

Submitter: Debra Cunningham
On Behalf Of: Knoll Terrace
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: HB3054

Here in Knoll Terrace we have a list of rules and regulations so immense, almost all protecting the landlord and very few favoring the tenants, that it is almost impossible to keep track of them. And the interpretation of many of them are vague and subject for debate between management and homeowners. We recently received notice from an attorney of changes to be made in our rules & regulations, all to the benefit of management, a portion of which violates our freedom of speech. Also, the few rules and regs that should benefit the residents are often ignored and not enforced. Residents are continuously being told how, when and where to do things, often times petty and not taking into consideration a residents health or financial situation. Yet our water is frequently shut off for various reasons and sometimes with almost no notice and excuses being made why the common property is not being maintained. The office is often closed for repairs, renovation or just because. We are expected to keep our properties in pristine conditions yet management does not maintain the roads, sidewalks, retaining walls, storm drains, etc. They do not support us as being a fire wise community. The rent was increased upon purchase and increased again recently all within 18 months. We are senior citizens, many subsisting on only social security and with the increasing inflation over the past years, increase in water rates and a high sewer costs it is becoming increasingly difficult to make ends meet. Homes often remain for sale here for long periods, the rent increases, again, and it becomes even more difficult to make a sale due to income requirements and high rent on spaces. Plus, we have zero amenities here so frequent rent increases obviously aren't necessary. It's just really disappointing that residents are treated so disrespectfully and should never be subjected to random inspections (invasions) of their property and privacy whether interior an exterior. It's just really frustrating and disappointing to be treated so poorly, particularly when paying a premium rent.