

Submitter: Steve Buckelew

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

I am a resident in the "Alder Creek Village" in Warrenton, Oregon. My wife and I have been residents in the Village since 02/16/2016. During the 9 years we have had several negative experiences with the Management Company. I am also the vice chair of our homeowners association, "Alder Creek Community Association". We found it necessary to start an association as many violations of park rules and Oregon State rules were not being addressed by Commonwealth Real Estate Services.

We have had 2 park managers and both have at times been difficult to work with. Sometime VERY difficult.

It is a quite and peaceful place to live, but many residence have had multiple issues with Park Managers and Commonwealth.

The park has had massive problems with the water system and the lack of addressing the issue is on going. We had one water leak that had gone on for over a year before it got so large that water was running down the street and into the drainage system. It was eventually fixed but who knows how much water was waisted and how much it cost each homeowner before it was fixed. There has been no effort to make it right for the owner or Commonwealth.

In June of 2023 I had a water leak in my back yard. The onsite manager sent me a "General notice" in which I was told that it was my responsibility to fix it. If it was found to be the parks responsibility they would reimburse me. I asked Mr. Petit (Commonwealth) to send me said written Policy. I never saw the policy. The owner (Mr. Sims, bears the responsibility of maintaining the property under ORS 90.578 (4) (d), ORS 90.574 (5) (C). I was given 30 days to complete the work. I did NOT do the work, instead they had a plumbing company come and they told them that it was not the homeowners responsibility. One of the plumbers let me video tape him informing saying that the leak was not my responsibility to fix.

In July of 2022, my neighbor across the street was given a Thirty Day Notice to vacate with cause. This was for being "Verbally Abusive and Threatening" to the park manager. It was an intimidating and totally unnecessary response for a simple disagreement. The park manager brought up that the neighbor had been parking his RV on the street. When in reality he was just cleaning it out, washing it and getting it ready for an trip the next morning. Multiple RV owners have done this since we moved in. Putting up warning cones to warn drivers. They pay an additional each

month to park the RV in a designated area.

Another neighbor has been verbally assaulted by the park manager for not parking both vehicles in the drive way. Their neighbor directly beside them has never been warned about parking in the street, yet has done it many, many times. The onsite manager went as far as calling the resident who was in the hospital in Portland for brain surgery. NOT KIDDING!

We need some rules and regulations that keep the Owners and Managing Companies they hire from taking advantage of the home owners. We are vulnerable as it is with rising rates for owning a home in the park. There needs to be solid and firm amounts that owners can raise prices on the home owners. No advantage to harass and intemadate home owners. Changes in park rules must be made to protect both the home owner and the park owner equally. There are too many ways that absentee owners can abuse the home owners.