

8.26.2025
GPC
Valerie Coe

June 5, 2025

To Whom this may Concern,

We purchased our mobile home in Del Cielo Senior Mobile Home park in April of 2024. We were told this was a 55 and over, or senior park and we were required to prove we were of age to reside in this park by providing documentation. After we moved in we were informed the ownership of the park had changed. We had only been in the park 2 weeks, which meant at the time of our application the park was in escrow to Harmony Communities but this was not disclosed at the time of our purchase.

When Harmony took over they immediately declared the park an "all age" Park, which was not our expectation and we would not have bought here had we had this knowledge.

We don't understand why it is important to Harmony to make this change, but we believe it has something to do with Rent Stabilization.

We were renting here under a Month to Month lease agreement and paying our monthly rent by personal check. In July, Harmony held our check without our knowledge and didn't process it until over 3 weeks into the month and it bounced for non-sufficient funds. We were then given a 3 day notice to pay or quit, but this was delivered to our doorstep, with no attempt to phone or email. We were out of town and we didn't get this notice for eleven days, so the 3 day notice had expired and we became subject to eviction.

For the next three months we paid our rent via cashiers checks and documented delivery with witnesses. These checks were not cashed. Our fear was they were preparing to evict us. We reached out to the park manager, Tanya, several times, but were not communicated with.

Finally, we saw Tanya's husband, also one of the Park Managers, and asked him if he knew of this plan to evict us. That same day we got a call from Harmony Communities, saying they were not going to evict us, but we were out of our lease agreement and had to sign a new lease or they would. A time was set to sign. The new lease was a 20 year lease and not month to month as was our previous one. Understand we had no choice in the matter, it was either sign the new lease or be evicted. We asked to review the lease agreement prior to our appointment, but this was strictly declined. We signed the new 20 year lease. Apparently 20 year leases are not subject to Rent Stabilization, a point which was not articulated to us at the time of signing. We were only told we could still sell our property without any problem. We were not given a copy of the lease we signed at the time of signing. We did not receive a copy of this lease for more than a month. We finally got a copy emailed to us from Harmony Communities after requesting it three times.

A few months went by and Harmony prevented us from making changes to our lot, claiming we could not just move a shed, we had to replace it with a new one and it had to be smaller due to

respecting the perimeter of the lot. This made us decide we did not want to reside here any longer. We listed our home for sale. We got an offer immediately, but we lost this buyer when it was determined by the Park that our rent of \$595.83 per month would be increased to \$1,495.00 per month with a \$300.00 credit each month for some undetermined length of time for the new owner. The logic behind the credit is to keep the base rent HIGH, so a larger annual CPI increase is HIGHER.

The result of this increase is now we are unable to sell our home.

Our argument is that all 20 year lease agreements need to be protected by the same rules governing Rent Stabilization for Month to Month lease agreements. Harmony Communities is requiring a 20 year lease be signed by all new owners, putting them in the same predicament when they need or want to sell.

Mobile home park Owners should not be able to work around this protection. They should also not be able to change Senior status to "all age" status, considering the overlay.

We hope you agree!

Sincerely,

Residents at Del Cielo Mobile Home Park