

FROM:

Kathy Hubbell, Owner

Chickadee Cottage at 181 Reeves Circle, Yachats

Property Managers: Perri and Joe Wilson, Sweetland Vacation Rentals

2905 SW Redfern Pl.

Gresham, OR 97080

PH: 503-669-8100

TO:

Ronald Brean - Mayor

Greg Scott - Council President

Sandra Dunn

Burgundy Featherkile

David Rieseck

RE: City Council consideration of transient rental properties in Yachats

Aug. 11, 2001

Dear Mayor Brean, Council President Scott, and Members Dunn, Featherkile and Rieseck,

During the past several months when I have been at my cottage in Yachats, I've heard continuous reports about the movement afoot to stop all rentals of vacation properties because of complaints about some of the properties. I have owned the Chickadee Cottage for 5-1/2 years, and to my knowledge, there has never been a complaint about anyone staying here, either before or after I took ownership of the cottage; it has been a transient rental since about 1993 as far as I know.

The house next to us, the Sea Star – which has a hot tub in front of the house – is one that I have complained about myself if renters there are having a loud hot tub party into the wee hours of the morning. That property is managed by a different company than the management firm that I have.

My firm conclusion based on the experience with these two houses is that it isn't the fact that either of them is rented out to vacationers that is the problem; the problem lies squarely with property managers (who may be the homeowners) who do not properly screen renters and apparently do not fully explain the rules of the property to the renters that they do serve. The fact that I have never had any renter cause a problem is due to the excellence of Perri and Joe Wilson as property managers (and before them, Marilyn Hinman), who take great care in selecting guests for the Chickadee Cottage, and great care in leaving proper instructions for them once they are here. The hot tub next door isn't the sole difference in how the renters at the Sea Star behave; there is a huge difference in whether or not those renters have been screened and whether or not they have been instructed that this is a residential neighborhood, not a party neighborhood.

I would respectfully suggest that rather than ban all transient rentals because of the actions of a few – thus costing the City of Yachats a substantial amount of bed tax revenue – that property managers themselves be screened and monitored if the homes they manage receive complaints. I can't speak for other homeowners, but if I cannot rent out my Chickadee Cottage and recoup some revenue so that I can pay for the utilities and general upkeep of the property, I would probably have to sell it; and with market values being what they are today, that would mean the property taxes for the city would also be reduced.

Please look at where the problem really lies – in the screening of visitors who rent these properties.

Thank you,



Kathryn D. Hubbell - Owner, Chickadee Cottage

