

Calendar for Year 2020 (United States)

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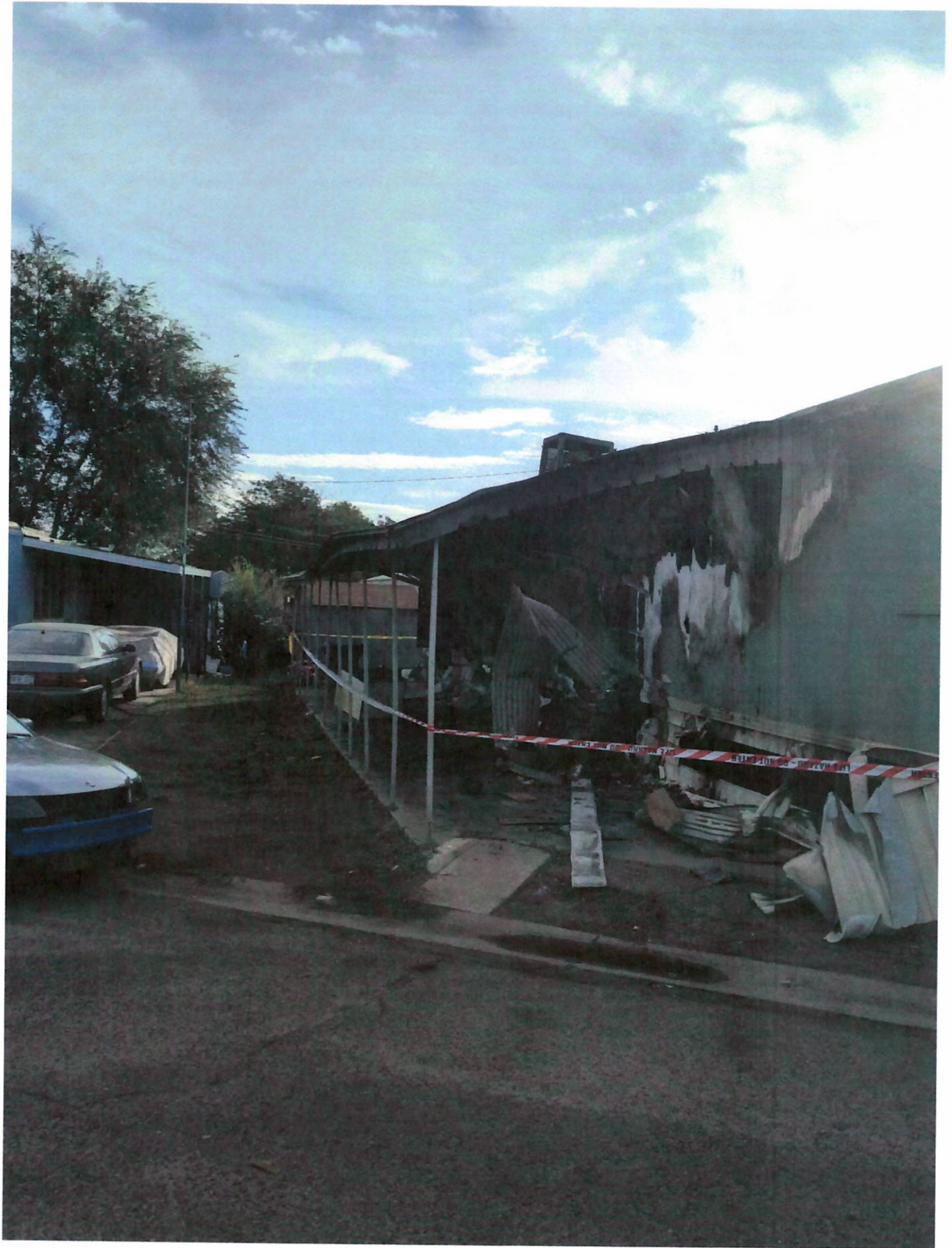
Minimum
4 months
to evict
or cause

start
bonding
for title
3-6 month

Holidays and Observances:









Canterbury Park

Samantha Arellano
Community Manager

We cannot allow the 30/60 compliance notice to change into a 60/60 day notice. If we pursue this action, we prolong the amount of time that a problem home or site will affect the community and neighboring property. Not only do we decrease the value of the adjacent homes but we cannot guarantee their safety either. Even with the current 30/60 day compliance we already see a challenge when it comes to getting a timely judgment for substantial violations, not including the actual eviction. The rules and regulations set upon the residents, in which they legally agreed to sign, are there to not only maintain the community cosmetically but to also prevent hazards from excessive damages, debris, etc.

One home in particular has affected the lives of their disabled neighbors. Their yard has become so filled with trash, and items that they could not find a mobile home insurance agency to insure the neighbor's home. The adjuster stated that the home was a fire hazard, and could not be insured at the time for being at risk. The tenant also had protective child services called numerous times due to the living conditions of the home. This very same home also caused property values to diminish due to prospective future residents seeing rats in the yard and windows. The neighboring home was being sold by a Nationwide Dealer. The dealer stated that she lost a few customers due to the condition of the home and the amount of rodents.

I have another home in which there is an aggressive dog. We have had multiple residents complain and even call the humane society on this dog. The dog is currently on our restricted breed list and keeps attacking the residents. We seek to have the animal removed, but the owner is refusing. We have to proceed with the 30/60 notice of compliance to remove the resident and their dog if he refuses to do so. The resident in question is not the park approved resident or owner of the home either. If we continue with changing the notice into a 60/60 compliance, the dog will continue to cause harm.

We have to enforce our community rules and regulations to the full extent as listed on our community leases. Allowing the residents to essentially bend the rules to their wants is allowing the property to be vandalized, run down and turned into something resembling a slum. No one wants to live in a community where they feel unsafe. Allowing us to continue performing our yard inspections allows us to keep an eye out for potential crime, affiliates, and hazards.

During our most recent eviction, the amount of trash removed from the home cost us time and money. The home itself after was subject to vandalism such as the interior having the walls kicked in, graffiti on the walls and lighter fluid being poured into one of the rooms. The neighboring homes are merely 6ft away on both sides. Had this resident continued to reside there, there is no telling what other damages may result. In fact when the resident was living at the home, the tenant was stealing electricity from the neighbor.

We typically see the worst of the worst when going through an eviction. We can typically tell the shape of the home when we drive by and perform our yard inspections. If there is trash and you can smell the moisture issues outside of the home, it's already on its way to destroy our property. On these homes, you see the siding is rotting, the windows are spotted in black; others have broken glass. These are the homes that people see when driving through our property. This is not what it has to be. We need to be able to spot these problems and have the quickest amount of time to fix them before it becomes a long and tired habit.

Allowing us to monitor and do our jobs as community managers can make the difference. I recently had a home burn on our property. Had we not reminded them to clean their yard, the flames could have engulfed the entire yard as well as the neighbor's home. Another had decided to attach an extension cord directly to our pedestal for electricity, leaving an exposed line where he dug a trench. What if a child tripped and fell in? What if we did nothing? The damage cost not only us but the occupant as well. That is not including the potential electrical damage that could have caused a fire or death.

Our job is to try to maintain a safe, clean habitable community for all living here. We need to be able to let our residents know when they are affecting others life. They have to be held accountable for their actions. They aren't the only people renting and residing in our community. We are asking you, do not let HB20-1196 pass.







Vandalism

