From:	Liz Ryen
To:	CD STRComment
Subject:	Fwd: My experience with overnight rentals
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I live in the middle of the woods on 20 remote acres in the Icicle Valley with no cell phone service and snowmobile access only in the winters. I have felt so fortunate to have this opportunity and I reveled in the peace, quiet, and privacy that my home allowed me to have.

A couple years ago, the adjoining property started offering illegal nightly rentals and my life drastically changed.

To make sure I was not overstepping my boundaries, I had my property surveyed ($5,000). I put up signs delineating the boundary so nightly renters would stop walking all over my property. These signs and the survey markers were ripped out and thrown into the woods. I put up game cameras (2x $150) to document the destruction of my property. I filed for a court ordered no trespassing suit against my neighbor ($95). I had specific signs made stating that renters are not allowed to pass the boundary onto my property ($150) since the generic signs were being ignored. I had the property line re-surveyed ($1000) since the original markers had been removed by my neighbor. We installed a 2nd gate ($1500) to prevent renters from driving up to our house. Now I have to get out of my car to unlock and lock two separate gates everytime I go to work. I spoke with police only to find that there was nothing they could do about the destruction of my property or the overnight renters walking, skiing, and sledding in my yard other than ask them to leave. I spoke with a lawyer ($1600) to see what my options were and the only available option seemed to be a drawn out court battle creating even more animosity between me and my neighbor.

I have an outdoor shower and had to build a screen to protect my privacy. I have chickens, and I had to increase the security of their coop because dogs from the renters repeatedly came onto my property and harassed my flock. I was unable to leave my dogs at home when I left because they became agitated and destructive when renter's dogs showed up on my front porch. I had to erect a fence along the property line.

My neighbor did not live on his property, instead he lived unaffected in town regularly earning a significant amount of money from his rental. He refused to encourage his renters to respect the surrounding properties. He gained regular income while I incurred cost after cost.

Nightly rentals financially and mentally hurt me. My previously good relationship with my neighbor was completely destroyed. My remote, peaceful home became a place I felt I needed to protect from trespassers and destructive renters. I lost the solitude and joy that my home used to give me because of an illegal overnight rental.

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Liz Ryen -