



GUIDEBOOK

Fostering Good Neighbor Relations

& PREVENTING NUISANCE COMPLAINTS

Fredericksburg TX Short Term Rental Alliance

fbgtxstra.com an alliance member of RentResponsibly.org

BEING A GOOD NEIGHBOR MATTERS.

Guests love short-term rentals (STRs) for the home-like experience and the opportunity to live like a local. But we can't forget that they're temporarily living amongst locals, our neighbors. Being a good neighbor – for both hosts and guests – is simply the right thing to do.

It's also smart business. Complaints from neighbors are red flags for police departments and city councils, which can often be a fast track to severe STR limits or bans.

Instead, proactively protect your STR with the strategies and good neighbor practices throughout this guide.

COMMUNICATE WITH YOUR NEIGHBORS PROACTIVELY

First things first, informing neighbors of the usage of your home as an STR before you begin welcoming guests is the best (and only) way to respectfully and proactively foster positive relations with your neighbors. No one likes to be surprised, and, as Murphy's Law states, anything that can go wrong will.

EXTEND YOUR HOSPITALITY TO NEIGHBORS

Your neighbors can be your STR's best allies. Invite them over or offer your home up to them when they need extra space for friends or family. By making this kind of gesture, you are proactively extending your hospitality – and we are in the hospitality business! Empowering a neighbor to see an STR as an asset is important as they, too, care about the neighborhood.

CREATE WIN-WINS

A great way to show your commitment to neighbors is to create win-win situations. For example, if they don't have a lawn cutting service, consider offering to have your landscaping team extend their mowing and lawn care over to their lawn as well. This will demonstrate your interest in keeping positive relations with the community, and as a win for you, your guests will be impressed not just with your lawn but also with the well-kept yard next door.

PROACTIVELY MANAGE NUISANCE COMPLAINTS

It is no longer acceptable to wait for a call from a neighbor, the city or police to notify you of a disturbance at your rental. Putting nuisance prevention and management plans in place and informing your neighbors of those plans is a great way to give them peace of mind and inspire their trust that you will be responsible if an issue arises. Setting this expectation and meeting it is the most important element to fostering great neighbor relations.



The top three issues that cause nuisances for neighbors are **noise**, **trash** and **parking**. The following sections of this guide cover management plans for each.

NOISE MANAGEMENT PLAN

Noise can be one of the top nuisance complaints from neighbors

One bad experience for your neighbors can ruin your reputation as a conscientious host or manager. Furthermore, it is far more effective and cheaper to prevent nuisance issues from the start with a Noise Management Plan than it is to rectify a problem after it occurs.

If you don't live on site at your STR, use technology like a noise monitoring system to head off neighbor disruption before it happens. Noise monitoring solutions will alert you or your property manager when noise levels begin to become worrisome, and data shows that responding quickly to a simple noise alert will have guests quieting down within 15 minutes about 80% of the time.

If guests don't respond quickly, it will be time to go to plan B, which usually involves activating a friend, family member, or contracted service provider who can show up on site to check in on the property. Think of this as the equivalent of the front desk manager heading up to a hotel room to knock on the door when phone outreach doesn't solve a noise issue. Because noise issues can occur at any hour, 24-hour coverage is necessary, as is having a person at the property within 45 minutes.

Additionally, ensuring guests are familiar with quiet hours and expectations is critical. This can be done with pre-arrival messaging, on-site messaging and signage, as well as in-person check-ins or welcome phone calls upon arrival.

MY NOISE MANAGEMENT PLAN:

Noise Monitoring Solution:

- NoiseAware
- Minut
- Other

Evening Quiet Hours: 8pm – 10pm

Night Quiet Hours: 10pm -7am

City Penalty for Noise Violations: \$250.00

On Call Responder: _____

Phone Number: _____

Quiet hours and expectations are shared with guests through at least two of the following:

- _____ Property description
- _____ House rules
- _____ Rental agreement
- _____ Pre-arrival messaging
- _____ Guestbook
- _____ In-house signage
- _____ In-person check-in or welcome call

RESOURCE TIP:

Visit our Fredericksburg TX STR Alliance website FBGTXSTRA.COM for information and links to the city ordinances pertaining to noise, trash and parking.

PARKING MANAGEMENT PLAN

The average group of short-term renters is 3+ guests, some of whom must bring more vehicles than a property has parking spaces for. In some areas, this may not be an issue, but often the spillover of excess cars can irritate neighbors, understandably.

A good Parking Management Plan begins with communication. For groups that may be bringing multiple cars to the STR, ensure that the home can handle all the expected cars in the driveway or garage. Cars should not be blocking sidewalks or taking up an inordinate amount of street parking. While it may not be illegal to use street parking, it can be a nuisance to neighbors, especially if guest cars crowd their driveways or block commonly accessed things like mailboxes, alleys or trash cans.

An effective Parking Management Plan should include alternate locations where guests can park excess cars during their stay. Providing information about the parking limitations on-site and the location, contact info and rates for nearby overnight parking lots is a great way to provide thoughtful information to your guests – and it may keep them out of trouble as most cities enforce parking regulations strictly.

Leveraging technology like doorbell cameras or street-facing security cameras is a smart backup for making sure guests follow expectations. While no one wants to prevent guests from having a “5 Star” experience, neighbors will appreciate that your guests bring only as many cars that can be accommodated, which helps enable you to continue renting your home long into the future.

MY PARKING MANAGEMENT PLAN:

On-Site Parking Space Quantity: _____

Location:

- _____ Front Drive
- _____ Back Drive
- _____ Garage/ Carport
- _____ Other

Nearby Parking Alternatives & Costs:

Parking options and rules are shared with guests through at least two of the following:

- _____ Property description
- _____ House rules
- _____ Rental agreement
- _____ Pre-arrival messaging
- _____ Guestbook
- _____ In-house signage
- _____ In-person check-in or welcome call

MY DOORBELL/CAMERA PLAN: Doorbell/Exterior Camera Solution:

(Example: Ring)

TRASH MANAGEMENT PLAN

Trash is not often the first thing that comes to mind when thinking of nuisance issues

It is critical to have a plan in place for managing the storage and disposal of waste. It's also safe to assume that some guests will not properly follow instructions for how to deal with trash on check-out day. For guests, the last day of a stay is usually filled with people departing at different times and performing different parts of checkout procedures, which can result in simple mistakes or worse, unsightly piles or invitations for wild animals.

To prevent this, put in place these key elements of a Trash Management Plan:

- ✓ **Communicate the Rules:** In pre-arrival information, in house manuals and especially in your check-out communications, make sure to let guests know the detailed information about how to properly deal with trash and recycling.
- ✓ **Communicate the Penalties:** Fredericksburg has a fine of \$250 for improperly disposing of, or overloading trash bins. Guests may be fined by the city.
- ✓ **On Site Signage is a Must:** Guests may come from all over the world and have very different recycling and trash processes at home. Use signage so they don't have to guess when it comes to properly managing trash.
- ✓ **Alternate Trash Collection:** For homes with a high capacity, it is likely guests' trash will at some point exceed what the city allows. We suggest you use multiple bins for STR's with an occupancy of six or more. Have a solution in place to dispose of trash through an on-call third party vendor or have a friend or handyman available to transport trash to the dump.

MY TRASH MANAGEMENT PLAN:

Trash Bin(s) Location:

Pickup Day, Time and Location:

Other Trash Rules to Know:

- Place bin in front of curb, wheels facing out
- Lid may not be ajar
- Trash may not be placed on top or beside bin
- Leave 4' between bins at curb
- Do not park in front of or beside bins
- Bin must be removed from curb within 24 hours of pickup

Improper Disposal Penalties:

The city of Fredericksburg may charge a \$250 fine for improper trash disposal.

Trash procedures and rules are shared with guests through at least two of the following:

- _____ Property description
- _____ House rules
- _____ Rental agreement
- _____ Pre-arrival messaging
- _____ Guestbook
- _____ In-house signage
- _____ In-person check-in or welcome call

HOSTING NEIGHBORLY GUESTS

Good responsible renting practices mean nothing if guests don't know about them. As we've outlined in the preceding nuisance management plans, educating guests throughout multiple touchpoints is an essential step in preventing disruptions to your neighbors.

The following page is a customizable and printable "Good Neighbor Guideline" sheet that combines all the pertinent information from the noise, parking and trash management plans you just created into an easy-to-digest format.



HOW TO USE

Fill in the applicable information for your property, then print this page to display in your home and/or copy and paste into your guidebook, house rules, or other communication areas. You can even use this simply as inspiration to create your own Good Neighbor Guidelines document.

WELCOME!

We're happy you're here.
As a part of living like a local in our community, we ask all
guests to read and follow our Good Neighbor Guidelines.

PARKING: All vehicles must park in the designated parking spaces provided.

Maximum Vehicles Allowed: _____

Parking Location: _____

Alternative Parking Options: _____

OCCUPANCY: This home has a maximum capacity of _____ guests.

NOISE: Please be considerate of our neighbors' right to the quiet and peaceful
enjoyment of their home by observing quiet hours from _____ to _____

GARBAGE:

Receptacle(s) Location: _____

Pickup Day, Time and Location: _____

PETS: Please clean up after pets, prevent excessive barking, and follow the leash law.

** Please note the city can issue a fine of \$250 for noise ordinance and garbage violations.*

24-HOUR CONTACT

For questions or assistance,
please call your host at:

Host Name

Host Phone

IN CASE OF EMERGENCY

If you require 911 dispatch,
this home's address is:

Street Address

A FIRST AID KIT IS LOCATED IN

Thank you for keeping our community such a wonderful place to visit, live, work and play!