



Woman Evicted For Calling 911 Continues Her Fight Against Millennium's Unlawful Actions

San Marcos Mobilehome Residents Association (SMMRA) was formed in 1992 as an advocacy group to help protect the rights of mobile home owners in San Marcos, California. SMMRA helps its members when they are faced with the unlawful actions of park owners who in many cases take advantage of those living on fixed incomes because they lack the financial resources to fight back.

On August 17, 2016, SMMRA published a news release expressing disappointment relating to Millennium Housing's attempts to illegally evict a resident of Rancho Vallecitos Mobilehome Park. The resident's ground lease was unilaterally terminated because she called 911 during a January 16, 2016 domestic violence incident with her autistic son. The police response included a SWAT incident (when the suspect refused to exit the residence). SMMRA believes **domestic violence victims have a constitutionally protected right to call 911 without fear of being evicted from their home**. Further, SMMRA believes residents should not be held accountable for the decisions made by law enforcement.

Since publishing our first news release, **the San Diego Superior Court has dismissed this 911 Eviction Case twice**. As a result of the case dismissal, Millennium should have reinstated the tenants' rights to her home. Instead, Millennium has appealed the dismissal and has embarked on a public campaign of disinformation. Millennium's actions are even more troubling when you consider the incident took place nearly 8 months ago and the autistic son of the resident has never returned to his mother's home.

Through an August 19, 2016 letter to SMMRA's Board, Millennium President, George Turk, described other unverified acts by the homeowner's son as justification for the eviction. The court filings, however, are a matter of public record. **In their court filings, Millennium clearly states the basis for the eviction is the 911 call and the resulting SWAT incident**. At this time it is unclear why Millennium's president would send us such a deceptive letter.

George Turk has widely distributed this misleading letter to residents of Rancho Vallecitos, Palomar Estates East and Palomar Estates West Mobilehome Parks. While meeting with residents Mr. Turk has stated he merely wants the resident to sell their home and move. Yet, according to court documents, Millennium has blocked the sale of the residence (which is currently in escrow) in an apparent attempt to deprive the homeowner of their equity and financially punish the owner for taking action against Millennium.

To further alienate and inflame residents against the homeowner, Mr. Turk has also explained Millennium will not bear the growing legal cost of the eviction. He has stated the legal fees will be paid by Rancho Vallecitos residents in the form of reduced services affecting all residents.

SMMRA finds Mr. Turk's efforts to deceive the public and incite prejudicial tensions among park residents deplorable. It is clear to SMMRA that the eviction efforts are being spearheaded by 3 or 4 angry residents and Mr. Turk has never bothered to authenticate the information he is receiving. In addition, Mr. Turk's public statements don't even match his own company's court filings.