

Corona La Linda Mobile Home Park

A Sierra Management Property

Community News and Updates

January 2016

Happy New Year!

Rent Announcement

On December 29, 2015 residents of our community received a Rent Adjustment Notification. The notice referenced the annual rent increase effective in May of each year. As previously announced at the Resident Community Meeting, the May 2016 rent adjustment would be significant due to the reassessment of the property taxes due to the change in ownership of the property. It was further announced by management that the increase would not be adjusted to the \$950 tum over rent for new residents moving into the Park. The May 2016 notices were sent out early so that everyone is aware of the increases. The increase was \$129, which will be an increase from \$658 to \$787 for most residents in the Park. Residents are reminded that if this increase poses a financial hardship, you may qualify for the Manufactured Housing Educational Trust Rental Assistance Program. Park Mangers Diana and Bob Sanders have information on the program, or you may call the MHET Rental Assistance Program directly at (949) 380-3311.

Also Discussed at the Community Meeting...

The recent resident and management meeting went for a couple of hours and several questions were asked and information provided. Following is a recap of some of the resident questions and management's answers. If you have a question that is not included in this newsletter communication, it may be addressed in future publications, or, please feel free to contact a member of the Park's management team.

Q How often will rents be increased?

A Once a year in May.

Q How much will the rent ultimately increase?

A That is a difficult question to answer, but rents will continue to increase.

Q Are you using the same rent formula that you use in the other Park you own in Corona, the Corona West mobile home park?

A Yes, however it is important to note that Corona West is not as nice as Corona La Linda, but, it has a better location, which is always important.

Q Will long-term leases be offered to residents?

A At some point in the future we may consider long-term leases, but that is probably at least three to four years down the road.

Over for more Q and A >>>

Q There is an empty lot next to the Park. Is there plan for a Park expansion?

A Yes. Management is looking into expanding the Park on the approximate two-acre site. We anticipate that this process will take at least six to twelve months. We hope to be able to add about 22 new sites. This new addition to the Park will be a distinct advantage to current residents as the new home values should help the values of existing homes in the Park.

Q Will the Park continue to charge individual homeowners for the various utilities like electricity, gas, trash, water, and sewer?

A Yes. These charges have always been paid by the individual homeowners based on their individual usage. For low income residents the utility companies have programs that provide reduced rates for electricity and gas. These were announced in the previous newsletter and are the CARE/FARA Programs. The Park Managers are aware of these programs and can provide information on qualifications and applications. Additionally, all residents are encouraged to conserve on water usage. Water rates are increasing and, based on a tiered billing structure, the more you use the more you pay.

Q Are we going to get in trouble from management for having brown spots in our lawns due to reduced water usage?

A No. We have all heard that because of the drought "brown" is the "new green". The important thing now is to make sure all landscaping is kept neat and clean. Some residents are looking at "zero landscaping" and more drought tolerant plants. More information may be obtained on the City of Corona Department of Water and Power website at:
<http://discovercoronadwp.com/>

Q Who is responsible for trimming trees on the resident lots in the Park? What about the palm trees, specifically?

A It is the responsibility of the Residents to maintain trees on their sites. However, if there is a health and safety issue, with a broken branch, as an example, that could pose a problem to a home, then please contact the Park Management. The Park will continue to trim the large palm trees in the Park the same as before

Q If a current resident wants to sell their home, is there a time limit on the \$950 turn over rent to the new buyer?

A No.

Q I live by myself in my mobile home. May I have a roommate?

A Yes. However, you must add the roommate on as an occupant on your lease agreement.

Q Will the Park be closing any amenities – like the clubhouse?

A No.

We will continue the Q and A in the next communication.

Have a wonderful New Year!