

Laura Baier

Mine

I am a homeowner in a manufactured home community. I have lived in our community for 45 years.

I am on a fixed income. I am concerned about the rent increases and administrative fees that continually increase. And I will lose my home. My husband and I were never concerned with living in a manufactured home community. In fact, seven years ago we contemplated buying a home and decided that we liked where we are living. Now with my husband gone, I have no recourse but to live here. I have nowhere to go.

I have been active in helping people in our communities to not lose their homes. My concern is the administrative fees. (1) There are no guidelines and so far these predatory corporations have proven that it's all about the money and not the people and fairness. We pay enough site fees as homeowners who take care of our yards at our cost, we take care of the snow, we fix our own homes; anything that is left should be covered in our site fee. Who decides what's reasonable? They tried to charge us with a \$40/month administrative fee because they vandalized our homes; putting in illegal water meters with unlicensed installers; leaving holes in our skirting. According to the city law, they cannot sell a utility and profit off of it. The meters had to be removed and now there are holes in our skirting. The \$40 administrative fee was not reasonable because it was their wrongdoing. (2) Another example in Fargo they received a notice that homeowners will have to pay a \$15 pet fee per month. It's our home and we already take care of our yards and have paid a deposit on the dirt; so why would we be required to pay a fee on pets in our own homes?

Another concern is people have received letters (3) stating that only online payments will be accepted. We have many people in our communities without internet or access to the internet. There are many who don't have a checking or bank account. So once again, the people who are disenfranchised have nowhere to go.

Havenpark did a fair market study of average rents for manufactured home communities. They claim the average is \$600/month for a manufactured home lot rent. They used averages for apartments not manufactured home communities. We are homeowners first, then we pay rent on dirt. The study that was done manufactured home communities show a very different amount. (4)

The average not owned by Havenpark is \$365.06

The average owned by Havenpark is \$461.86

The average for all parks is \$395.86

I have included the state study and the study done by Havenpark.

When we have these charges along with a house payment, this makes affordable housing not so affordable.

Since we pay a site fee, they should have to give us a 24 hour notice before entering our yards. We are paying for the upkeep and should be afforded the courtesy of a 24 hour notice. We have the right to quiet enjoyment of our homes and yards without being imposed upon.

People are afraid of losing their homes and of retaliation if they speak out. Many people told us that they would not write testimony because of this fear.

These are the concerns of people in our communities across the state that we have talked to.

Why are the NDMHA owners who have been here for years able to back this bill without going broke or adding extra fees to their residents; but the big corporations claim they will have to pass fees onto their residents, who are already paying more than the locally owned communities.

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9. **Filing Complaints-** Complaints such as loud music, theft or any other emergency should be made to our local police department. Our office receives all police reports made in our community. **Verbal or physical abuse of Management and Staff will be immediate grounds for evictions.**
10. **Snow removal-** When shoveling/ Snow blowing be mindful of your neighbor's property. Our crew is out Day/Night to keep our streets clean during periods of heavy snow fall. **Do not shovel/ plow snow onto our street as it may end up back on your property while our crew is out Snow plowing. Throwing snow onto the streets may result in a written lease violation.**

Should you have any questions and or concerns please feel free to contact our office via phone or email. Due to short office staff please leave a voicemail as it will be faster to address your questions and or concerns.

We now have a new system where we can text from our office number. When texting please provide your Full name, lot number/Address.

Email: Kguzman@havenparkmgmt.com

Office Number |701.282.2961

Thank you,

Brookwood Management



BROOKWOOD ESTATES

January 2021

Dear Residents,

Thank you for choosing to be a part of our wonderful Community. It is our desire that your residency with us will be comfortable and rewarding. Our goal is to provide you with great resident services and outstanding amenities.

As you may ask about rent increases and why they happen throughout the year here is the information: (1) Increase in operating expenses that must be offset and (2) Improvements made in the community. Each property has associated costs that naturally go up each year. The only way we can cover our costs and continue operating is by making an annual adjustment to the rent.

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1. **External Storage of Items-** Resident's personal items such as lawn movers, bikes, toys, gas cans ect. Are to be stored in a storage shed at all times.
2. **Burning-** Residents are not to be burning trash or any other items within the community. If you see this happening contact our local police station/fire department immediately. (701) 433-5500. Manufactured homes can burn down in less than 4 minutes to the ground.
3. **Vehicles on Concrete slabs/ Streets-** Resident is permitted to have up to three (3) vehicles per lot as long as there is adequate space. Vehicles are to park on concrete slabs at all times and or front yard if needed during winter dates: November 1st to April 30th. Street parking at any time will no longer be permitted. **Any Vehicles parked on the street as of January 12, 2021 will be TOWED AT OWNERS EXPENSE. NO EXCEPTIONS!!** Any vehicle parked on street will receive a tow sticker allowing a 2 hour time frame to move vehicle off the street.

X = Havenpark = Average = 461.86
 Not owned by Havenpark Average = 365.06
 All parks Average = 395.86

Not including
 water, sewer, garbage

Bismarck	Rent	Star rating
Centennial	\$375 +Water	**** 80's and new
Century	\$418	***** 80's and new-Majority of lots have room for dbl garage
Skyway	\$389	*** 70's and new
Airport	\$350 +Water	***1/2 70's and new
North Valley	\$405 +Water	***** 90's and new-All lots have room for dbl garage
Tatley	\$475	****
Colonial	\$475 492/10-25	****
Haycreek	\$391-\$475	***
Holiday	\$400-\$420	*1/2
Stardust	\$391-\$475	**1/2
Stonecrest	\$374 +Water	No Rating
Mandan		
Twin City	\$325 +Water	***1/2
Meadow Park	\$375 +Water	****
Woodlands	\$360 +Water	****
Lincoln		
Apple Creek	\$340 +Water	****
Minot		
Prairie Bliss	\$462 W/Garage \$430WO/Garage	N/A
Jamestown		
Holiday Park Village	\$394	N/A
Western Park Village	\$394	N/A
Sunnyside	\$240+\$16.45-Garbage +Water	N/A
Northland	\$275+\$17.52-Garbage +Water	N/A
Fargo		
Rivera Heights	\$493 W/Garbage +Water	N/A
Brookwood	\$420 +\$17.50Garbage +\$9.00Water	N/A

X

X

X

X

X

X

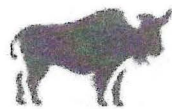
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FY2020 North Dakota Fair Market Rates Local Area Summary⁸

Area	Efficiency	Number of Bedrooms			
		1	2	3	4
Adams	\$609	\$627	\$714	\$1033	\$1254
Barnes	\$542	\$545	\$718	\$999	\$1017
Benson	\$609	\$627	\$714	\$890	\$1170
Billings	\$560	\$563	\$742	\$1070	\$1127
Bottineau	\$539	\$542	\$714	\$890	\$1120
Bowman	\$539	\$542	\$714	\$1007	\$1011
Burke	\$648	\$651	\$862	\$1080	\$1292
Bismarck Metro	\$694	\$698	\$892	\$1242	\$1475
Fargo Metro	\$555	\$678	\$834	\$1203	\$1494
Cavalier	\$609	\$627	\$714	\$1030	\$1085
Dickey	\$552	\$555	\$714	\$890	\$1174
Divide	\$539	\$542	\$714	\$1030	\$1085
Dunn	\$846	\$852	\$1127	\$1434	\$1980
Eddy	\$609	\$627	\$714	\$1030	\$1085
Emmons	\$579	\$583	\$714	\$1030	\$1085
Foster	\$609	\$627	\$714	\$1030	\$1085
Golden Valley	\$648	\$653	\$864	\$1089	\$1295
Grand Forks Metro	\$570	\$650	\$832	\$1200	\$1461
Grant	\$593	\$596	\$714	\$1030	\$1085
Griggs	\$539	\$542	\$714	\$1030	\$1085
Hettinger	\$560	\$563	\$742	\$1070	\$1127
Kidder	\$609	\$627	\$714	\$1030	\$1085
LaMoure	\$539	\$543	\$714	\$890	\$1171
Logan	\$609	\$627	\$714	\$955	\$1019
McHenry	\$609	\$627	\$714	\$994	\$1085
McIntosh	\$609	\$627	\$714	\$932	\$982

Area	Efficiency	Number of Bedrooms			
		1	2	3	4
McKenzie	\$778	\$784	\$1032	\$1286	\$1568
McLean	\$572	\$576	\$714	\$962	\$1104
Mercer	\$602	\$605	\$764	\$1102	\$1259
Morton	\$694	\$698	\$892	\$1242	\$1475
Mountrail	\$621	\$678	\$829	\$1037	\$1406
Nelson	\$609	\$627	\$714	\$1030	\$1085
Oliver Metro	\$689	\$693	\$887	\$1203	\$1442
Pembina	\$609	\$627	\$714	\$1012	\$1224
Pierce	\$539	\$542	\$714	\$890	\$1085
Ramsey	\$609	\$627	\$714	\$1030	\$1254
Ransom	\$539	\$542	\$714	\$948	\$1085
Renville	\$539	\$542	\$714	\$983	\$1254
Richland	\$539	\$542	\$714	\$1030	\$1098
Rolette	\$609	\$627	\$714	\$1030	\$1085
Sargent	\$601	\$605	\$714	\$1030	\$1150
Sheridan	\$560	\$563	\$742	\$1070	\$1127
Sioux Metro	\$539	\$542	\$714	\$890	\$1108
Slope	\$560	\$563	\$742	\$1070	\$1127
Stark	\$694	\$699	\$920	\$1242	\$1246
Steele	\$539	\$542	\$714	\$1030	\$1085
Stutsman	\$539	\$542	\$714	\$985	\$1058
Towner	\$578	\$582	\$714	\$1030	\$1085
Traill	\$499	\$589	\$714	\$1030	\$1254
Walsh	\$591	\$594	\$714	\$932	\$1035
Ward	\$629	\$747	\$972	\$1404	\$1706
Wells	\$609	\$627	\$714	\$1000	\$1143
Williams	\$592	\$695	\$909	\$1227	\$1231

⁸ www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/2020state_summary.odn



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