RENTER POLICY

When a property owner has a renter move into Canyon Creek the property owner is responsible for bringing the renter and a signed copy of the lease agreement into the POA. The office will then give the renter an information/contact sheet for the POA to keep on file.

Once a property owner moves a renter in, the renter will be charged a pro-rated renters dues for that billing cycle. A renter's billing cycle is monthly and the charge of each month will be $25.00. If the renter moves out during the same billing cycle the renter or property owner will NOT be refunded any of the renter's dues.

Once a signed copy of the lease agreement, the contact sheet and the renter's dues has been collected a renter's decal sticker will be given to the renter to place in his/hers upper left hand side of their windshield.

The renter's decals will be colored, with each month having a different color and the number of the month will be in the middle of the decal. The cost of the renter's decals will be $2.00 per sticker per month. At the end of each month or beginning of the next month, once the renter comes into the office and pays his/hers $25.00 renter's dues and the $2.00 decal fee, they may obtain the next month's sticker. A renter may pay in advance several month dues but may NOT obtain the decals until the current month. If after the renter has paid in advance and their lease is terminated a refund of their dues will not be given.

This will take the responsibility off of the property owner from being charged double, due to renters dues and place the responsibility of the renter's dues on the renter.

Renters will enter the gate one of two ways:
One, the renter can be directed to enter only through the non sticker lane and will be permitted to enter once the courtesy gate personnel acknowledges their decal. If no traffic is in the non sticker lane and the courtesy gate personnel acknowledges their decal the gate will be lifted and they can enter without stopping. If there is traffic they will wait their turn to come to the window and when the courtesy gate personnel acknowledge their sticker they will open the gate and the renter may enter.
Two, the renter may enter through the sticker lane like all other members with current dues and gate privileges are permitted to do. This will involve blocking the sticker lane on the 4th and 5th day of each month to ensure that renters are paying their dues and not getting in with last months decals. All vehicles will pass through the non sticker lane. On the 4th day of the month the courtesy gate personnel will scratch off the renter's decal and will then direct the renter to come to the office to obtain the current month's decal. Also, with the sticker lane being blocked and all vehicles coming through the non sticker lane, this will allow the gate personnel to scratch off member's decals whose privileges have been revoked due to fines or dues being past due. The courtesy gate personnel is aware of delinquent accounts that have lost privileges but if they have a decal they are still able to enter through the sticker lane and are not able to be stopped to pull off their decal.

If a property owner is not current on their dues, their renter's will lose all amenity privileges as well as gate privileges.
All property owners are responsible for contacting the POA upon dismissal of a renter and must be current on their dues to be permitted to have renter's privileges.

In addition to this proposal for renter vehicle decals I would also like to propose the following:

All property owners will be charged a fee of $500.00 for renter's privileges. Which means, all property owners will be charged a fee of $500.00 each time they have a renter move in, $300 being a refundable deposit and $200.00 as a non refundable fee?
The $300.00 will be refunded to the property owner after their tenant/s has evacuated the premises, their decal/s has been collected off their vehicle/s and an inspection has been done by the POA to ensure that the property is clean.
The $200.00 non refundable fee will be split into the road fund and operating account.
If a renter moves out with fines or dues owed the POA will take out that amount from the property owner's refundable deposit

In my opinion, by charging the property owner this fee it will have an impact on the property owner's decision on whom they allow to rent in our community.
(IF THIS SECTION OF THE PROPOSAL IS APPROVED IT WILL BE INCLUDED IN THE SECTION OF THE POLICY WHERE THE POA COLLECTS RENTERS FEES, LEASE AGREEMENT AND DECAL FEES).

If a renter's decal has expired and the renter has not paid their current month's dues to receive a current decal the renter will be charged a $2.00 gate fee upon entering the gate. The $2.00 gate fee will be charged to the renter or the renter's guest each time one enters through the gate and the renter will lose all rights to the community's amenities. At this time the property owner will be notified that their tenants are behind on their dues and not abiding by the operating policies of Canyon Creek.