



**P.O. BOX 3435
WESTPORT, MA 02790**

www.elephantrockbeachclub.org

December 26, 2016

IMPORTANT BEACH PASS INFORMATION FOR 2017

This letter has been sent to you because you have been identified as a local Westport realtor or an Elephant Rock Beach Club member who manages your own summer rentals.

The Board of Directors met on Sunday December 4, 2016 to discuss several issues regarding the day to day operation of Elephant Rock Beach Club. Our Beach Pass (rental) program, which we have been keeping close watch over the last few years, was reviewed at length in light of recent trends and concerns raised by membership. Below are changes that The Board voted to implement for the 2017 season. Please keep in mind, ERBC is the only club in the Westport Harbor area that allows renters (who are not immediate family) access to the property.

With the growth of Airbnb and VRBO nationwide, locally we have seen a shift in the way renters are coming and going at a more frequent pace. The Board stresses that ERBC is a private, community focused beach (as required by our lease with WHIC). ERBC is not interested in becoming a weekend option for transients who have no ties to the community. This is a trend we are starting to see here in Westport as well as nationwide based on our research.

Here are some interesting statistics regarding the Beach Pass program from the 2016 season:

- 67 families purchased passes (up from 58 in 2015)
 - o Best we can tell only 7 were related to ERBC members
- More than half of the 67 families were first time renters (at least looking back to 2012 statistics)
 - o 71% of the new renters only rented for one week
- Overall, 34 of the 67 families were one week renters (up from 21 in 2015)

The Board voted unanimously to make the following changes effective for the 2017 season:

1. The elimination of the one-week rental option.
 - a. In 2017 ERBC will offer:
 - i. two week pass - \$500 (no change in fee)
 - ii. up to four week pass - \$1,000 (no change in fee)
 - iii. more than four weeks - \$1,500 (no change in fee)
2. Beach Passes can be purchased for a two-week period for one applicant. ERBC will not allow overlap of Beach Passes over two weeks. (Explanation below.)
 - Member "X" rents his home for the week of July 1-8 to Renter "A".
To gain ERBC access, Renter "A" must purchase a two week ERBC Beach Pass.
Member "X" also rents his home from July 8-15 to Renter "B".

Renter "B" cannot take over the second week rental from Renter "A", nor can he buy his own Beach Pass.

- Member "X"'s home would NOT be eligible for another Beach Pass until the two-week Beach pass period ends for Renter "A".
 - ERBC will be open for ten weeks in 2017, **each rental property will be eligible for up to five (5) Beach Passes for the season.**
3. ERBC will issue a \$100 late fee to the Beach Pass renter if the application is not received two weeks prior to the requested start of the rental.
 4. There will be a signature line on the 2017 Beach Pass application for the renter to sign acknowledging that he/she has read the agreement and will abide by the rules of the Beach Pass (in terms of number of adults allowed under one pass, and number of guests allowed per week):
 - a. Rental properties, no matter how large, are only allowed one Beach Pass per home.
 - The one Beach Pass equates to two adults (spouse & spouse, partner & partner) and includes their children who are under the age of 29.
 - All other adults, whether they are helping to pay for the rental or are house guests must be considered guests and pay the appropriate \$15 per day fee.
 - b. Beach Pass holders are only allowed 10 guests per week
 - c. Homeowners who rent their homes are required to relinquish their parking pass during the time that their home is rented. They can still access the beach, but do NOT have parking privileges.
 5. All incomplete Beach pass applications will be returned to the realtor/homeowner renter prior to processing.

As previously stated, ERBC is required by its lease to be a community-based beach for the use of members who live in the local area. The Beach Pass program started many years ago as a favor to homeowners who traveled during portions of the summer, to allow their family and friends who used their home to also have access to ERBC. Obviously over the years money making potential through renting has changed dramatically, as have rental habits. Year after year we have seen more rental properties, as well as an increased number of renters that come and go at a quicker pace every summer. The changes in our policy that we are implementing in 2017 are only meant to keep ERBC a member focused, community based club and not a resort-style location. Also, it's important for everyone to keep in mind that year after year ERBC has up to 30 local homeowners who are on our waitlist who do NOT have access to ERBC while we allow renters to come and go with their friends and family (granted they pay a fee to do so).

Thank you for helping us implement and maintain these new (and current) policies in regards to the Beach Pass program. The information in the notice has been posted to the ERBC website, and will be communicated with the entire membership in early 2017 through the annual President's Letter. If you have any questions, please address them to The Board via email: elephantrockboard@hotmail.com

David Cummings
ERBC President