

STATE INVESTIGATES SALES PRACTICES AT FALCON WOOD VILLAGE

Expose' Article In Newspaper Says It All!!! See <http://registerguard.com/rg/news/local/36552747-75/state-investigates-sales-at-falcon-wood-village-manufactured-home-park-in-eugene.html.csp>

In my opinion this is truly a Place of Bondage for Senior Citizens! Things continue to worsen, not improve. This retirement community is to be absolutely avoided. Not only are they guilty of false advertising practices but also very poor management/maintenance of the park. It is actually owned by Equity LifeStyle, Inc. of Chicago, IL whose motto is "profit over people". The maintenance is non-existent here; the pool and spa are only open three months a year that is when they are not closed due to poor maintenance or cited by the city for being a health risk. There is no fitness center as advertised. There are very few activities. The management is anything but friendly or helpful and is accused by tenants as being incompetent and crooked. The maintenance person who works here is a minimum wage laborer who is of minimal help with little skills/training, leaving the park in disrepair. The lake it advertises as being on, only five home sites actually are on it and have a view of it. The streets and sidewalks are crying for repair; the park is currently being sued in the amount of \$480,000.00 for serious injuries a woman sustained from a fall due to a cracked sidewalk at her unit that she kept asking to be repaired but which management refused. When it rains the roads often flood. And then there are all the trees; trees and limbs falling on homes and leaves everywhere that you are responsible for cleaning up; some do, some don't creating a summer fire hazard. And don't forget the feral cat colonies that infested the community living under the homes, leaving their feces all over the place and of course leaving paw prints on vehicles. If you like hearing crows caw all day long and leaving their bird poop everywhere then this is a place for you. Most people complain about the conditions here and say they regret moving into FWV. Accusations of elder abuse and exploitation continue to be made against management. The State of Oregon currently has two investigations underway against the managers and ELS. One is for financial irregularities in how they buy and sell homes; the other is for elder abuse by way of exploitation. The Regional Manager was recently fired for "illegal" activities that constituted personal financial gain. The Park Manager likewise has been replaced due to these investigations and audits. They advertise as an age 55+ retirement community but there are grandchildren from ages 5 to 14 living here with management permission, as well as young adults under age 40 with failed lives (unemployed or just out of prison or rehab) living with their parents. Theft is common as are visits by law enforcement and the mental health crisis team. Look elsewhere to live don't make the mistake I did which was move in, quickly realize it was a bad decision and are now looking for somewhere else to live. Oh yea the rent is increased each and every year at 4% along with never-ending increases in utility fees (some say illegally) with less-and-less services being provided by FWV. It is the highest rent for a manufactured home park in Lane County, currently \$680 a month. In addition to renting lots to place manufactured homes on they also have over 40 rentals (total sites in park 182). A big uproar now is that near the end of each renter's one year lease they are being told they have to either buy the home for \$34,000.00 or more or go to a month-to-month tenancy whereby they can be told to move with a 60-day notice for no reason, being told that the home they are renting is up for sale. Some call this extortion. And those foolish to rent and then encounter this intimidation they are told their new rent, if they do not buy, will increase by as much as \$150 a month. NOTE: the corporation that owns FWV has a very bad reputation nationally and recently had a Calif. jury award over \$110 million in punitive and compensatory damages for the same practices that is going on at this community. The billionaire owner of ELS, Sam Zell, has been called "a grandma gouger". One word best describes this place **EXPLOITATIVE**.

*This is a review posted on Yelp by homeowner/tenant James Houston who is being retaliated against by ELS for this review and complaints he filed with the State of Oregon that led to the current investigations and firing of management.