

## **SB 608 - Oppose**

I wanted to share a couple of stories that are currently happening to us in our parks.

We had a waterline valve replacement that was completed by our staff and employees a couple of months ago. We replaced the valve in a professional workmanship manner and have not had any problems with it and have done so for 35 years. But we requested an adjustment to the water bill as that is the cities policy. When we made the request they decided that the work should have been done by a licensed contractor. Not only that but they wanted to have the little water project engineered by a civil engineer. One of the reasons we use our own people for doing repairs like this is to get it completed quickly and reduce the overall loss of water and reduce our costs. It has taken us months to get the engineer to complete his task, as it is not a high priority for him. We have been sending the engineering firm the threats by the city and their assessment of fines as we have not been able to complete the above project on their timeline, trying to motivate the engineer! We have a licensed contractor to dig up the project area for visual inspection of the area in question, which will end up costing us close to \$10,000 in the end, for something NOT NEEDED!

First we have talked to them to request repairs-roof-skirting-painting. Then the next step is to give notices with timelines for repairs and maintenance. If the tenant is aggressive towards the manager they maybe someone that I as the owner would deal with. At this time we return rent so they understand it is a top priority for them to do the work and will follow through with Court as needed. We file with the court for eviction; they get notice, telling them if they get to work on the needed repairs we can negotiate with them in court. They have no interest in doing the maintenance that is needed, so we complete the eviction. The sheriff comes and we do a lock out (this takes about 90 days). We had a home that had to be demolished as there are a number of older homes in the parks. We did the abandonment, on the home. This process takes about 60 days with the notice requirements, advertising and auction of the home. We hired a contractor to remove the home. It was full of debris inside and inside the shed, awning and carport. The home itself needed to have asbestos abatement by a certificate testing and removal company. Providing to the local garbage company prior to dumping. The cost for the above project will be more than \$20,000 just to get the space VACANT.

We keep our cost low to minimize our rent increases. So normally the 7% + CPI would be adequate, but not with additional mandates.

**These are new requirements in the last several years that we did not have before!**

I love Oregon, this is my home, but I want to stay in business!

Robert Danielson-503-260-3000