

Park Glen Neighborhood Association

Minutes of April 19, 2022, Board Meeting

APPROVED
BY BOARD
OF
DIRECTORS
ON
5/17/22

Location:

In-person: Office of Neighborhood Management, 5421 Basswood Blvd, Suite 710

Online: <https://global.gotomeeting.com/join/955310189> with Access Code: 955-310-189 or (571) 317-3122

Call to Order:

Susan Kenney started the meeting at 7:03 p.m.; quorum was met, and the meeting was called to order. The following Board Members were present: Susan Kenney, Tom Kaul, Ralph Robb, Beth Rutkoski, Scott Roloff, Leslie Graham, and Paul Grove (arrived at 7:10 p.m.).

- Susan introduced Barry Cram, City of Fort Worth Community Engagement Liaison, and Code Enforcement Officer Scott Castillo. Barry Cram informed everyone about the upcoming election for our District 4 City council person as well as for proposed bond package and Charter amendments on the ballot. Barry stated you could go to FortWorthTexas.gov and at the very top of the home page, see the proposed bond package Charter amendments. Code Enforcement Officer Scott Castillo explained that he handled our area and offered anyone to ask any questions.

Announcement of Board Actions since the March 15, 2022, Board Meeting:

- On March 24, 2022, **Susan Kenney made a motion to increase the budget for the 2022 Eggstravaganza & Spring Festival Event from \$4,000 to \$4,300 to allow for a blue grass band to perform at the Event.** Beth Rutkoski seconded the motion. Voting yes were Susan Kenney, Beth Rutkoski, Tom Kaul, Leslie Graham, Ralph Robb, Scott Roloff, and Paul Grove. None opposed. **Motion passed unanimously.**

Consideration of March 15, 2022, Board Meeting Minutes:

- **Beth Rutkoski made a motion to accept the board meeting minutes for March 15, 2021.** Leslie Graham seconded the motion. None opposed. **Motion passed unanimously.**

Board Members Report & Comments:

- Susan Kenney - President
 - Redistricting Map Update (posted on home page of ParkGlen.org)
 - Update from PID6 Meeting held on Thursday, March 31, 2022 - Leslie Graham reported
 - Next PID6 Board Meeting is Thursday, April 28, 2022, their meetings are in-person at FirstService Residential, Suite 210, 9800 Hillwood Parkway, Fort Worth, TX, 76177, and online see PID6.org for more information.

Community Manager's Report - Christina Fountain from NMI reported on the following:

- Neighborhood Updates/Status Report - see attached Management Report
- Monthly Financial Reports for March 2022 - see attached Financial Report

Treasurer's Report - Paul Grove reported on the following:

- Eggstravaganza & Spring Festival Event Report - see attached report

Events & Activities Report - Susan Kenney reported on the following:

- Eggstravaganza & Spring Festival Event Report - Susan Kenney reported that there were approx. 1,000 kids or more for the egg scramble, and at least 3,000 at the event.
- Free PGNA Shredding Event, Saturday, April 23, 2022, 9-11 a.m. Location: Park Glen Elementary, in parking lot along Black Hills Ln.) - Susan Kenney reported
- PGNA Scholarship Program - Information and application are on ParkGlen.org. Applications will be accepted between May 1-June 1st. - Susan Kenney reported
- 2022 Yard of the Month - The dates for the 2022 for Yard of the Month judging are as follows: May 7-10, June 4-7, July 2-5, and August 6-9 - Susan Kenney reported

Business & Motions:

- Turkey Trot and Race Timing Company Contract - **Susan Kenney made a motion to conduct the annual Turkey Trot Event on Thanksgiving Day Thursday, November 24, 2022, with costs before revenue of \$12,500 or less and the expectation that it will make a profit, and to approve the contract with the Chip2Chip Race Timing Company.** Paul Grove seconded the motion. None opposed. **Motion passed unanimously.**
- 2022 Yard of the Month - **Susan made a motion to approve the Yard of the Month Program for 2022 (May, June, July, August) and to appoint Beth Rutkoski as the Coordinator of Yard of the Month.** Beth Rutkoski seconded the motion. None opposed. **Motion passed unanimously.**
- PGNA Scholarship Program Selection Committee - **Susan Kenney made a motion to appoint Frederic Lopez, Jeanne Rankin, Ketra Robinson, Claudia Quintero to the 2022 Scholarship Program Selection Committee.** Tom Kaul seconded the motion. None opposed. **Motion passed unanimously.**
- Independence Day Parade (July 2, 2022) - **Susan Kenney made a motion to allocate up to \$1,500 for a Park Glen Independence Day Parade and to provide two bounce house/inflatables for the PID6 Independent Day Celebration on July 2, 2022, if requested by PID6.** Ralph Robb seconded the motion. None opposed. **Motion passed unanimously.**
- PGNA Website - **Susan Kenney made a motion to approve a budget not to exceed \$2,600 to have web.com build a new Park Glen website so that it has an SSL (Security Certificate) and is an updated website.** Ralph Robb seconded the motion. None opposed. **Motion passed unanimously.**
- Sidewalk Project #3 - Is projected to be finished on Friday, April 22, 2022.
- Airbnb City Regulation - **Susan Kenney made a motion stating that the Park Glen Neighborhood Association is strongly against short-term rentals in single family units.** Scott Roloff seconded the motion. None opposed. **Motion passed unanimously.**
- Susan reported that a Soccer Complex is proposed for northeast corner of Basswood & I-35 intersection. It is proposed to be a joint venture between the City of Fort Worth and Keller ISD.

Member Comments:

- A resident stated concerns about crime in the neighborhood, including illegal drug activity near her home.
- Homeless and Panhandling Community Forum, Wednesday, April 20, 2022, at 6 p.m. at Heritage Church of Christ on Heritage Trace Parkway - stated by a resident
- Ralph Robb stated Code Blue needs more volunteers to help drive through the neighborhood.

Adjourn:

- Meeting adjourned at 9:15 p.m.
- Next Board Meeting is Tuesday, May 17, 2022, at 7:00 p.m. in-person at the Alliance United Methodist Church Gym (enter in the back of the building), 7904 Park Vista Blvd and online via GoToMeetings, see [ParkGlen.org](https://www.parkglen.org) for login information.

Park Glen Neighborhood Association

Management Report March 11, 2022 to April 14, 2022

Administrative

Homeowner Contact:

- 3 resale certificate inquiries and/or mortgage questionnaires.
- 15 regarding violations (this includes violations on their own properties or neighbors)
- 2 conversations regarding streets/street parking.
- 12 inquiries on balances, statement requests for new assessment, credit refunds and ledger requests for refinancing.
- 7 requesting contact change information (or adding of email/phone numbers)
- 3 conversations regarding Property Modifications requirements/information.
- 3 questions regarding sidewalks.
- Management sent several email blasts on behalf of the board.
- Management followed up with several vendors to obtain necessary items to get payments for Spring Event.
- Management attended last Board meeting, set up projector, screen and supplied board meeting packets for board members and any homeowners that might want to join (no homeowners were present in person).

Our office hours are Monday through Thursday 8:30 to 5:00. 8:30 to 3:00 on Fridays. There is a drop box outside the office for after hours. Office address is 5421 Basswood Blvd, Fort Worth 76137 (2 doors down from Premier Eye).

Change of Ownership

20 Properties had ownership changes processed from March 11, 2022 through April 14, 2022.

Homeowner Emails on File

Currently we have 2,342 up from 2,320 emails on file for homeowners last month.

Park Glen Neighborhood Association

Management Report March 11, 2022 to April 14, 2022

ACC Applications from 3.11.2022 through 4.14.2022

18 ACC applications have been received from owners since 3-11-2022

14 applications were approved for:

- Driveways and Sidewalks
- Exterior Painting
- Fence
- Front Door replacement
- Gazebo Installation
- Gutter Installation
- Roof Replacement
- Shed Replacement
- Solar Panel Installation
- Tree Removal

- 4 applications are pending

Violation Summary Report 3/11/2022 through 4/14/2022

Courtesy Notice - 274

Architectural - **1**
Basketball Goal - **5**
Boat - **1**
Driveway/Sidewalk - **12**
Exterior Maintenance - **8**
Fence - **22**
Garbage Cans - **89**
Holiday Décor - **18**
Landscaping - **59**

Park Glen Neighborhood Association

Management Report March 11, 2022 to April 14, 2022

Maintenance - **2**

Parking - **14**

Courtesy Notices Continued

Signage - **1**

Tree Requirements - **1**

Unightly Items - **40**

Monitor – 17

Basketball goal - **3**

Exterior Maintenance Paint/Stain - **1**

Fence - **2**

Holiday Décor - **1**

Landscaping - **7**

Parking - **1**

Play Equipment - **1**

Recreational/Commercial Vehicle - **3**

Signage - **1**

Unightly Items - **2**

Warning Notice 63

Architectural - **2**

Basketball Goal - **6**

Boat - **1**

Exterior Pant and/or Stain - **3**

Fence - **8**

Garbage Cans - **8**

Holiday Décor - **6**

Landscaping - **5**

Parking - **1**

Play Equipment - **1**

Recreational/Commercial Vehicle - **3**

Signage - **1**

Stored/Inoperable Vehicle(s) - **1**

Park Glen Neighborhood Association

Management Report March 11, 2022 to April 14, 2022

Tree Requirements - **8**

Unightly Items – **4**

209 Notice (not certified) * 7

Boat – **1**

Exterior Maintenance – **2**

Fence – **2**

Landscaping - **1**

Recreational/Commercial Vehicle - **1**

209 Notice (CERTIFIED) - 1

Basketball Goal – **1**

Total:

362 Open and Monitored Violations.

130 Violations were closed

**** 3 Different issues sent to Neighborhood Police Officer Simpson**

Accounting

Please refer to attached reports for Balance Sheets and Budget Comparison Summary for March 2022.

Legal (As of 4/13/2022)

Park Glen Neighborhood Association

Management Report March 11, 2022 to April 14, 2022

- 1 Combo – Collections/Deed Restrictions/Pre-Litigation – On a payment plan
- 1 Judicial Foreclosure
- 5 Collection Pre-Litigation
- 4 Active Post Judgments (2 active payment plans)
- 1 Bankruptcy

12 accounts currently with the Attorney

Respectfully Submitted,
Christina M. Fountain, FL CAM
Senior Community Association Manager
Neighborhood Management, Inc.

Park Glen Neighborhood Association, Inc.

Balance Sheet as of 3/31/2022

Asset	Operating	Reserve	Total
Current Assets			
1000 - CAB Operating Checking	\$17,966.63		\$17,966.63
1001 - CIT Operating Money Mkt *9421	\$75,024.74		\$75,024.74
1020 - PPB Operating Account *1794	\$175,664.18		\$175,664.18
1102 - AAB ICS Reserve MM *4845		\$106,640.90	\$106,640.90
1103 - CIT Reserve Money Mkt *4542		\$71,682.61	\$71,682.61
1120 - PPB Reserve Money Mkt *1785		\$10,147.37	\$10,147.37
1200 - CDARS Reserve CD *4684 52 weeks 08/25/22		\$129,040.35	\$129,040.35
1201 - CDARS Reserve CD *4471 52 weeks 08/25/22		\$129,040.35	\$129,040.35
1600 - Accounts Receivable	\$65,354.93		\$65,354.93
1605 - Allowance for Doubtful Accts	(\$8,713.32)		(\$8,713.32)
Total Current Assets	\$325,297.16	\$446,551.58	\$771,848.74
Total Asset	\$325,297.16	\$446,551.58	\$771,848.74
Liability / Equity			
Current Liabilities			
2003 - Due to Mgmt. Co.--Trf Fees	\$500.00		\$500.00
2050 - Prepaid Owners Assessments	\$12,574.32		\$12,574.32
2003-99 - Due to Mgmt Co.--Collect Ltr/Pmt Plans/Admin	\$6,470.00		\$6,470.00
Total Current Liabilities	\$19,544.32		\$19,544.32
Equity			
3500 - Fund Balance Retained	\$144,368.73	\$590,806.29	\$735,175.02
3550 - Current Year Gain / Loss	\$161,927.20	(\$144,202.94)	\$17,724.26
3600 - Prior Year Adjustments	(\$543.09)	(\$51.77)	(\$594.86)
Total Equity	\$305,752.84	\$446,551.58	\$752,304.42
Total Liability / Equity	\$325,297.16	\$446,551.58	\$771,848.74

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 3/1/2022 - 3/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4100 - Assessments	-	-	-	218,922.00	218,922.00	-	218,922.00
4500 - Interest Income	11.55	-	11.55	60.91	-	60.91	-
4550 - Interest on Assessments (Delinquent)	114.35	125.00	(10.65)	1,873.97	750.00	1,123.97	1,500.00
4603 - Social Event Income	-	1,250.00	(1,250.00)	14,693.80	7,500.00	7,193.80	15,000.00
Total Income	125.90	1,375.00	(1,249.10)	235,550.68	227,172.00	8,378.68	235,422.00
Total Income	125.90	1,375.00	(1,249.10)	235,550.68	227,172.00	8,378.68	235,422.00

Operating Expense

General and Administrative Expenses							
5104 - Administrative	29.71	316.67	286.96	5,207.66	1,900.02	(3,307.64)	3,800.00
5105 - Postage	1,495.70	250.00	(1,245.70)	4,389.12	1,500.00	(2,889.12)	3,000.00
5107 - Social Committee/Community Events	3,876.70	-	(3,876.70)	15,317.16	19,000.00	3,682.84	24,500.00
5107-02 - Community Programs	-	-	-	1,021.13	1,300.00	278.87	1,800.00
5112 - Committee Expense	-	-	-	300.00	-	(300.00)	500.00
5113 - Professional Management	6,942.00	6,942.00	-	41,652.00	41,652.00	-	83,304.00
5114 - Storage	235.00	210.00	(25.00)	1,455.00	1,260.00	(195.00)	2,550.00
5115 - Website/Portal	-	20.00	20.00	-	120.00	120.00	240.00
5116 - Association Meetings	-	20.00	20.00	216.49	120.00	(96.49)	240.00
5117 - Licenses, Permits & Fees	-	120.00	120.00	-	320.00	320.00	320.00
5118 - Hospitality	-	125.00	125.00	-	750.00	750.00	1,500.00
5120 - Copies	-	-	-	-	-	-	2,200.00
5176 - Legal Fees	442.50	400.00	(42.50)	709.50	2,400.00	1,690.50	4,800.00
5180 - Other Professional	-	-	-	-	3,400.00	3,400.00	6,800.00
5181 - Audit & Accounting	140.00	-	(140.00)	565.00	700.00	135.00	700.00
5184 - Scholarships/Charity	-	-	-	-	-	-	16,000.00
Total General and Administrative Expenses	13,161.61	8,403.67	(4,757.94)	70,833.06	74,422.02	3,588.96	152,254.00

Taxes							
5202 - Corporate Income Tax	-	3,000.00	3,000.00	2,201.00	3,000.00	799.00	3,000.00
Total Taxes	-	3,000.00	3,000.00	2,201.00	3,000.00	799.00	3,000.00

Insurance							
5250 - Commercial Package Insurance	-	-	-	-	-	-	10,000.00
5251 - Directors' & Officers' Ins.	-	-	-	-	-	-	7,300.00
5252 - Umbrella Policy	-	-	-	-	-	-	1,250.00
Total Insurance	-	-	-	-	-	-	18,550.00

Infrastructure and Maintenance							
5470 - Community Maintenance & Repairs	-	1,250.00	1,250.00	39.42	7,500.00	7,460.58	15,000.00
Total Infrastructure and Maintenance	-	1,250.00	1,250.00	39.42	7,500.00	7,460.58	15,000.00

Landscape							
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Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 3/1/2022 - 3/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5603 - Landscape Improvements	-	-	-	550.00	-	(550.00)	-
Total Landscape	-	-	-	550.00	-	(550.00)	-
Reserves							
6000 - Reserve Contribution	-	3,884.83	3,884.83	-	23,308.98	23,308.98	46,618.00
Total Reserves	-	3,884.83	3,884.83	-	23,308.98	23,308.98	46,618.00
Total Expense	13,161.61	16,538.50	3,376.89	73,623.48	108,231.00	34,607.52	235,422.00
Operating Net Total	(13,035.71)	(15,163.50)	2,127.79	161,927.20	118,941.00	42,986.20	-

Park Glen Neighborhood Association, Inc.

Statement of Revenues and Expenses 3/1/2022 - 3/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4500 - Interest Income	112.32	-	112.32	671.06	-	671.06	-
Total Income	112.32	-	112.32	671.06	-	671.06	-
Total Income	112.32	-	112.32	671.06	-	671.06	-
Reserve Expense							
Infrastructure and Maintenance							
5478 - Sidewalk Repair & Root Mitigation	24,042.00	-	(24,042.00)	144,874.00	-	(144,874.00)	-
Total Infrastructure and Maintenance	24,042.00	-	(24,042.00)	144,874.00	-	(144,874.00)	-
Total Expense	24,042.00	-	(24,042.00)	144,874.00	-	(144,874.00)	-
Reserve Net Total	(23,929.68)	-	(23,929.68)	(144,202.94)	-	(144,202.94)	-
Net Total	(36,965.39)	(15,163.50)	(21,801.89)	17,724.26	118,941.00	(101,216.74)	-

Eggstravaganza & Spring Festival		2022	
		Date:	4/2/2022
Coordinator:		Chelsey Masters	
Kids (approx. 1,000):	<i>Plus at least 1,000 adults</i>	2,000	
Exhibitors:		28	
Fee:	<i>Per exhibitor</i>	\$50	
Total revenue:		\$1,400	
Expenses			
Permit:	City of Fort Worth	\$	165.00
Bounce Houses and Generator:	Let's Jump	\$	1,186.70
Face Painting:	Janie Baze	\$	420.00
Balloon Animal Maker:	Janie Baze	\$	420.00
Band:	Buttermilk Junction Blue grass band	\$	600.00
Candy for Eggs:	Sam's Club - 26 bags of candy ... Skittles, Starburst, etc.	\$	441.31
Supplies:	Storage bin for eggs, set of 20 cones to designate circle.	\$	22.71
Off-Duty Police Officer:	Officer Simpson	\$	200.00
Petting zoo:	Westland Ranch	\$	1,650.00
	Total expenses:	\$	5,213.67
Summary			
Net Expense:	Total expenses minus exhibitors fees	\$	3,813.67
Budget:	Approved by Board	\$	4,300.00
Under / (Over)	Budget minus net expense	\$	486.33
Exhibitors			
	All Things Little Victoria Gore	\$	50.00
	Made by Knight Shalon Knight	\$	50.00
	Vespa's 7 Spice Mix Alise Ralston	\$	50.00
	Barkin Market Co Stacy Ishcomer	\$	50.00

	Camilla Harris State Farm Monica Calton	\$	50.00		
	Beautiful Blessings Jewelry & Accessories Antonette Zendejas	\$	50.00		
	Dana's Cobbler Creations Dana Hammack	\$	50.00		
	Scentsy Bethany Babin	\$	50.00		
	Copeland Floors Ronnie Copeland	\$	50.00		
	Lucky Lizard Studio Melissa Medici	\$	50.00		
	Simply Noticed by JST Judi Sele	\$	50.00		
	Tastefully Simple Morgan Duncan	\$	50.00		
	Sassy Cassie sweets Cassie Lewis	\$	50.00		
	Cheeky Chic Boutique Rachel Riviello	\$	50.00		
	Premium Insurance Consultants Taylor Rush	\$	50.00		
	Erica Cantu L'BRI Pure n' Natural Erica Cantu	\$	50.00		
	h2oRx Sprinkler Repair Kyle Jensen	\$	50.00		
	Mary Kay Consultant Amy Brines	\$	50.00		
	Q Sciences Lori Matheny	\$	50.00		
	Tara Wilson for Fort Worth City Council District 4 Tara Wilson	\$	50.00		
	Anejo Taqueria Angie Marioni	\$	50.00		

	Childcare Network Velvet Pouncil	\$	50.00		
	Anna's Creations Anna Britton	\$	50.00		
	Premier Martial Arts Cale Bearden	\$	50.00		
	Adv Medical of North Texas Spencer Shanley	\$	50.00		
	My Guy Automotive Services Robert Segovia	\$	50.00		
	The Singing Sparrow Home Boutique Kerri Kirk	\$	50.00		
	Outlaw FitCamp Jody Roach	\$	50.00		
		\$	-		
	Totals:		28	\$	1,400.00
Cancellations and refunds issued to:	Bake Me Away	\$	50.00		
	Nellie Rose Designs	\$	50.00		

Neighborhoods of East Fort Worth Alliance

Associations of Bentley Village/Waterchase, Brentwood-Oak Hills, Central Meadowbrook, Chimney Wood, Cookes Meadow, Eastern Hills, Far East, Garden of Eden, Handley, Hollow Hills, Riverbend, Ryanwood, West Meadowbrook, White Lake Hills, and Woodhaven.

Position Paper: Short-term Rentals “Homes not Houses”

March 23, 2022

Online short-term rental services like Airbnb, VRBO, and others are now a major segment of the travel industry. As a mature business, the short-term rental space needs to be properly regulated to protect single family neighborhoods from the impact of a commercial business. As examples of what can happen, in recent weeks, the City of Fort Worth has been the site of a shooting at an illegal short-term rental property. In Orlando, Florida, military cadets on spring break overdosed on fentanyl and had to be rescued, creating a chaotic scene in an otherwise peaceful neighborhood. No operator can predict with certainty what might occur at a short-term rental property, and the potential to create adversarial relationships within neighborhoods is high.

Cities across the nation have been adversely affected by poorly designed policy or lack of regulation (e.g., New Orleans, Nashville, and Dallas). Many have belatedly established boundaries for short-term rentals and developed strong regulatory policy after outcries from beleaguered neighborhoods. In Dallas, neighborhoods beseeched the city council to protect them from an invasion of investor-owned short term rental properties. Visitors created so many traffic, noise, and trespassing issues, life had become unbearable. In Arlington, Texas, the city council devised a court-tested zoning policy that allowed investor-owned properties and homeowners to co-exist after a tense standoff.

The Fort Worth City Council exists to respond to and protect the citizens who elected them. Citizens also must understand the need to adjust to changing economic paradigms. Our alliance understands that short term rentals can be part of the fabric of a growing community and add value to the Fort Worth experience. Tolerance of short-term rentals, based on informal surveys of members of our association, varies widely. A middle ground is possible, but the proliferation of illegal short-term rentals must stop—for the protection of residents and the city itself.

In crafting a solution, the city must:

- Prioritize the protection of single-family neighborhoods as a key foundation of life in Fort Worth.
- Understand that existing short-term rentals operate illegally, some knowingly, and therefore do not have equal standing with homeowners.

- Adopt licensing and regulatory mechanisms that allow short-term rentals to exist but do not infringe on single family neighborhoods.
- Insist that the short-term rental industry have skin in the game when they promote properties they do not own or supervise. Deposits or escrow accounts should be required to operate in Fort Worth.
- Create a zoning scheme that encourages growth but protects homeowners' interests.

It is important for the public to understand that:

- What started as an online marketplace for owner-occupied properties has morphed into a worldwide enterprise. These multibillion-dollar corporations have no investment in Fort Worth (and no accountability). In Dallas, homeowners established that the average short-term rental operator has five to seven homes and lives outside the state. By allowing short-term rentals to spread throughout the city, Fort Worth will lose control over enforcement and experience a decline in neighborhood cohesiveness—two areas the city has worked hard to foster in recent years.
- Short-term rentals in single family neighborhoods are often offered for a higher occupancy than would be the case for a typical family. In Arlington, a short-term rental located in a residential neighborhood was so disruptive that nearby homeowners were in constant tension with renters creating police complaints and negative publicity. Even well-managed properties intrude on the solitude of neighborhoods by introducing unknown parties into the equation of life.
- Investors competing with entry level buyers for homes is a contributing factor in housing unaffordability and exacerbates the “missing middle” in the housing spectrum. If Fort Worth is serious about addressing this issue, it cannot ignore the disproportionate impact on marginalized neighborhoods where many investors purchase investment properties.

It is also important to recognize that:

- The short-term rental industry owns no assets. They are simply the conduit to connect available lodging to interested travelers and others.
- The industry's business model is built on property owners breaking the law where prohibitions on short-term rentals exist (which has been the case in most cities of any size for a long time). While there is language in their long legal disclaimer that requires property owners to agree that they will follow local ordinances, there are no teeth in that requirement—and nothing compelling the online marketplace to change its mode of operation.
- While hotel and motel operators are equipped to manage situations ranging from trashed rooms, unruly behavior affecting others, or criminal activity up to and including rape and homicide, investors do not have any experience with handling criminal activity. Property owners who offer short-term rentals are operating a business, albeit a small one *in some cases*. As such, there are different rules that should apply—related to the owner's

responsibility for the integrity and safety of the neighborhood and requirement to contribute appropriately to the city's tax base—because of the additional regulatory burden and out of fairness to the lodging industry that is required to play by different rules.

- Homeowners have a right to expect that the homes in their neighborhood are owned or rented by neighbors who will be partners in improving life in their community. They should not fear that any house going up for sale could end up filled with a rotating cast of characters with no sense of ownership or respect for the property they occupy for just a few days.

The Neighborhoods of East Fort Worth Alliance's position on short-term rentals is:

- Short term rentals should operate only in specific zones near entertainment venues or tourist destinations
- All short-term rentals should be licensed/registered if they are:
 - Property owners renting an entire home.
 - Property owners who do not live within a mile of their property.
 - Any property owner that is a corporation or other business entity.
 - Property owners renting their property more than 30 days per year.
- The licensing requirements should include:
 - Full name, address, phone, and email of a responsible party.
 - Proof of property insurance, noting disclosure to the insurance company that the home is used for short-term rentals.
 - A calculated number of occupants based on square footage and/or number of bedrooms.
 - Photographs showing the principal exterior view of the property.
 - A site plan with an appropriate number of off-street parking spaces shown.
 - A statement to the applicant indicating that all property owners within "X" radius will be notified of the licensing and given "X" days to register opposition. If opposition response is under 20% of the property owners, the license can be issued. If greater, a hearing will need to be held (or the license denied).
 - A statement (requiring a signature) that short-term rentals historically are more likely to result in property damage or criminal activity, both on the licensee's property and on neighboring properties, and that the licensee acknowledges this additional liability.
- Licensing costs need to be reasonable enough to discourage scofflaws but should be large enough to cover the cost of licensing and administering this process.
- Short-term rentals should be required to pay hotel occupancy taxes or something similar.
- A periodic inspection should be required. An inspection could also be triggered by a complaint. This could be included in the statement mailed to neighboring property owners.

- Complaints should be regarded as measures of ability to operate, just like health inspections in restaurants. There should be a simple, easily understood method for the public to file a complaint, and continued operation should be contingent on a lack of complaints or maintenance.

Conclusion:

The Neighborhoods of East Fort Worth Alliance recommends that the City of Fort Worth follow the lead of other cities dealing with this issue and establish zones near entertainment venues or in neighborhoods that are of interest to tourists. Zones have already developed organically around Downtown, Dickies Arena, the Fairmount Historic District, the Stockyards, and the Cultural District. Random operation of short-term rentals should not be allowed in the average single-family neighborhood. Such a zoning policy allows short term rentals and homeowners to co-exist without intruding on each other's rights. Homeowners in short term rental zones will then know the rules and understand that they will be sharing space with investor-owned properties offering short term rentals. In many cases, unauthorized short-term rentals may already exist in these zones. This policy path is best for the protection of residents, city government and the long-term health of the community. Investors who are operating illegally under the current ordinance but are not located in zones have the option to sell or return to long-term rentals.

Priority must be given to the safety and security of those who have invested long-term in a home where they are responsible to their neighbors and community. A home is often the largest investment any resident makes and is purchased with the understanding commercial enterprises will not operate next door. To violate that trust would be detrimental to the city, neighborhoods, and citizens of Fort Worth.

Sources:

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<https://files.hudexchange.info/resources/documents/WhenInvestorsBuyUpTheNeighborhood.pdf>

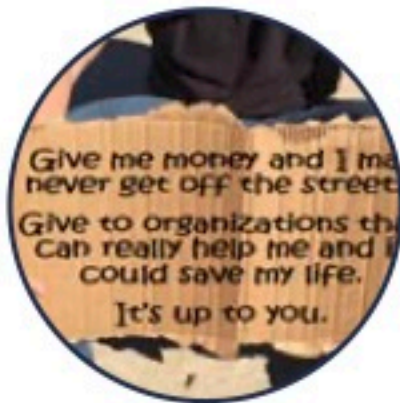
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Homeless and Panhandling



Hear about programs and initiatives of the City of Fort Worth. Learn to report problems with homelessness and panhandling.
Hear how you can help.

Attend a public meeting to learn more about these topics.



**Wednesday, April 20
6:00 p.m.**

**Heritage Church of Christ
4201 Heritage Trace Pkwy**

Q&A will be available

Hosted by Fort Worth Code Compliance, HOPE Team and Litter Abatement