



Fw: Mesa Dunes Conversion

Board of Supervisors to: BOS_Legislative Assistants,
cr_board_clerk Clerk Recorder

01/31/2014 10:06 AM

Sent by: **Cytasha Campa**

----- Forwarded by Cytasha Campa/BOS/COSLO on 01/31/2014 10:06 AM -----

From: Jo Branca <ljbmomm@hotmail.com>
To: "boardofsups@co.slo.ca.us" <boardofsups@co.slo.ca.us>
Date: 01/30/2014 04:44 PM
Subject: Mesa Dunes Conversion

We have lived in Mesa Dunes since 2007. We want to request a new ballot survey that is approved by our HOA and submitted to a third party. We love our park as it is and hope our voices will be heard. Jo Branca and Janette Branca



Fw: Important Mesa Dunes Up-date

Board of Supervisors to: BOS_Legislative Assistants,
cr_board_clerk Clerk Recorder

01/31/2014 10:07 AM

Sent by: **Cytasha Campa**

----- Forwarded by Cytasha Campa/BOS/COSLO on 01/31/2014 10:07 AM -----

From: Jeff McAlister <jcmcalister1@gmail.com>
To: boardofsups@co.slo.ca.us
Date: 01/30/2014 08:41 PM
Subject: Important Mesa Dunes Up-date

To: County Board of Supervisors;

Today the residents of Mesa Dunes Mobile Home Park received a letter from the park owners, not the owner's attorney. The letters are attached and as a resident it appears to be threatening to anyone who is not in favor of the conversion. It appears the owner's feel they are being extorted by the HOA board requesting a new survey. We are residents, not attorneys, some retired, second homeowners and young families in a park with affordable housing. We are NOT extortionists. Our goal in all of this is to see that the Survey be redone according to the law.

The Owners hired an experienced law firm to guide the legal process and provide us with the help and understand and answer questions. We are questioning your experienced law firm on why they did not follow the Ca Government Code as identified through our attorney and the Department of Planning and Building. If the owner's think they have the majority of the residents in favor of a conversion then there should be no problem for a new survey ballot.

We would like to note that this is the first time we have heard from the owners themselves since this whole thing started. We have made several attempts to sit down with the owners and the HOA Board members through Karin Statton, the general manager, to no avail. Additionally, the meeting they speak of in which Caren Ray tried to orchestrate did NOT include the owners but rather the same Susy Forbath, paralegal sent in their place. We felt another meeting with her was pointless since she has not been truthful with any of the residents from the start back in June.

At this point in the conversion process why would the HOA board submit suggestions to the owner's attorneys or even the General Manager of the park and allow these experienced attorneys to turn a blind eye to the Ca Government Code 66427.5(d)(2). The owner's and their attorneys should recognize the Mesa Dunes Homeowners Association (association) as the only independent resident association in this park.

We the residents find the Owners attorneys method divisive, dishonest and deplorable. We the Homeowners Association Board members trust in our legal system and believe justice will prevail for the good of our resident in this park.

Sincerely,

Jeff McAlister



Letter to MDMHP from owners 1302014.pdf

Mesa Dunes Mobile Home Estates, LLC

January 28, 2014

Dear Resident,

As a resident of Mesa Dunes you are aware that, as the owners of the property, we maintain a beautiful community that we are proud to own, and where you are pleased to live.

You know that we have proposed the subdivision of Mesa Dunes, which would enable us to offer ownership of the land to those residents who would like the opportunity to purchase their lot. Selling the property is not something we have to do, it is something we are choosing to do.

We conducted a survey of residents last summer and the results of that survey indicated that many of you would like this opportunity. However, we didn't stop there. In reviewing the survey results and seeing some residents support the subdivision but would likely continue to rent, we also wanted to ensure that there would be adequate rent protection after the conversion so that all residents could feel secure and supportive of this process.

We hired an experienced law firm to guide the legal process and provide you with information to help you understand and answer questions. We reached out to residents through multiple meetings held by Susy Forbath from the law firm, and by Karin Staddon from our management company, to get an understanding of your concerns and how we could make this conversion successful for all. We have taken suggestions from a Mesa Dunes resident group, Residents for a Cooperative Conversion, and implemented those by increasing benefits for buyers and protections for renters – far beyond those required by state law.

Our goal was to have more than adequate protections and benefits in place so that everyone has the option to own but not the obligation, some will have better rent protection than they have today, and everyone will have the right to continue on their lease. A win-win-win.

We have welcomed ideas from several sources. Oddly, the only place from which we have had no suggestions or input on the conversion itself has been from the Mesa Dunes HOA.

In being open to suggestions, our representatives have reached out to the HOA and have been stonewalled. The HOA has openly and vocally opposed the conversion, yet refused to discuss it or tell us what they want. Our County Supervisor, Caren Ray also tried to coordinate a meeting between our representatives and the HOA to constructively resolve any issues that they have. The HOA again refused to sit down with our representatives. Although they have held many meetings with residents to get input as to what you would like to see in the conversion, they have given no suggestions back to us. We have tried to be open and fair throughout this process, but are finding the HOA's methods to be divisive.

Now, seven months after starting this process with the understanding that the majority of you are supportive, we find ourselves at an impasse. We know the HOA is pushing for another survey. We don't

understand why, other than through their campaign of fear they believe they can influence "bad" survey results to use as leverage to "negotiate a better deal."

We did not start this process to make anyone fearful, or for either you or us to be bullied.

We believe that many of you would like to own the land, and that owning would be a financially beneficial manner of residency. We also want to protect those who do not want to own. We have offered terms that would accomplish that goal, and will continue to consider any other terms that may be reasonable. However, we will not be extorted through a resident survey. We would prefer not to tie up the conversion in court for several years. This will have negative impacts on the community, while the value of the lots will continue to increase. If we are going to spend money, it makes more sense to provide more benefits, not pay legal fees.

So, the time is now! You either want to move forward or not. The choice is yours.

There will be a Hearing next week at the Board of Supervisors. It will decide whether we will move forward to the next step, in which all stakeholders can come to an agreement on the protections and benefits for approval by the County. We do not believe it is anyone's best interest to delay the subdivision over a new survey, which would likely only result in a dead end. We are confident that the survey was in fact conducted properly and in full compliance with the law.

If the process is stopped next week, the opportunity to own the land beneath your home could either be irrevocably lost, or at the very least be delayed for several years in court. This would mean that by the time lots are offered for sale property values would surely have increased.

If you want the opportunities provided by a resident owned park:

- A new survey will not get us there. It will only delay or stop the conversion.
- The Supervisors need to hear that **from you on Tuesday!!**

If we are going to do this together, we need you to participate and show your support!!

Please contact Joanne in the office or, if after hours, leave your name and number on the office voicemail if you plan to attend the meeting and/or need a ride to the Hearing.

We thank you for your time and patience through this process and truly hope to provide you the opportunity to share in the ownership of Mesa Dunes.

Sincerely,


Tom Flesh
Park Owners


Michael Flesch
Park Owner

MESA DUNES

Dear Residents:

We would like you to know that there will be a Hearing on Tuesday, February 4th at the Board of Supervisors:

Government Center Board Chambers
1055 Monterey Street, San Luis Obispo

Enclosed is a letter from us that we encourage you to take the time to read. It contains important information about the conversion.

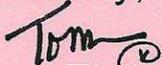
If you want the opportunities provided by a resident owned park:

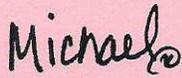
- A new survey will not get us there. Please read our letter to understand why.
- The Supervisors need to hear that **from you on Tuesday!!**
- We are asking you to attend the Hearing and make your support of the conversion known. You should plan to arrive by no later than 1:00 p.m.

We will have meeting (lunch provided!) at 11:00 a.m. for all supporters in the upper clubhouse before the Hearing to answer questions and let you know what to expect at the Hearing. Also, for your convenience, we can arrange transportation to enable you to attend. Please call Joanne in the office (805) 489-6602 if you will need a ride.

We thank you in advance for your time and support.

Sincerely,


Tom Flesh
Park Owner


Michael Flesch
Park Owner



Fw: conversion

Board of Supervisors to: BOS_Legislative Assistants,
cr_board_clerk Clerk Recorder

01/31/2014 10:59 AM

Sent by: **Cytasha Campa**

On Feb 4 agenda

----- Forwarded by Cytasha Campa/BOS/COSLO on 01/31/2014 10:59 AM -----

From: "Caroline J" <carolinereid@msn.com>
To: <boardofsups@co.slo.ca.us>
Date: 01/31/2014 08:26 AM
Subject: Fw: conversion

TO: San Luis Obispo County Board of Supervisors
RE: Mesa Dunes Mobile Home Estates conditional use permit SUB2011-00031
assessor parcel 075-161-027

Subject: Request for a new survey at Mesa Dunes Mobile Home Estates

We are homeowners at Mesa Dunes and object to the present survey. It is being presented to you as statistical evidence that a majority of we homeowners favor a park conversion.

These are our objections:

1. It was presented as a non-binding "straw opinion pole" on the subject of conversion.
2. It was not a "Yes" or "no" vote, up or down. In fact, three of the five answers were considered as a "Yes" vote by the park owners.
3. The counting of votes was conducted without the Homeowners Association representation.
4. It was presented early on at the first meeting between park owner representatives and homeowners at a time when we had no idea that park conversion was even being considered.
5. Park owners remain to this date evasive about lot prices and deterioration of park infrastructure.

We are in our 70's and are concerned that this conversion is a blow to affordable housing in SLO County. We feel that if Mesa Dunes Park is allowed to fall to conversion on the basis of a statistically biased survey obtained contrary to existing code, a precedent will be set, and the mobile home park contribution to affordable housing in SLO County and the State of California will go away.

Please consider our request for an honest, "Yes" or "No" vote.

Thank You,

Bill and Caroline Reid

