

Pedernales Bend/Laguna Vista Short Term Rental Issues

“The main problem with short term rentals is you have renters that don’t have a long-term interest in the community. If renters – even unknowingly – break the rules, by the time a resident or Board member communicates with the rental owner that rules aren’t being followed, the guests are long gone and there’s a new guest in there, and the cycle continues.”

The main issues are safety, noise, traffic and trash.

What can neighborhoods do? There are options. You can protect and preserve your neighborhood by making some changes:

- Long term rentals only
- Short term rentals in only houses where they owner lives
- Tax short term rentals
- Fines
- Etc.

1213 Lakeshore is a short-term rental in our neighborhood owned by JFJ Orange Corporation (Principals on Record: Frank Shuman, Jaclyn Shuman and Jason Shuman)

In the past year there have been:

- Over 20 texts complaining to the corporation that owns it
- 10+ formal complaints to Airbnb and VRBO
- Police called multiple times
- Last incident was April 2021

The following slides are examples of only a few of the issues with the short-term rental at 1213 Lakeshore Dr.

Trash

Trashcans stay at the street because no one lives here to take them back and forth. Renters check in and out multiple times a week. Trash sits for days and will pile up and or blow all over the yards.

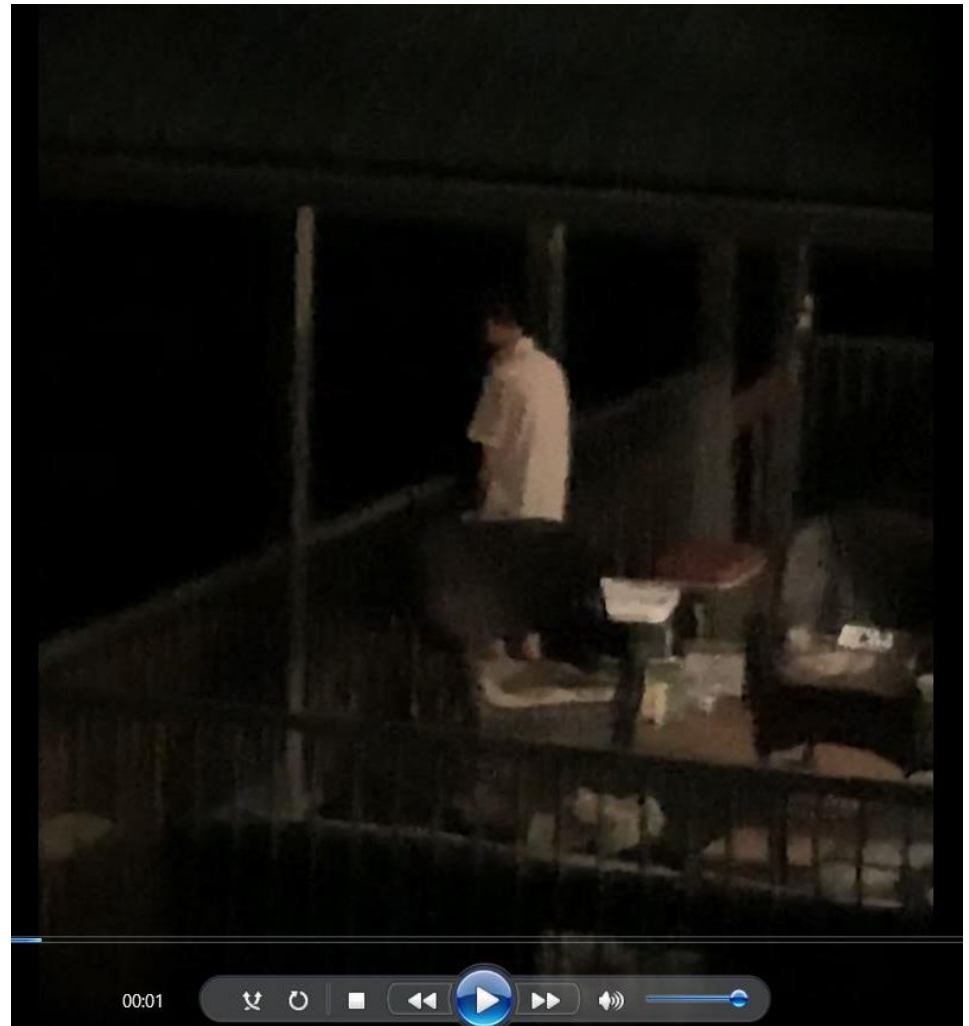
Left picture: Short term renter (black car) drove through the neighbor's yard, so they didn't have to move vehicles.



Offensive and Rude Behavior

Drunk urinating off balcony right next to residents. Loud music and yelling shaking neighbors windows all night.

Resident sent text to the corporation who owns the rental. The corporation replied, "Call cops if they get too loud."



Safety

Police called out due to loud offensive drunk short-term renters. Renters were on the balcony drinking since 10:00 AM. Renters were also at the dock screaming and yelling throughout the afternoon.



Noise, Trash, Safety & Offensive Language

20+ drunks at dock. Loud music and offensive language. Trash in the water and on the riverbanks.

Sent text to corporation that owns the house. Corporation replied, "It is a lake house, and they are enjoying themselves. If they are breaking any laws let me know."



Safety & Trash

Cars parked all over the street. Drunks coming and going at all hours of the night and driving intoxicated through the neighborhood. Trash was everywhere.



Safety

3/5/21 -Drunk short-term renters yelled at neighbors and tried to damage their property. The renters went to the resident's house next door at 10:18pm drunk with drinks in hand to tell them "We paid to have a bachelor party."



Year-round
renters. Rented
almost every
weekend and a
lot of weekdays

Inexpensive to rent
(~\$47 per person)

Cheap and short-term
rentals attracts
potential issues

airbnb.com

×

Clear dates

Select check-in date

Add your travel dates for exact pricing

Su Mo Tu We Th Fr Sa

25 26 27 28 29 30

May 2021

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

June 2021

\$427 / night

Save

2:29

airbnb.com

×

Clear dates

Select check-in date

Add your travel dates for exact pricing

Su Mo Tu We Th Fr Sa

June 2021

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

July 2021

1 2 3

\$427 / night

Save

Dallas homeowners want city hall to ban short-term rentals



Short-term rental issues invade suburban neighbourhoods

By Tess Kallinowski Real Estate Reporter
Sun., Oct. 20, 2019 · 7 mins. read
Article was updated Oct. 21, 2019



A sign near Lower Greenville calls for a ban on short-term rentals. The city is looking at adopting more robust for properties rented through services like Airbnb and Vrbo. Photo by Alex Macdon

LOCAL NEWS

Will the City Finally Crash Dallas' Short-Term Rental Party?

Short-Term Rentals are having negative impacts in neighborhoods across the country. What will our neighborhood look like in 1, 2, 3 or 5 years?

Welcome to Hell

I begrudgingly became an armchair expert on vacation rentals when six years ago I found myself living three feet away from the Disneyland Hotel. No, not the real one, but a revolving door of yahoos and yo-yos in la-la-land none-the-less, including weeklong multi-level marketing seminars and ancestry.com-like family reunions, epic bachelor and legendary grad parties, weekend crack houses and afternoon porn shoots, all-night penny arcades with high volt video games and decibel numbing bombs coming from 3D surround-sound big screen TVs. Tormented

How Airbnb is pushing locals out of New Orleans' coolest neighborhoods

by JENNY FRECK and CHARLES PALMISTO
SEPTEMBER 10, 2019



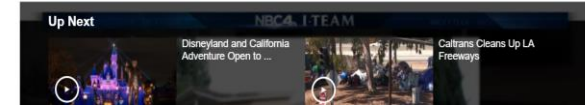
ABOUT THE LENS

The Lens aims to engage and empower the residents of New Orleans and the Gulf Coast. 400

Short-Term Rentals Turn Into Nightmares Next Door

An NBC4 I-Team investigation found examples across Los Angeles of what appears to be Airbnb hosts turning apartments and homes into neighborhood hotels

By Joel Grover, Matthew Glasser and Cole Sullivan • Published March 1, 2017 • Updated on March 2, 2017 at 8:31 am



Enforcement still hasn't stopped illegal rental!

I have lived next to a short term rental for 3 years. My house was nearly broken into by an out of control party guest. The police are here every couple months, The pot, the music, the ubers, the parties are constant. It is not the owner's primary residence. He has never lived there and has an apartment a few miles away. The only time he is there is if he wants to show off to his friends and have a party! I thought this would stop with the new ordinance but no. He was

Half Moon Bay Review

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Short-term rentals destroy economy, neighborhood

October 2017 6

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f t i s

The increase in popularity of the Coastside as a destination for tourists required providing enough places for lodging. We accomplished that with more than 27 hotels, inns, motels and bed-and-breakfasts. These places are operated in commercially zoned areas. They provide income for more

Make her
Mother's Day
special.