

Submitter: Joli Root

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

January 30, 2025

I have concerns about rent increases and various maintenance issues in the park.

- **Rent Increase:** I've lived in the park since 2013, with rent initially under \$500 per month, and annual increases of \$25. In January 2025, the rent increased by \$71, resulting in a current rent of \$786, while new residents pay \$995.
- **Park Maintenance Issues:** We've experienced multiple maintenance issues, including unrepaired water damage in the rec hall, ant infestations, and the neglect of tree trimming and removal.
- **Tree Problems:** I have problems with various trees, including a fir tree dropping cones and needles, a dying Hawthorne tree, and an oak tree needing trimming, also a tree over my awning.
- **Concrete Walkway and Carport Issues:** We live with a bad concrete walkway and dry rot on the carport shed, along with issues related to the carport roof repair.
- **Neighbor Issues:** Our neighbors also have problems, such as a lifted walkway causing falls and debris not being picked up.
- **TV Service Interruption:** Tenants experienced a four-day TV service interruption because the park owners didn't pay the satellite bill, and the owners refused to give credit for the downtime.
- **Home Sale Policy:** We've been told that if a home in the park doesn't sell within three months, it must be sold to the park owners, which we believe may be illegal and is not in our contract.
- **Communication Issues:** We've written multiple letters to the park owners without receiving a response, and the park manager struggles to contact the regional manager.
- **Street Lights/Safety:** Management has been trying for years to get owners to repair outages of street lights. Some have been recently repaired but no on my level. (The park has 3 levels)
- **Water outage:** Because we are on a well, we have had multiple times with no water. Years ago we had no water for three days due to problems with the pump. A resident had to contact Sr. Services to contact the park management to bring in bottled water.

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