rules established by the County, which we believe are reasonable, homeowners should be able to rent to whom they choose.
9	Occupancy should be based on the number of beds in the house.
10	Again, the county has rules and restrictions in place that govern this when someone applies for a short term rental license.
11	The houses in this neighborhood vary in size and layout. The number of people should depend on each home's available bed space, including pullout couches and lofts. One pillow for one head.
12	2 per bedroom but not to exceed 8
13	Many homes comfortable fit more than I have beds for 14
14	As many as we want

Q17 Should short-term rentals for the purpose of special events such as weddings or bachelor/bachelorette parties be allowed?

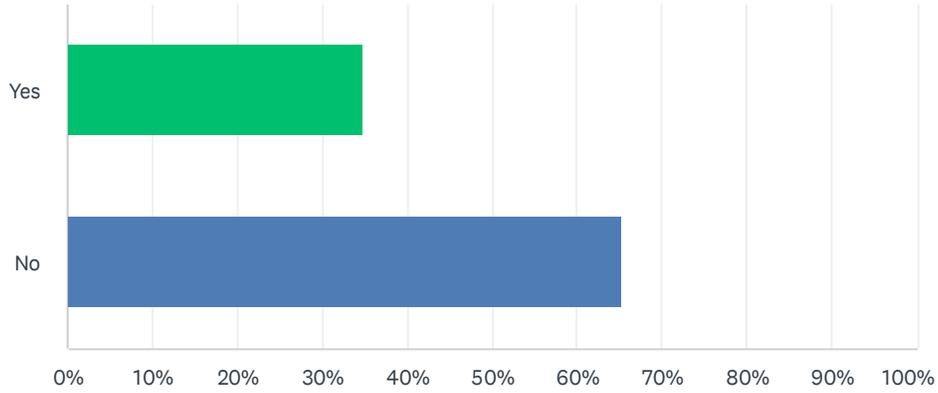
Answered: 64 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	42.19%	27
No	57.81%	37
TOTAL		64

Q18 Should short-term rental of less than the entire resident be allowed, such as the rental of one bedroom only?

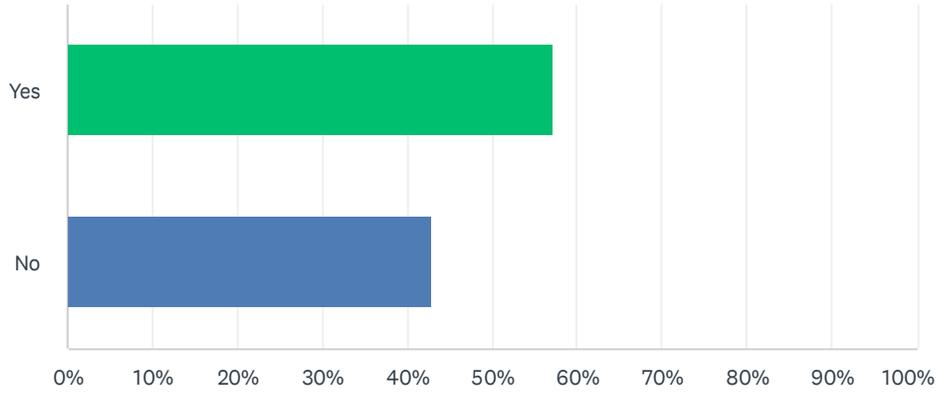
Answered: 69 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	34.78%	24
No	65.22%	45
TOTAL		69

Q19 Do you support a ban on advertising homes the Keystone Ranch HOA for short-term rentals?

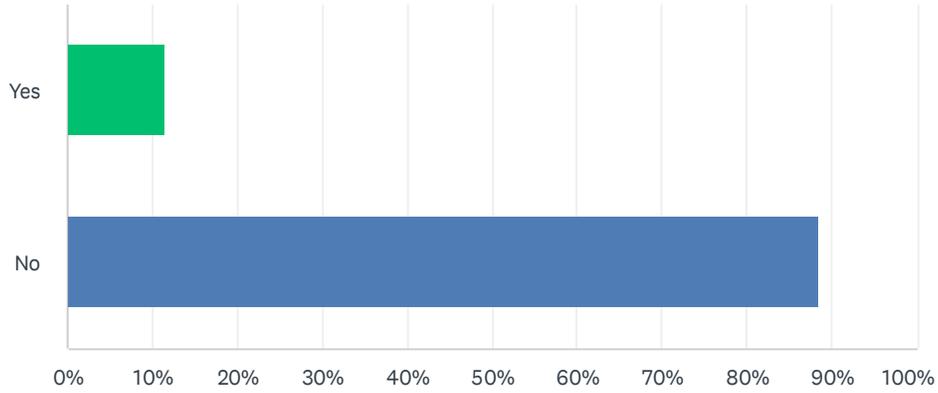
Answered: 70 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	57.14%	40
No	42.86%	30
TOTAL		70

Q20 Do you currently short-term rent your residence or any portion thereof?

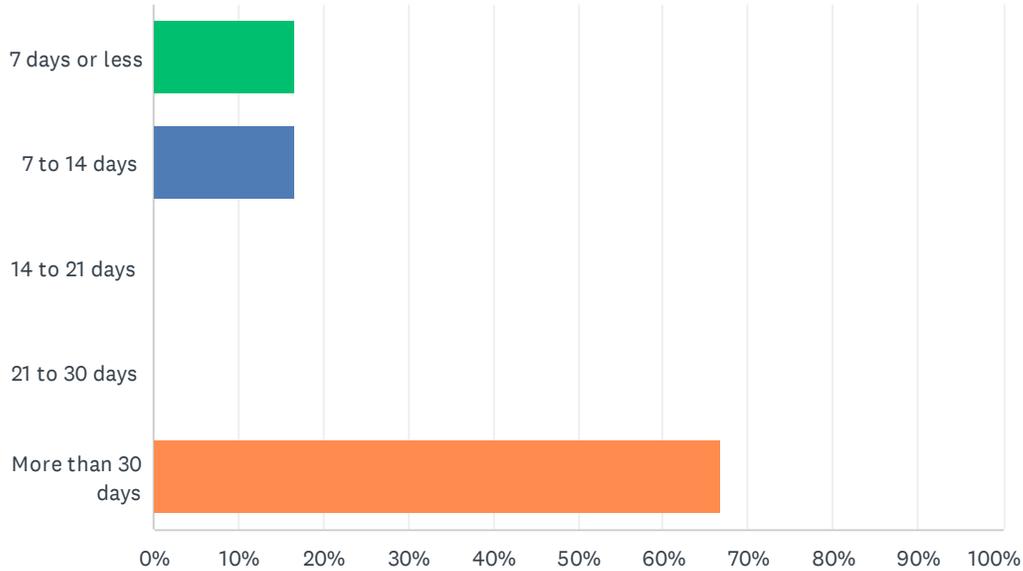
Answered: 70 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	11.43%	8
No	88.57%	62
TOTAL		70

Q21 If you currently short-term rent your residence (answered Yes to Question #20) how many days per year do you short-term rent?

Answered: 6 Skipped: 65



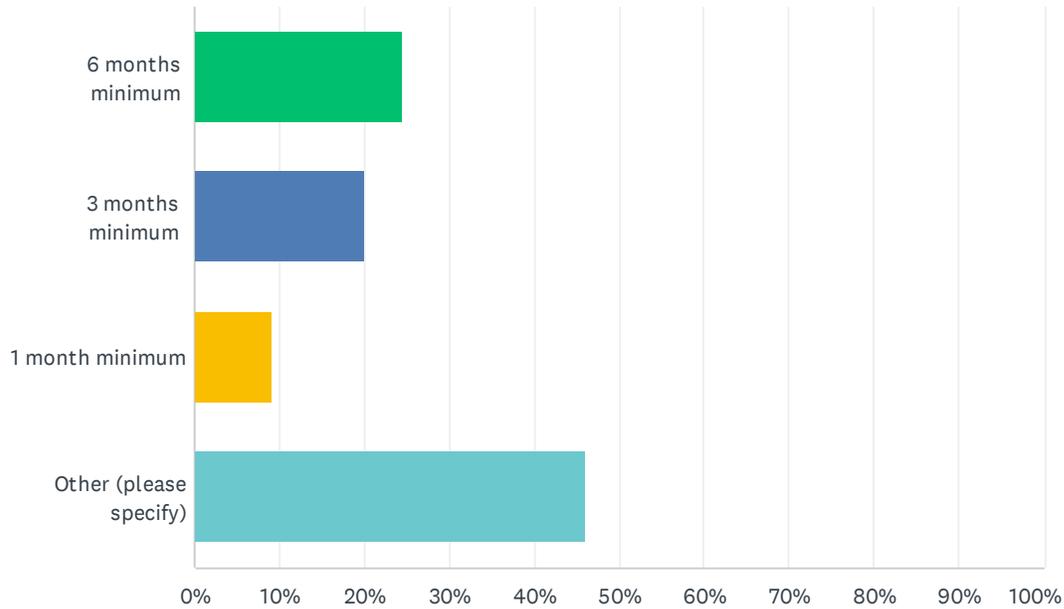
ANSWER CHOICES	RESPONSES
7 days or less	16.67% 1
7 to 14 days	16.67% 1
14 to 21 days	0.00% 0
21 to 30 days	0.00% 0
More than 30 days	66.67% 4
TOTAL	6

#	IF MORE THAN 30 DAYS HOW MANY?
1	Just started - no idea, more than 30 I would expect
2	really?
3	NA
4	We currently don't rent our home.
5	None
6	70
7	It varies from year to year. We are very selective in our criteria about how many and to whom we rent.
8	See answer #14
9	I rent the home when I'm not using it or not able to use it due to travel. Our family uses the home when we can, and rent it when we're not able to use it.

10	none
11	Had to answer to advance in survey but we do not rent
12	Not sure I use Keystone property management
13	Whatever I want you liar

Q22 Do you support allowing long-term leasing in the Keystone Ranch HOA for leases of:

Answered: 65 Skipped: 6



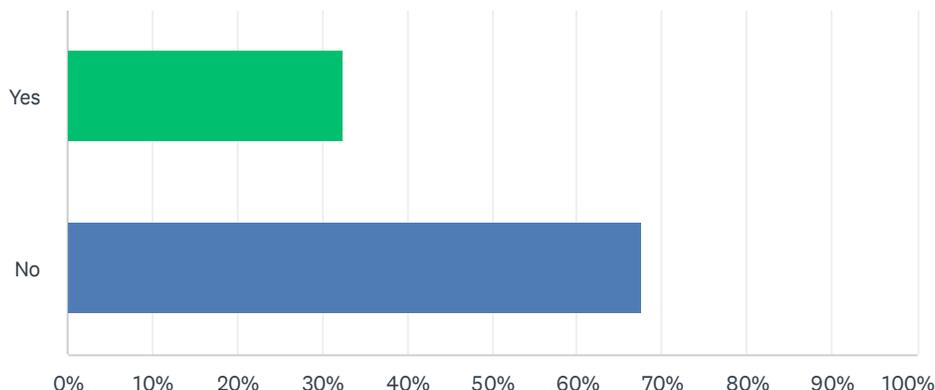
ANSWER CHOICES	RESPONSES
6 months minimum	24.62% 16
3 months minimum	20.00% 13
1 month minimum	9.23% 6
Other (please specify)	46.15% 30
TOTAL	65

#	OTHER (PLEASE SPECIFY)
1	this question set is poorly worded. I support allowing leasing so I am led into a question that presumes I want a restriction. Should be up to owner to rent per freedom of contract
2	1 year
3	1 year minimum, but to single family only (must be related - spouse, parent, children, if necessary domestic help)
4	Residents may use their properties in any way they see fit
5	Unlimited
6	maybe
7	No
8	Whatever the homeowner wants to do.
9	No comment

10	no. long term rentals are worse than short term. when i rented my house the only time it was damaged was during 2 month long rentals.
11	Owners should maintain their property rights. If someone wants to rent, they should be allowed to rent.
12	Up to the property owner
13	I don't support restrictions
14	None
15	No minimum
16	no limit
17	Homeowners should be able to lease for any length of time, should they wish or need to. For example, as a Senior Business Executive, my family and I moved to Japan for three years. This would be an ideal time for a longer term rental/lease.
18	See #14
19	This should be an individual homeowner decision. Any restrictions in the governing docs would be too hard to enforce and could open up liability in rental agreements to the HOA.
20	Any length of time seems appropriate (short or long term). A homeowner should do as they like with their owned property.
21	any amount of time
22	No restrictions
23	I really don't have any opinion
24	No, because a 3 or 6 month renter leaser could sublease bedroom units.
25	Unlimited
26	Don't support.
27	I paid for my home and unless there is some problem with my tenants I should have the Freedom to do what I want with my home. It's a resort property and am I wrong don't people want to go on vacations here.
28	2 weeks
29	I support no restrictions on rentals. Restrictions on rentals decrease the value of all homeowner's property and make the property more difficult to sell.
30	It's my house I'll do what I want liar

Q23 Do you think short-term rental homes in the community add to the value of your home and the Keystone Ranch community?

Answered: 65 Skipped: 6



ANSWER CHOICES	RESPONSES
Yes	32.31% 21
No	67.69% 44
TOTAL	65

#	WHY?
1	Because this is my second home where I come to get away from all the noise & clutter of every day life. Multiple & frequent rentals doesn't add to what I seek here.
2	I think it detracts to the overall value because it increases traffic, noise and crowds the trails. I have a serious concern about our water situation too. If rentals continue to use and deplete our well to the point that we do not have sufficient water our homes will not be worth anything.
3	We have seen abuses (noise, litter, loud music, excessive driving speeds) by short term renters, and those abuses reduce the appeal of the neighborhood because they oppose the values of Keystone Ranch. We see outdoor furniture abandoned on common grounds, and we have been unable to use the pool - arguably a key community asset - when groups of short term renters have occupied it. If owners cannot enjoy the use of their own pool because of occupation by STRs, then our enjoyment of what we own is diminished, thereby detracting from the value to us.
4	restricting str's will take away some portion of the buyer general market. but i think most buyers would find restrictions to be a positive. i think folks buying expensive homes for their personal use would prefer not to be close to str rental units.
5	For those using income from rentals, they would be able to afford more expensive house
6	Allows more people to see and experience the Keystone Ranch neighborhood in all seasons. It gives them the desire to purchase a house in the Ranch.
7	I'd pay extra, not less, if STRs were outlawed!
8	changes character of the community
9	Many higher end residential communities in Summit County have short term rental restrictions. If the Keystone Ranch becomes one of the exceptions we will by default end up as the short term rental community for Summit County. This will lower values and decrease the experience for the majority of homeowners that do not rent their homes.
10	Because this is not necessarily the owners one home and there should be no reason that this shouldn't be used as an investment by renting.
11	1) Data from resort areas like Sunrise Point & Breck, non deed restricted communities, show different. 3) no evidence to contrary in resort areas of Summit County. 4) Keystone tourist market depends on owner purchase/lease back model
12	As supported by local sales data, Summit Association of Realtors, and common sense. NO DEED RESTRICTIONS!

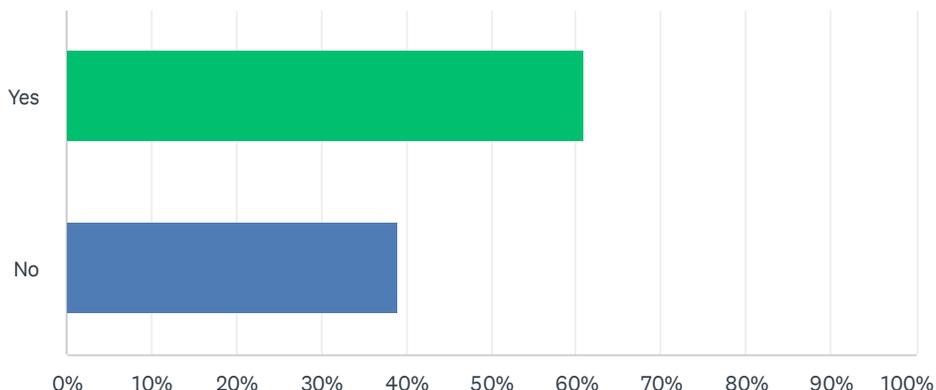
13	Any restriction on my right as a homeowner to rent my property in a reasonable manner is unfair. Especially when imposed retroactively. Even if this were only imposed on future owners, we live in a resort community, not a residential suburb, and restrictions on renting a resort property will diminish the ability of my children to pay for the home after I am no longer using it (which is unacceptable), and more likely than not reduce the value of my home over time. I do think the Breckenridge single family home HOA that restricted short term rentals and values went down precipitously is an example is worth paying attention to.
14	Single family residential properties that maintain exclusivity are highly sought after and property values tend to remain stable, regardless of Market Conditions. Exclusive residential properties generally offer a number of desirable amenities for homeowners use and enjoyment (ie. pool, tennis, easy access to other recreational amenities - eg: golf, hiking, clubhouse). These amenities serve as gathering places and entertainment for the neighborhood property owners. Well maintained neighborhoods are a result of pride of ownership (high degree of owner occupancy) These exclusive neighborhoods tend to be quiet; low traffic and low turn-over. This is regardless of whether or not the property is in a resort area. Neighbors want to know their neighbors. There is a place for STR, however, maintaining the value for exclusive Single Family Residential neighborhoods that were not developed to be transient in nature will most likely, over a long term, have a negative impact on property values.
15	no opinion
16	Undecided
17	Rental home owners own for entirely different reasons than those folks who personally use their home themselves and do not rent. Short term rentals in an upscale residential community is an incompatible use of the homes that creates problems for the HOA and tensions among neighbors. This is not a commercial rental community. Doesn't seem anyone really prefers to live next to a rental house but some say they are ok with it so they can justify their own rental income desires. High-end communities across the country do not allow short-term rentals. Short term rentals change the character of a community, especially one like the exclusive secluded Keystone Ranch. Keystone Ranch needs to decide what is most important, a busy transient commercial rental atmosphere (that will stress the infrastructure) or a peaceful place to call home. People buy in the KR HOA as a reward to themselves for their life's work, a place to retreat to with their loved-ones. There is nothing in it for the residents who live next to a rental house. The rental house owner gets the income and is not there to experience the problems of noise, parking, traffic, and neighbor aggravation.
18	Keystone is an area founded upon and still based upon tourism. Having a multitude of available STR options available puts Keystone in the best light and is good for the tourism business and local businesses. An overall positive view of Keystone (and a PRO tourism environment) creates more demand for all and specifically more people wanting to buy here. More demand means more competition for available housing and therefore increases value/price.
19	Some buyers will pay more if they can support their purchase with rental income. The neighborhood looks more vibrant with more people.
20	Truth is I do not know.
21	Because people want a home in a community that is isolated, quiet, relaxing and comfortable!
22	Too many transients
23	Wear and tear and maintenance decrease the value.
24	No opinion
25	Renters disrupt--parking, noise, traffic, facility utilization (pool, dumpster, tennis) and no one want to own a home next to a weekend party house. Renters cause general wear and tear on these homes. When those highly worn homes sell, reduces price per square foot average selling price for the neighborhood.
26	As owners of property, we believe that more flexibility assigned to that property, enhances the value of the property. Additional rental income allows our family to further invest in the property, its beautification and maintenance.

27	In one stream is a factor in valuing homes for some.
28	Flexibility is valuable. It is valuable to all of us and to our children.
29	With high density of advertising for short term rentals, a typical renter, after determining a specific home would go to the Keystone web site to investigate available amenities. When doing so, it brings exposure to the golf course facility, restaurant and special events such as weddings, anniversary, birthday and other celebrations which could be catered by the restaurant. This brings additional income to the ranch.
30	It's a well documented fact that short term rental capabilities increase the value of a property. Communities that have banned STR are seeing depreciating values. I've seen reports of up to 30% equity loss. Also, it limits the buyer pool, and potential future opportunities for family members that may want to rent, when they inherit a home from their family. The Summit County Board of Realtors released some information on the value that STR add to communities.
31	Yes, Real Estate 101. Many of our homes are 2nd/3rd vacation homes. Any smart investor will buy knowing a house has mixed use capabilities. Why should a house sit vacant for 6 months a year when it could be making a profit for the homeowner?
32	Yes Keystone is a resort area that is a destination location and having the flexibility to rent drives value.
33	STRs detract from the overall setting. They create more noise, lights, traffic, and safety hazards.
34	because the character of the Ranch is unique, exclusive, quiet, high class
35	Unless your lying to people which everyone knows you do. It's vastly hurts prices to stop STR
36	It appears to other homeowners that the home was purchased for cash flow as opposed to enjoyment for friends and family. Many rental houses in Keystone indicate that there is one car per couple or in some cases a car for each person... Keystone roads/driveways are not designed this!
37	Do the math!
38	Traffic. Misuse of garbage disposal. Noise
39	Absolutely not! When unknown people approach your property and look in windows and survey your house when your home is pretty creepy! This has happened so many times recently. The entitlement of tourists thinking surrounding homes are there for them to check out is violating.
40	It might give owners an income stream
41	Too many noise, traffic and other impacts
42	Transient occupants degrade the neighborhood rather than enhance the neighborhood. It's difficult to develop "neighbors" with transients.
43	It has been our experience at Keystone Ranch that rental homes frequently become party houses resulting in noise and parking issues.

44	No opinion
45	It interferes with Isolation of the area!
46	Because it's a resort and the home has greater value if there is income potential when I don't want to use it. It's not a local working community.
47	Because many people use properties in the mountains as investments
48	Rental restrictions do decrease the value of real estate and make the homes more difficult to sell. Any rental or other unreasonable restrictions on property de-value the homes under a HOA.
49	I get the argument that short-term rental neighborhoods may be a better business investment, and therefore may see higher valuations in the short-run, but many of the things that come along with short-term rentals are counter to the reasons we purchased a home in this neighborhood.
50	Wear and tear of residence, the disruption of noise, no control of number of vehicles parked at residence and on road. The amount of litter and trash left behind, no pride of ownership, picking up after dogs, etc.
51	Short term rentals are great in certain environments and communities; KR is not one of them. Short term rentals will inevitably lead to more traffic, more noise and more crowding of facilities (pool and tennis court). Our trash and water are not equipped to handle the higher demand and it's unrealistic to expect short term renters to treat the homes and the area with the same level of respect and care as homeowners. Let's preserve our best attributes and in doing so, we suspect homeowners will become more happy, involved and engaged with the community and each other. And as a side benefit, we suspect property values will be more protected if not positioned for higher than average appreciation.

Q24 Do you think short-term rental homes in the community detract from the value of your home and the Keystone Ranch community?

Answered: 64 Skipped: 7



ANSWER CHOICES	RESPONSES
Yes	60.94% 39
No	39.06% 25
TOTAL	64

#	WHY?
1	Having STR homes at the Ranch detracts from the value of our own home, as well as the broader Ranch community, because of the negative reputation such rental homes have acquired, as well as due to their observed behavior (loud noise, litter, discourteous driving at higher speeds on quiet streets) - we can see and hear one such STR house. We could be pushed into thinking about selling because of the loss of the attributes that we found attractive at the time of purchase (e.g., tranquility, respectful neighbors).
2	If everyone adheres to consistent Ranch policies, there is NO negative impact.
3	Our experience is the short term renters frequently disregard any of the Keystone Ranch rules. We notice late night outdoor noise - many times past 10:00 PM from an outdoor deck, we find that tenants excess cars park on the road and block homeowners traffic or have parked on our lot. We have found tenants playing golf on the green and course without checking in, we have found tenants from the nearby short term rental home to be climbing on our deck and jumping into the snow without our approval. Overall it is a large negative to have short term renters on the block.
4	Currently we do not have the appropriate restrictions and no oversight and on for cement - this does result in parking problems and noise
5	if not closely monitored - neglected
6	Transient turnover is not desirable to people looking to live in peace with their loved-ones. The world is getting busier and busier. People will pay more for homes that have rental restrictions so they do not have to incur more traffic, noise, amenity congestion, problems with their neighbors.
7	strangers, traffic, noise, fire danger (campfires)
8	Don't know
9	Badly behaved homes detract, not necessarily STRs. All standards should be imposed on ALL HOMES.

10	They easily could but I have not had any issues with neighbor rentals so far.
11	See comments in question 23 above.
12	because while they sometimes create annoyances, we can control those with better communication among homeowners and better enforcement and perhaps enhancement of noise rules
13	Buyers who want to purchase a property in a single family residential neighborhood, and who are not looking for an investment income producing property will pay more for an "exclusive" property than for one that is of a transient nature.
14	No opinion
15	I don't think they necessarily detract from home values, but depending on the level & kind or restrictions that are put into place, they potentially could.
16	If private STRs are restricted (AirBNB, VRBO) then Vail/Keystone will have exclusive rental rights charging much higher fees to homeowners wanting or needing the extra income from renting.
17	Not if people obey the law and are respectful to others rights and properties.
18	It can, but it doesn't necessarily have to.
19	Because it hurts the isolation, quiet atmosphere and relaxing and comfortable environment!
20	Noise, extra drain on water use
21	No opinion
22	People want neighbors, not different folks every week living next to them.
23	Traffic, parking problems, trash left on property, noise as in loud music, drivers that are inebriated. Speeding. Rude renters many times have not given us the right of way as we walk. They lay on horns, give us the finger. We are on the side of the roads and yes, some roads do not have enough space to pass. But... there are some very courteous drivers who slow down, wait, wave us past. That is the awesome side of living at The Keystone Ranch.
24	The value of these properties is based on their accessibility, the size and quality of the homes, and how well-run and responsive the HOA is. Of course, the economics of supply and demand and interest rates also determines market value.
25	Many communities offer short term rental, especially in a resort area.
26	Same reason as #23. What people think it doesn't matter? The data does and expert opinion does. Otherwise, you subject the HOA to the sort of discrimination lawsuits that took down some of the first HOA restrictions to the deeds based on the right kind of owner, meaning based on religion and skin color
27	No, I believe that STR helps to maintain and increase value as more and more individuals seek to own property in the ranch or stay at the ranch. We now live in a society where the younger generation desires to own properties in or close by to sports activities. That's what the ranch is all about.
28	I think there are a limited number of short term rentals and the impact on the community is small. I think some homeowners may have different opinions based on the personal beliefs which may have people that don't look like them entering the community. Most of the families that have rented my home always celebrate the beauty and lifestyle that renting a home for a family vacation in the Ranch offer them. These are families using the time to connect, watch their loved ones get married, or have a ski trip.
29	No. Having the option to do what I want with my own property/investment is a MAJOR selling point when purchasing a home. If a restriction is put on what I'm able to do with my house/investment, I will look elsewhere to live. Real Estate Professionals all agree limiting a home's investment potential will drastically decrease a property's salability and property

value. Similarly, having lived full time in the Ranch, I would be none the wiser if someone in a nearby house was an owner or renter. Makes NO difference to the community.

30	We have lived in Keystone resort communities for 10 years and it is a common expectation of home buyers in the Keystone Resort area to have the flexibility to short term rent their homes.
31	STRs detract from the overall setting. They create more noise, lights, traffic, and safety hazards.
32	Too many people / cars in the neighborhood spoil the peaceful nature of the neighborhood.
33	see previous answer
34	Trash, noise and more traffic made by people who do not and can not be made to follow rules of the community designed to improve quality of life for residents.
35	When buying a new home I don't think most people would want to purchase a home next to a rental home where the people change every week ...
36	Its a ski resort!!! Full of day skiers!
37	Misuse. Of. Rules & Regulations
38	Questionable people are coming into community that have no education on living in a mountain community. A violation of privacy is currently happening.
39	Not necessarily. I think when they become party houses it can be annoying
40	There is a big market in all of the condos for short term rentals. That is the right venue.
41	They would be more like short term rentals of condos. (Still have one).
42	See above.
43	It interferes with the quiet nature and beauty of the area!
44	Because I don't see it.
45	Because I get to choose if a renter gets to rent my home. That should be my prerogative.
46	Same as above. With rare exception, renters never make good neighbors.
47	Same reasons as listed above. No everybody wants to live in an area of constant turnover, this is why most people are at Keystone Ranch, for the quality of life, peace and quiet, otherwise you would be in River Run, Breckenridge, etc.
48	It's a resort: it adds hundreds of thousands to every home. If you lie, which you are to people that home homes in a trust they can't vote for something that hurts the assets in the trust
49	Short term rentals seem likely to erode the sense of community we all love and share (sure it's fun to meet new people, but let's face it—renters aren't here to meet KR neighbors; plus, those are more superficial conversations than ones that form the basis of long term connections with one another) . We worry that with a steady stream of strangers filling the roosts, homes (and by association, families) will become more isolated and sort of like silos....a phenomenon more and more of us are trying hard to combat, especially as a model for our kids. This pandemic has led to a renaissance of sorts for our family and its relationship with the Ranch. It's given us a newfound appreciation for its tranquility, beauty and great balance of space, complemented by all the growing amenities just minutes away. We are hoping to continue our trend of more time at our home here (especially as remote work appears here to stay); as such, we will likely become more involved in Ranch activities and engaged with other families...but a lot less appealing if we're surrounded by a revolving door of strangers.

Q25 How would you feel personally about living next to a high-turnover short-term rental house?

Answered: 69 Skipped: 2

#	RESPONSES
1	We do now and we strongly dislike the experience due to noise, rudeness, and trespassing from short term tenants.
2	I would consider selling my house which would not be fair. We bought here to enjoy a quiet family oriented community. Living next to a rental house where they are cramming people into the home and creating parking challenges and noise would cause me to rethink living here.
3	Wow! This is the same question as "would you rather live next door to an empty house or year-round resident". This is inflammatory language
4	We live next to one now! Cars are parked in the street in a blind curve, there does not appear to be an occupancy limit which is why there are parking problems and at times there is quite a bit of noise - Have also seen a general disrespect for the golf course property
5	I would be very unhappy to be near a high-turnover STR house - it would be noisy, unkempt, and full of vehicles coming in and out. We have small children who are outside playing often. We live next to one now
6	Depends
7	Given that parking is already restricted and there is a noise ordinance, it should be no more of an effect than neighbors having large family gatherings.
8	I do live next to one. I don't like it.
9	It has not been a problem, in our experience
10	Not a good idea
11	not an acceptable situation
12	Would not want to do that.
13	I wouldn't mind. Local owners come up for a day or two, would we ban them? There are ways of advertising problematic conduct without regulating STRs only. Our declarations are outdated.
14	Would not enjoy being next to a rental which tends to overcrowd the property
15	Hate it
16	I would be fine with it. I think people are still picky on who rents it and can say yes or no
17	I would NOT like it at all.
18	I would certainly have to consider selling our property.
19	this is a loaded question - so much for "unbiased"
20	i have rented my home and asked my neighbors to let me know if there were problems. This was important to me when i first bought my house and need help to pay the mortgage. The one benefit most of us at the ranch have is that our homes are not right on top of each other. There are some streets where this is not the case unfortunately.
21	Out of the question.
22	No opinion
23	Would not like it if there are issues with parking,noise, and trash and unsure how to handle that situation with short term renters or owners that might create those problems

24	I would be most unhappy about this.
25	I do and it comes with lots of problems: parking in narrow roads creates problems for safety vehicles (fire, ambulance), not being able to get to work on time. Loud hot tub parties, fireworks being set off during drought, rental cars with no snow tires getting stuck (on the road and in my driveway), people trying to get into my house at night (mistaking my house for the rental house next door - pretty scary), inconsiderate rental guests that upset my neighbors who then get angry toward their neighbor and create community conflict. Three-day beer pong tournament in the driveway. Who needs it?
26	This question does not belong on a survey like this and is clearly biased.
27	We already do. Very few if any problems.
28	Not opposed.
29	Not comfortable!
30	Not happy
31	Like I live in an apartment building or college dorm.
32	Depends on management thereof
33	Absolutely hate the idea.
34	We have excellent neighbors that bought their property as a single family home. They do not rent. They are quiet. Their children visit occasionally. It's perfect to have ordinary neighbors and we respect each others privacy. Every time this house sells we dread what might happen if the home is opened to rental
35	their house, their responsibility
36	Are the existing HOA rules regarding parking, noise, occupancy numbers, and respect of property are abided by? If so, then we have no issue.
37	No issue as long as they maintain the property as appropriate
38	We would be frustrated and angry about our inability to enjoy what we had previously enjoyed - the reasons for which we bought the property - while now being offended and affronted by the STRenters' annoying and discourteous behavior. We were also horrified at the 2021 HOA meeting by scary threats thrown at us by one STRental homeowner who said that if the HOA would not accomodate her needs, she would proceed to rent to even larger groups. Why should owners be subjected to such abusive threats and nonsense?
39	We live next to Jeremy Straight and Carol Kresge, STR homes. These homes are rented all the time. There have not been any negative issues. We have met several of the renters and we have no objection to renting either of these two homes.
40	I live next to one and have never had any issues. The renters in the home next to mine have always been respectful.
41	This makes no difference to my wellbeing or experience in my house. Why should I have a say on how others use their owned property? As long as they don't break any laws, they are welcome.
42	We currently do live next door to a STR in Keystone Ranch and because it is a single family home, the people renting have typically been nice, quiet families on vacation. We have had zero problems living next door to one.
43	We do and we don't like it.
44	When I was in residence, it would detract from my personal experience in using my own home.
45	I'd be livid.
46	negatively
47	Awful. Not as fun, safe (especially in terms of unfamiliar drivers around our dog and kids), and overall, a lot less peaceful

48	not comfortable	
49	Thats part of the lure and excitement, otherwise go to a geriatric home. don't live in the top ski resort area of United States!	
50	Very bad	
51	UGH!	
52	We did at our old house in West Ranch. Since we weren't living there year round, it really wasn't a problem	
53	I would not like it.	
54	I would not like it.	
55	Negative	
56	We currently have one on our street and don't like it.	
57	No problem	
58	Not Happy!	
59	Probably less if we were full time residents but probably irritated for the couple week time frames that we come up because it is our relaxing time.	
60	Wouldn't care for it at all.	
61	I don't like it. Too many people, too much noise and abuse of golf course.	
62	I think the neighborhood is quiet implementation of quiet rules seems to be what you and I are interested in. I love meeting the tourists and enjoy their company when I'm in Keystone.	
63	No problem.	
64	That would create a terrible disruption in the way we live now. I would ask for enforcement of noise and disturbance of the peace ordinances and generally fight back.	
65	I already do. No problem.	
66	I certainly wouldn't want that.	
67	The reason we moved to Keystone Ranch, been there, done that, not how I choose to spend my retired days.	
68	Great	
69	Very upset. It has adversely affected my quality of life in the Ranch.	

Q26 What might be the pros of having short-term rental houses in the community?

Answered: 65 Skipped: 6

#	RESPONSES
1	It has led to sales in the Ranch after people stayed in a STR; homes that are used/rented have lower insurance premiums and don't fall into despair from lack of use
2	none
3	No pros
4	Some STR with enforcement of rules and a level of oversight does give owners the flexibility to generate some revenue if they are not here full time
5	market value for those who need the extra income to afford the house
6	...can't think of one pro STR's only benefit the owner getting \$\$.
7	Helps pays the bills
8	Financial flexibility
9	flexibility for ALL Ranch owners and their offspring
10	Cash flow for homeowner.
11	It would possibly benefit a very few homeowners.
12	?
13	None
14	I think some people are always looking for that second home. If they have the experience of living in the keystone area, they may purchase a home there.
15	None for me personally. Evidently it is an important source of income for some people.
16	I honestly cannot thinking of any positives that come from short term rentals.
17	PROs: the right of an owner of real estate to exercise control of his or her property in a reasonable manner should not be tampered with by an HOA. Flexibility in obtaining income from an expensive asset is important to retain. None of us should impose a limit on a reasonable use of our neighbors property. We are witnessing a generational shift in occupancy habits and should not think we know the right answer for the indefinate future. Enforcing strict short term rental rules will be cumbersome, expensive to the HOA and time-consuming. We will create substantial ill-will among our neighbors. If we restrict short term rentals or only permit month or longer rentals we will create bigger problems than short term rentals. Frankly the month or longer rentals are problematic because a bad renter doesn't disappear after 3 days; believe me i know. Litigation will most likely result and that will be costly in terms of board members' time for depositions or trial testimony and the HOAs money- even if we have insurance pay defense costs, our rates will go up substancially after we have been through litigation. In California any limitation of short term rentals is prohibited for people who owned their property before the limitation was enacted. I think this reflects the correct and fair treatment of landowners' and their rights to use their property. And i do not believe adding limitations to new owners will benefit property vaues or the community of the Ranch, as noted in my questionnaire
18	First, let's get straight what is the definition of a "neighborhood" and what is the definition of a "community". While the definitions are similar and often erroneously used interchangeably, a "neighborhood" is more of a location and the pros and cons of the nearby amenities. A "community" is more about the people that live in that neighborhood and the relationship that

they have to the neighborhood and to each other. A strong sense of community is extremely important--it makes life that much better. The amenities that are a part of the Ranch are available for the residents (and the invited guests) of the community to socialize with one another. While most of the owners in The Ranch do not reside in their properties year around, they are long-term owners of their properties. When these owners are in residence, they enjoy the familiarity and have a common interest and love for their properties. (This includes a high regard for their neighbors and respect for their neighbors properties). The members of The Ranch community share a common interest in maintaining their neighborhood. So, if we use the term "community" correctly, the short-term renter that comes into our "neighborhood" is not part of our "community". That short-term renter is merely a transient person(s) who will not be around long enough to become neighborly. Investors in short-term rentals that truly wish to be a part of the community should have no issue in implementing safeguards that protect the residents of the "community" of The Ranch. Absent safeguards in place, I see no PROs to having short-term rental houses in the neighborhood as it adds no value for the "community."

19	No opinion
20	No strong opinion
21	It could potentially help stimulate the local economy. But, other than that, the only benefit I can see would possibly be to homeowners who need the extra income in order to keep their homes.
22	Rental income benefits the rental house owner. Beyond that there are no perceived benefits to neighbors or the community and only inconvenience to the neighbors. It is a subjective argument whether STRs enhance or detract from property values. Wealthy people will pay more to live in a more exclusive neighborhood (that are becoming more few and far between as the world gets busier and busier).
23	See above
24	freedom to do what you desire with your investment
25	none
26	Wider awareness of the beauty of Keystone
27	Income on an investment.
28	Ability for future generations to keep home in family by generating income for maintenance.
29	Maybe, a significant surcharge to support community resources.
30	The availability of our offspring to have FLEXIBILITY with high value assets...definition of value.
31	home value, rental income
32	For some homeowners, additional funds allow for home improvement and flexibility. Also, responsible renters keep the homes occupied (security) and functioning (maintenance) while owners are not there. It keeps the community vibrant.
33	Important consideration for some buyers. Supplements high cost for maintaining a second home.
34	We cannot think of any NET benefits because any such possible benefits are offset by correlative negatives.
35	See #14, #23
36	Allowing others to experience our community when they are at the ranch for things like golf or ski trips. Giving people a place to stay near their wedding venue when they marry at the ranch. Letting homeowners decide how they want to use their assets without a select few dictating how their assets should be managed. Giving homeowners a chance to realize potential value from their homes in times they aren't using them.
37	We live in a designated Resort area, and as such should maintain the prestige of our neighborhood by allowing others in the high-end community to experience the reasons the Ranch has a world-class reputation.
38	Increased home values. Flexibility in an owner's right to choose and rent their home if needed for whatever their personal reasons may be

39	The only pro is that it may make it easier to sell because it may increase the number of buyers. But for us, this potential pro is not worth the downside of the noise, lights, traffic, safety issues, etc.
40	i cannot think of any.
41	None
42	can't think of any
43	If portion of rents went to an operating account which funded and operated Ranch amenities (such as year-round pool, pickle ball courts, bocce courts or paddle courts) that could be nice, but even those benefits wouldn't seem to outweigh the downside.
44	can't think of anything!
45	All the above.
46	Income to offset expenses
47	Allows a much larger group of people to experience Keystone Ranch
48	Houses that are used are often better maintained. For instance, when we bought our house, the owner had not visited it in quite some time. It took a lot of repair work to get it in shape. Log homes definitely need regular maintenance or they become eyesores
49	Homeowners can earn money.
50	None
51	Someone might make a buck. NB: I would exclude from prohibition use by a neighbor.
52	None
53	Income for owner.
54	None
55	If short term is 30 days, then you have people who "in theory" have the means to afford a longer commitment and probably are more concerned and considerate of their surroundings.
56	None
57	None
58	I came on vacation in the summer 1988 and immediately knew that this is where I want to live, so I bought a home at KEYSTONE RANCH. I left for many years but I've returned saddened that the purple shuttle bus no longer exists, but my wife said she will drive me to the mountain but if I knew that I could not rent my home I would not have bought there. My home is for my customers to relax in and if no one is the home it's a waste of a home.
59	Again, property rights allow me to do so.
60	Increase county revenues
61	Any restraints on use of property lower the value of the property. Potential rental revenue increases the likelihood that property values will increase for the highest value use.
62	If the neighborhood had a problem with high vacancies or homes being neglected, then I could see how short-term rentals might reverse those trends. But that doesn't appear to be the case at all today in Keystone Ranches.
63	Can't think of a single thing.
64	Millions of dollars
65	Their owners make money. No positive effect but only negative for other residents.

Q27 What might be the cons of having short-term rental houses in the community?

Answered: 61 Skipped: 10

#	RESPONSES
1	changes the character of the community and stresses the infrastructure
2	Better question: what are the cons of an HOA not having/enforcing rules consistently? Parking and noise should be the concern - not STRs that follow the rules!
3	Traffic and parking. Loss of property value.
4	Short term renters have little concern on keeping the home tidy when using it. "No one washes a rental car"
5	It will decrease the value of the surrounding homes and make for an unpleasant experience when short term tenants are on the block.
6	Vail/Keystone will take over the rental market. Just like the shuttle service we had in the past, the HOA has no control over Vail Properties from renting a house in its own resort.
7	influx of strangers, strain on infrastructure, safety/fire concerns
8	owner discontent IF any issues - noise, parking aren't addressed
9	STRs have no ownership and thus limited incentive to respect the broader neighborhood, neighbors, and amenities
10	See #24
11	Overcrowding , parking issues, cleanliness of area
12	You can always have a bad experience then you can make the decision NOT to rent. It should be the owners choice
13	It could be a distraction to the peace of our community.
14	Noise, trash, crowds and traffic by those who do not care about their effect on others.
15	the occasional noisy renter or poorly parked car. adopting limits on short term rentals in the Ranch is using a Sledgehammer to squash a Fly, in my opinion. It will be hard to do and make a mess of our community.
16	Refer to 26 above
17	No opinion
18	No strong opinion
19	Somebody has to monitor and enforce the rental restrictions. This isn't an easy task since people who are paying for a rental don't always appreciate being asked to refrain from certain activities which might be disruptive to the community.
20	Detracts from quality of life and personal enjoyment of the home. If people want a busier atmosphere with transient turnover there are plenty of other places to buy and own. If they want peace, tranquility, a reward to themselves, then there becomes great value for the few residential communities who do not allow STRs. This peace and tranquility will only become more valuable and rare as time goes by. Also, if the number of short-term rental homes in the KR HOA continues to increase there will be great stress on the infrastructure - swimming pool enjoyment, water supply, maintenance costs, etc. MORE SHORT TERM RENTAL HOMES WILL ABSOLUTELY CHANGE THE CHARACTER AND FABRIC OF THE COMMUNITY. This is the BIG PICTURE. What will the Keystone Ranch look like in 10, 20, 30 years if this short-term rental trend continues to grow unchecked? I believe the desirability and value of living in

	the Ranch would be blurred significantly if short-term rentals in the neighborhood continue to increase.	
21	None, as long as people are lawful and respectful of others.	
22	more activity in the neighborhood?	
23	Damage to community and lack of Comfort!	
24	Too much noise, too much use of a limited resource such as water	
25	Loss of quiet and neighborhood feel.	
26	Disproportionate impact on infrastructure.	
27	Feels like a rental unit community, no familiar faces, no respect for ownership of community property or pride in the neighborhood since "it is someone else's"	
28	all cons	
29	wear and tear	
30	None. But without proper enforcement of already agreed upon rules, disturbances would impact quality of life for all neighbors.	
31	Folks not following the rules of the community and forest area.	
32	STRenters commonly display a lack of respect for the property and neighbors, leaving litter, causing noise and disturbance and they consume a lot of water (more showers and dishwashing per day than an owner might use), thereby taxing our already constrained water system, and, until there are meters, STRs' overuse of water is subsidized by homeowners, many of whom may not even be present at Keystone.	
33	I am not aware of any cons.	
34	There is potential for more activity in the Ranch, and more use of the golf course, roads, etc. There have been very limited cons to STR over the 20+ years that people have been renting in the Ranch. Like any family vacation, maybe there could be some noise issues, but this doesn't seem to be limited to STR. There are a couple of current residents who have been spreading falsehoods to prop up fear around STR, but all the homeowners and neighbors I've spoken too have yet to experience any of the rumors being spread around the renters, who typically are families with grandparents and kids.	
35	None	
36	Noise, lights, traffic, safety issues, huge increase in waste, excessive (disproportionate) use of our water supply, etc.	
37	The people who are experiencing living next to a short-term rental home can answer this better than I.	
38	Traffic , noise, water consumption.	
39	high turnover of folks, noise, parking issues, lack of concern for neighbors, excess pressure on community infrastructure. reducing value of nearby homes.	
40	I really think it's a slippery slope....as one house opens up to short term renters, the neighboring ones are more likely to do the same as what once was a great appeal is now gone....and then, at a certain point, we've totally given way to becoming just like any average community and one that has yielded to this phenomenon which is hard to unwind and ultimately not accretive to values or to homeowner satisfaction (at least in our opinion).	
41	already discussed above	
42	N/A	
43	Misuse	
44	Infrastructure limitations. Water, trash, parking Tourists coming in with no education on our community and/or mountain life. What we expect from tourists is respecting our why of life	
45	Anytime you have people staying in a house that don't own it, they don't have the same	

respect for neighbors or property. It is hard to tell if visitors are renters or just friends using the house.

46	It will attract more short term rentals and not stay a residential community - a reason we built our home in Keystone Ranch years ago.
47	Noise, traffic.
48	Traffic, noise, possible crime.
49	Parking, noise, decreased value of our home.
50	Congestion
51	Community Quality and Respect!
52	If short term is truly "short" as in 10days or less... you run the risk of a less responsible and unrelated groups of people who are occupying a home.
53	Noise, parking, bad behavior.
54	Surely a bunch of college kids coming back from the Gold Pan at 2 am puking in the front yard would be a problem for me. Frankly I don't think that is an issue.
55	None.
56	Impacts on noise, water, trash, parking and property values. Loss of the neighborly feel and community
57	It is up to the owner/management company to manage the property. If it is not managed properly, there are currently county-wide statutes in place that address these issues.
58	Too much traffic, too many cars, too noisy for residents. Left unchecked, it could drive out permanent residents and exasperate the effects of short-term rentals.
59	Turn over,noise disruptions not addressed, traffic and parking, litter, rented with X number of people and in reality the number is double with no consequence.
60	None
61	Discussed throughout already. Noise, increased traffic, crowded trails, parking challenges and serious potential water issues are all cons to the short term rentals

Q28 Please provide any additional comments here:

Answered: 46 Skipped: 25

#	RESPONSES
1	There is no easy way to control the behavior of short term tenants. Calling the owners is not always easy and enforcement for Keystone security takes time and repeat calls. This is not something homeowners should have to do while trying to enjoy their home.
2	Keystone ranch is unique precisely BECAUSE it's low density and peaceful nature. Communities such as our are few and far between. Allowing short term rentals would take away its uniqueness
3	We often cannot use the pool and often cannot sit on our decks to enjoy the quiet because often cannot use the pool and often cannot sit on our decks to enjoy the quiet because disturbances from one STR household reach us across the open golf course. At such times, the community feels more like a busy suburb than a mountain retreat. The night sky is obliterated by bright lights, preventing us from star-gazing. We subsidize the water consumption of these renters, and, even when we have meters to allocate the costs, the STRs are taxing our water system. It's also possible that rental owners spend money on gardens (and thus more watering) to make their rental units appear more attractive to renters, adding to water consumption that we can ill afford. Therefore, IF STRs were allowed, the HOA should levy a fixed monthly "water-system-augmented-usage" fee on any permitted rental property. The fee should reflect the increased demand on our already taxed system (and the system's own needs for improvement), and should be a fixed fee so that the HOA itself is not burdened with auditing the rental property's possibly variable usage. We need the HOA to adopt restrictions or an outright ban on Short Term Rentals. Tom and Dominique Loucks
4	The neighborhood is residential, not commercial and should not be run as a hotel or condo. Yet, use by friends and family is acceptable. The tough part is policing whatever the rules may be and therefore the cleanest way to deal with it is to prohibit. Severe fines must be imposed for violations on a per diem basis.
5	We have been in the Keystone area since 1986 having build the rail area to avoid traffic, shops, large crowds. We have been in the Ranch since 1987 in this cabin. We are very happy there - love the beauty, hiking, quiet neighborhood
6	Susan has stayed in Air BnBs which are very strictly regulated: tenants only, no visitors, any trouble and you get kicked out. If the Summit County rental board provides this level, or official over sight, then STRs likely wouldn't be a problem.
7	I am appalled that the HOA Board sent out this survey and argued that is was unbiased.
8	We do not have strong feelings about the issue of STRs because we have no experienced any issues. We are opposed to the commercialization of STRs in the community (buying and selling for the purpose of renting). We need to limit the number of homes used for STRs and impose a fee on those homes to offset infrastructure costs
9	I do not think I have owned long enough to have an honest opinion. I am not sure of the current rules, and Ranch is a unique community. Rentals in suburban communities do bring down the value of the neighborhood however, if homes are maintained and can handle the rental abuse then I am not completely opposed.
10	#26 and #27 are probably the best questions asked in the terms of neutrality except you should have also asked about the pros and cons of restrictions on STRs because there are many cons. Our declarations are outdated and lack effective means of defining noise and trash and parking and other issues for all owners. Generally, applicable declarations/codes can and should be enforced against all owners. I've heard many instances of complaints where the owners - not renters - were the source. That is still an issue to be addressed. No one would object. Those generally applicable restrictions should be enforced against owners and renters. Add the minute mix then. Get buy in from both sides/groups. Getting peoples support in advance, rather than sneak attacks, goes a long way in building trust. The money generated from fines helps the HOA. Maybe consider what I would consider.
11	No one takes as good care of the home as the owner.
12	This "survey" is biased as has been the approach that this board has taken to pursue an outcome. If there are true issues, call the owner - resolve it. Be neighbors!
13	Until this issue came up last summer I have not been aware of any problems on my street or anywhere in the Ranch. Maybe I have just been lucky. I don't know. I can see that many & frequent rentals could become a problem in the future. Keystone Ranch is a special place & my home here is my favorite place on earth.
14	Families using homes should be allowed. In my mind families are not really short term renters because I would guess that most do not pay to use the home. I think that has to be accounted for but the way the question was worded above I felt I had to answer no. I am very concerned

about our water system. Having large numbers of people in homes who don't even live here and have them deplete our well really does not feel right to me.

15	I have thought long and hard about this issue and have come down as strongly opposed to restrictions on short term rentals. Please see my detailed comments in questions 26 and 27, and please include them as my answer to this question in any summary of the questionnaire that is prepared. I used those questions so provide a fuller expression of my opinion since i wasn't sure we would have a wrap-up question	
16	I would be interest in how other members of the community feel about having STR's in The Ranch and what restrictions these members feel would be reasonable to adopt in order to prevent the neighborhood and the problems that come along with the transient nature of STRs (eg. traffic, noise, trash, security issues, etc).	
17	Suggestions have been made to impose infrastructure costs to the short-term rental homeowners. But this doesn't solve the problem of increased noise, traffic, congestion, disturbance to neighbors, and water usage. Also suggested is to impose fines for violations. Who in the world wants to be a part of policing one's neighbors and imposing fines? Just more neighborly conflict and tensions. Limiting STRs will differentiate the Keystone Ranch from other subdivisions that over time will become more congested and less desirable due to increasing short-term rental activity. The Keystone Ranch a gem. It is an extremely valuable subdivision due to its quiet secluded remote setting and for being known as a family community (not a commercial lodging operation/cash flow neighborhood). More STR activity will do away with much of this and lead to lower desirability of ownership and subsequent lower property values. Again, what the community will look like in 10, 20, 30 years depends on what decisions are made today.	
18	We support short and long term rentals in the Keystone HOA.	
19	I empathize with those who would reasonably expect to use their homes for short term rentals. I also believe in the process, so if rules are properly adopted that burden homeowners with the consequences of the actions of their renters, or if the HOA decides to prohibit renting in some way, then so be it.	
20	Litigation is NOT the solution to our problems	
21	Impact on water system should be addressed with tiered rates based upon metered water usage. Perhaps road impact could be handled similarly, given that high water usage likely means high occupancy.	
22	Set up a vote. Allow long term rental of 3-6 months. Short term rentals diminish the essence of the neighborhood which is seclusion, multi-generational families, low crime, great neighbors, second homes for most.	
23	Mailings by Jason Smith are designed to alarm and intimidate. Where does he get his statistics. He makes them up. The collective value loss among 74 Ranch owners would be 36 to 54 million Dollars? Jason - Sales depend on the property itself, the views, the location. There can be emotional attachments that might take place with a perspective buyer. He/She might fight and pay more money for a property than it might be worth. He asks for us to send our concerns on STR's to DataOnSTRin Ranch@gmail.com. - Jason Smith quotes. "History has shown us eliminating short term rental often has a negative effect on the the size of the buyer pool which in turn can lead to lower demand and lower prices." Summit County is an awesome place to live. We have been permanent residents for forty years, we live here full time. Quiet places to live are at a premium. The Keystone Ranch is a unique area, let's keep it exclusive.	
24	We are long time homeowners who bought in the fabulous community of the Keystone Ranch trusting that we would be able to control our own property and be able to determine how it is used. While we may not rent it as much as other home- owners, we abhor that these rights would be restricted for ANY of our home owning neighbors. Furthermore, we believe that restrictions will significantly lower the value of our home. That said, we strongly support the abidance of ALL County and HOA rules about occupancy, nose levels, parking, etc.	
25	Please provide the full survey results to all participants. Let's be smart about understand the real problem and tailoring a solution to that issue rather than broad strokes of an outright ban or partial ban as length of time does not seem to be the real issue.	
26	open to listen to expectations that make sense but am opposed to STRs	

27	We are pleased that the board is allowing time for discussion on the STR issues at hand. Taking time to handle HOA issues such as the above STR is very important. Sincerely, Rodger & Greer Kenworthy
28	I think there needs to be an HOA meeting before the board drafts any amendments to the current governing docs. I believe the members of this community should be made aware that there may be additional motives for certain members of the HOA board to get a STR rental change made to the declarations. This has become a personal issue of a select few, and doesn't look at the greater good of the Keystone Ranch Community. I understand the board is a volunteer position, but I feel the work to discredit STR by the board President is something the community should look at in general. A fair and equitable process would benefit the community well beyond what has currently been presented, which I believe is biased. There is always more to any story, but the misinformation and misleading of homeowners is disappointing, and a failure of the duties of the HOA President. I'd suggest any homeowners think about these motives before giving any proxy votes to anybody (not just the board). Keep in mind, impact to your home value could be great, should permanent changes be made to the HOA declarations.
29	The Board has done a very poor job of presenting any FACTS of why STRs have become an issue for our neighborhood. Present the number and type of documented complaints and issues had, versus opinions and rumors. To change the HOA regulations for a seemingly baseless reason, which would negatively effect all of our property values and investment potential, seems incredibly inappropriate and unprofessional at this time. Far more time, consideration, facts and information should be shared with all owners on this topic before any decisions or discussions take place.
30	We believe that home owners should have the right to do with their investment homes what they want and not be restricted if we want or need to rent short term. For Example: What if we had a health issue or employment issue where we (the homeowner) suddenly needed money to pay these unexpected bills? If we could rent the home short term, then we could save our home instead of lose it while we get through the difficult period. Also, restricted homes are historically lower value than non restrictive homes when or if it becomes time to sell.
31	Thanks for addressing this issue.
32	As I indicated above, I do not support short term renting.
33	I love Keystone. We are treated like family and I love our neighbors and all the golf course staff. Just a great place to get away from the Florida heat.
34	This survey is obviously biased and insulting! How can one trust this board to disseminate the surveys when your all so Biased! Have a great Day, We are not stupid people.
35	Some sensible restriction need to be put in place
36	People come "here" from "there" expecting what was "there" to be "here".
37	We have one group of friends that use our house a couple of times a year. They are respectful of neighbors and the house. I'm not sure you could tell if they are renters or friends. I also don't like the idea of neighbors spying on neighbors. It sets up an unhealthy dynamic in the community.
38	The neighborhood is residential, not commercial and should not be run as a hotel or condo. Yet, use by friends and family is acceptable. The tough part is policing whatever the rules may be and therefore the cleanest way to deal with it is to prohibit. Severe fines must be imposed for violations on a per diem basis.
39	We are family neighborhood and want to keep it that way

40	Well now that I am familiar with the abbreviation STR I've become familiar with the arrogance of those who feel they should control their neighbors rights and it comes with a cost. I hope my dues don't go up to pay the cost of controlling my right to rent my home for 1,000\$ a night and or policing the restrictions placed on homeowners. Does the HOA not see the resistance to any unnecessary restrictions will be costly and who is going to pay that bill.	
41	John Pringle is a liar and a disgrace. We should never follow his lead in anything	
42	Any restriction on best use of property or restrictions on usage of property will de-value the property and make it more difficult to sell. I suspect many of the home is KSR were specifically purchased as investment property. The homes in KSR are located near a golf course, National Forest trails and a ski resort. KSR is a resort community. It was originally designed and developed as such and should continue as such. (Keystone Resort partners in our road maintenance so it is difficult to argue otherwise). Anyone who purchases a home in KSR should understand that many of the owners have purchased their property as an investment property. First best use and prior usage dictate that KSR remain unrestricted regarding rental opportunities.	
43	I will say that some of these questions are hard to answer with a blanket yes or no. I do strongly believe that there should be limits on short-term rentals, but I am curious about how this will be enforced. Rules are easy to write, but enforcing them is another matter altogether and I could see that getting very tricky and/or contentious.	
44	Totally against it, nothing else to say.	
45	If I wanted to live in a short term rental neighborhood I would have stayed in Ski Tip Ranch. There are plenty of opportunities to own, enjoy and rent short term your home/ condo in Keystone. Preserving a single family low density neighborhood is an asset for the greater Keystone community.	
46	Please limit or eliminate short term rentals in Keystone Ranch!	