

****ALERT TO ALL MANUFACTURED HOMEOWNERS****

(IF YOU RENT YOUR HOME FROM THE PARK OWNER,
THIS DOES NOT APPLY TO YOU)

DID YOU KNOW?

OUR CITY COUNCIL MEETS **TUESDAY JANUARY 12 @ 6:00 PM** TO CONSIDER REMOVING EL DORADO MHP FROM OUR VOTER-APPROVED MH RENT STABILIZATION ORDINANCE BASED UPON A LONG-TERM LEASE ACTIVELY SOLICITED BY THE CITY'S HIRED "CONSULTANT."

IT IS RUMORED 40-45 EL DORADO HOMEOWNERS HAVE SIGNED A "NEGOTIATED" 15-YEAR LEASE AGREEMENT WHICH IS EXEMPT FROM OUR RENT CONTROL ORDINANCE, AND CONTAINING THE FOLLOWING:

***ANNUAL RENT INCREASES WHICH EXCEED THE COST OF LIVING FOR M/H PARKS OPERATIONS(CPI) INDEX!**

***THE ABILITY TO MANIPULATE VIRTUALLY UNLIMITED RENT INCREASES UPON RESALE OF THE HOME WHICH SHALL RESULT IN SIGNIFICANT LOSS OF HOME EQUITY (FOR EVERY \$100.00 THAT RENT IS INCREASED EQUITY IS DECREASED BY \$10,000.00)!**

***PASS THROUGH OF CAPITAL IMPROVEMENTS AND REPLACEMENTS ALONG WITH GOVERNMENT MANDATED EXPENSES IN ADDITION TO RENT INCREASES!**

***MANDATORY ARBITRATION WHICH TAKES AWAY THE RIGHT TO SUE THE PARK OWNER FOR ISSUES LIKE "FAILURE TO MAINTAIN" THE PARK INFRASTRUCTURE!**

DUE TO THESE SIGNED LEASES, THE CITY COUNCIL IS CONSIDERING ADOPTION OF A "**REGULATORY AGREEMENT**" AND A POTENTIALLY UNLAWFUL "AMENDMENT" TO THE ORDINANCE THAT WILL **REPEAL** RENT PROTECTION FOR EL DORADO MHP.

WILL OTHER PARKS BE NEXT?

-over-

DID THE EL DORADO RESIDENTS WHO SIGNED THESE LEASES KNOW WHAT THEY WERE SIGNING?

WERE THE LEASE PROVISIONS ACCURATELY EXPLAINED TO THEM?

WHAT WILL HAPPEN TO THE EL DORADO RESIDENTS WHO CHOSE NOT TO SIGN THE LEASE? WILL THEY LOSE ORDINANCE PROTECTION?

THESE ARE IMPORTANT QUESTIONS WHICH THE CITY COUNCIL SHOULD ADDRESS. ANY EL DORADO HOMEOWNERS WHO SIGNED THESE LEASES SHOULD TELL THE CITY IF THEY HAVE ANY COMPLAINTS OR CONCERNS ABOUT WHAT THEY SIGNED. NOW IS YOUR TIME TO BE HEARD! **WE ENCOURAGE YOU TO ATTEND THE COUNCIL MEETING ON JANUARY 12TH AND ADDRESS THE CITY COUNCIL ABOUT YOUR CONCERNS.** IT IS YOUR RIGHT AS CITIZENS TO DO SO!

THE MH RESIDENTS OF SAN MARCOS MUST UNITE TO PREVENT RENT CONTROL PROTECTION FROM VANISHING!

THE SAN MARCOS MOBILEHOME RESIDENTS ASSOCIATION (SMMRA) IS STEPPING UP TO HELP EL DORADO RESIDENTS, AND REQUESTS THAT ALL HOMEOWNERS MOBILIZE TO STAND WITH US. WHY? BECAUSE ALL OF OUR PARKS TOGETHER ARE A COMMUNITY WITHIN THE CITY OF SAN MARCOS. IF ONE PARK IS BEING UNFAIRLY TREATED, IT CAN AND WILL EVENTUALLY AFFECT ALL OF OUR SAN MARCOS MOBILEHOME PARKS.

**SMMRA LOOKS FORWARD TO SEEING YOU AT CITY HALL ON
JANUARY 12TH AT 6:00 P.M.**

**LLOYD L. ROCHAMBEAU, PRESIDENT
SAN MARCOS MOBILEHOME RESIDENTS ASSOCIATION
SMMRA**

*****STANDING TOGETHER FOR MOBILEHOME HOMEOWNERS*****