

Attachment B

Pioneer Village MHP  
2901 W. 63<sup>rd</sup> Avenue  
Denver, CO 80221

Hello

My name is Dorothy Ross-Overhultz and I am the on site manager of Pioneer Village MHP, I have lived in the park for over 35 years and do not have any plans of moving any time soon. To let you know that my residents are mostly quite and follow the Rules and Regulations of the park, but every once in a while there is someone that doesn't and when I bring it to their attention start to cause hate and havoc for the other residents and for myself.

I try to handle all the problems of the park in a timely manner regarding noise complaints, suspecting of drugs in the park, harassment claims and so forth, so that we can keep our park a family friendly, quite, and clean place to live and where they can be proud of where they live.

I do not like some of the changes that are being made by the state, first changing from a 5 day notice to a 10 day notice to pay rent, some of the residents feel that if the state is on their side that they can take advantage of management and drag it out even longer. After they are sent to courts they are given more time to either sale their home or find another place to live and if the Writ is not issued by this time and before they move out the eviction do not show up on their credit, so you are just passing the problem on to another company. This is not fair to anyone and very unreasonable.

The park needs the rent money to pay our bills, Xcel for the office and all of the street lights in the park, Crestview needs to be paid for the water and sewer, I need to call to have someone come out and repair the laundry machines that get broken some how, to do street repairs, to replace the slates that are continually kicked out of the fence, and in the summer month the up keep on the pool that everyone enjoys so very much and other general up keep on the grounds of the park and don't forget the taxes that have to be paid yearly and the other charges that the State feels that we need to pay.

If residents can go along time without paying their rent it can lead to deterioration of the community and even losses.

Thank you for your time.

Dorothy Ross - Overhultz  
On site Park manager for  
Pioneer Village MHP  
2901 W. 63<sup>rd</sup> Avenue  
Denver, CO 80221  
303-650-4652

Dear Legislators:

Last year, Colorado created a new administrative body to oversee enforcement of Mobile Home park laws. It requires registration of Parks and imposed registration fees on Parks and homeowners to fund this new government program. The bill last year also created mechanisms to keep defaulting homeowners in their homes longer, despite their breach or disturbances of neighbors. This program costs us all money.

This year, the sponsors of HB20-1196 seeks to further extend rights to defaulting homeowners, allowing defaulting owners even longer to stay in a property, even when they are committing crimes, disturbing their neighbors and running down property values. This bill also proposes to presume wrongful retaliation by a Park manager, even when they are just doing their jobs, enforcing the rules and the lease, to keep the Community safe, clean and in good condition. The provisions proposed in this new legislation would have a chilling effect on a Park's effectiveness in doing their jobs for the good of all. It would instill fear of claims or lawsuits for simply serving a valid notice on a homeowner who is in default. Homeowners who pay rent on time and maintain their homes and do not create nuisances will be forced to suffer the bad conduct of others for far too long. This Bill as written will lead to lower property values for homeowners and more bad conduct by some homeowners, to the detriment of the vast majority who follow the rules and are good stewards for the community. It also appears to extend rights to people who are not approved to reside in the Community which is wrong.

Good homeowners want Park managers to enforce rules fairly. A law would discourage park managers from doing their jobs is a bad idea.

Park managers are responsible for maintaining the common areas and making sure everyone follows the rules as written. Failure to do so leads to more complaints and lower property values.

**Please do not pass this bill as written.** More discussions with all stakeholders and Amendments are needed to protect the parks and its residents from bad neighbors. No bad neighbor should be allowed to stay in the Community for 4-6 additional months, hurting those around them. But that is what this bill proposes.

**Please vote NO.**

Tom Carpenter  
*Division Vice President*  
*Sun Communities, inc*