

From: martha hassen [mailto:marthahassen2000@yahoo.com]  
Sent: Tuesday, May 15, 2012 8:01 AM  
To: Allen, Michael (COB)  
Subject: Rent Control Ordinance

Dear Mr. Allen, Clerk of the Board

Please forward this testimony to all the Supervisors. I will be giving oral testimony at today's hearing.

thank you for your consideration in this matter

"The arbitrator in the Nomad Village decision has abused his discretion in the following manner:

The arbitrator allowed Waterhouse Management to claim \$29,000 as expenses for the maintenance and repair of gas and electrical systems in 2009. However, as of 2009, California Utilities Companies have given park operators a rebate of over \$21 per month per space to do maintenance and repair of those systems. For 150 spaces, Waterhouse Management should then have received over \$37,000 in rebates for that year. Further, Management presented no evidence that any work was done on the utility system in 2009 or later.

The arbitrator has further abused his discretion in another manner:

Since 2005, Management claimed over \$150,000 as expenses for repair work on:

1. Roads
2. Sewers
3. Fences
4. Pool, and
5. Spa

The arbitrator appears to have accepted these claims by Management.

However:

1. Management did not show professional estimates for the work.
2. It did not present evidence that the work was begun.
3. It did not show permits for any of the work.
4. No mobile home owner has reported that any of the work has been done. Moreover, three residents have said that they looked for evidence of the work, but could not find any. "