



Fw: Mesa dunes survey

Board of Supervisors to: Adam Hill, Bruce Gibson, Caren Ray,
Cherie McKee, Debbie Arnold,
Elizabeth Ruth, Frank Mecham,
Sent by: **Jocelyn Brennan**

01/30/2014 08:43 AM

----- Forwarded by Jocelyn Brennan/BOS/COSLO on 01/30/2014 08:43 AM -----

From: DAVES COPIES <davescopies@yahoo.com>
To: "boardofsups@co.slo.ca.us" <boardofsups@co.slo.ca.us>
Date: 01/29/2014 02:40 PM
Subject: Mesa dunes survey

Today at 2:11 PM

My name is David Rosenbluth #89 I'm a resident of Mesa Dunes Mobile home park in Arroyo Grande and I would like to have a new survey done. thank you



Fw: Mesa Dunes Proposed Conversion

Board of Supervisors to: Adam Hill, Bruce Gibson, Caren Ray,
Cherie McKee, Debbie Arnold,
Elizabeth Ruth, Frank Mecham,

01/30/2014 08:41 AM

Sent by: **Jocelyn Brennan**

----- Forwarded by Jocelyn Brennan/BOS/COSLO on 01/30/2014 08:41 AM -----

From: Sonny Salsbury <sonnysals@yahoo.com>
To: boardofsups@co.slo.ca.us
Date: 01/28/2014 05:27 PM
Subject: Mesa Dunes Proposed Conversion

To Whom it May Concern,

I am a resident of Mesa Dunes Mobile Home Park. My wife, Linda, and I reside at space #1 which is the oldest home in the park. It was the sales office when the park opened many years ago. We have owned it for five years.

I am requesting in the strongest possible way that a new ballot "survey" be taken, that it be approved by our Home Owners Association, and returned to an independent 3rd party.

Sincerely, Hubert Salsbury



Fw: Mesa Dunes Mobile Home Park conversion
Board of Supervisors to: BOS_Legislative Assistants,
 cr_board_clerk Clerk Recorder
 Sent by: **Cytasha Campa**

01/31/2014 08:14 AM

----- Forwarded by Cytasha Campa/BOS/COSLO on 01/31/2014 08:14 AM -----

From: Ella Biddle <ella805@hotmail.com>
 To: Board of Supervisors San Luis Obispo <boardofsups@co.slo.ca.us>
 Date: 01/30/2014 03:52 PM
 Subject: Mesa Dunes Mobile Home Park conversion

The residents of Mesa Dunes Mobile Home Park received this letter today in the mail from the owners of the park.

I feel that as a board member the Board of Supervisors should be aware of the contents of the letter and it's implications .

Thank you,
 Ella Biddle
 HOA Board member

Date: Thu, 30 Jan 2014 15:18:55 -0800



Emailing:
 Image.jpg, Image
 (2).jpg, Image
 (3).jpg

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[SHOW](#) [ALL](#)

This album has 3 photos and will be available on SkyDrive until 4/30/2014.

Mesa Dunes Mobile Home Estates, LLC

Arroyo Grande, California 93420

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, Agenda Item No: 19 Meeting Date: February 4, 2014 Presented By: Ella Biddle Rec'd prior to the meeting & posted on: January 31, 2014

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:

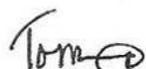
- A new survey will not get us there. It will only delay or stop the conversion.
- The Supervisors need to hear that **from you on Tuesday!!**

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.

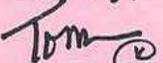
If you want the opportunities provided by a resident owned park:

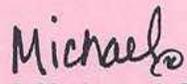
- A new survey will not get us there. Please read our letter to understand why.
- The Supervisors need to hear that **from you on Tuesday!!**
- We are asking you to attend the Hearing and make your support of the conversion known. You should plan to arrive by no later than 1:00 p.m.

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



To: Adam Hill/BOS/COSLO@Wings, Bruce Gibson/BOS/COSLO@Wings, Caren Ray/BOS/COSLO@Wings, Cherie McKee/BOS/COSLO@Wings, Debbie Arnold/BOS/COSLO@Wings, Elizabeth Ruth/BOS/COSLO@wings.co.slo.ca.us, Frank

Cc:

Bcc:

Subject: Fw: Contact Us (response #2500)

From: Board of Supervisors/BOS/COSLO - Thursday 01/30/2014 08:44 AM

Sent by: Jocelyn Brennan/BOS/COSLO

----- Forwarded by Jocelyn Brennan/BOS/COSLO on 01/30/2014 08:44 AM -----

From: "Internet Webmaster" <webmaster@co.slo.ca.us>
To: "BoardOfSupps@co.slo.ca.us" <BoardOfSupps@co.slo.ca.us>
Date: 01/29/2014 04:57 PM
Subject: Contact Us (response #2500)

Contact Us (response #2500)

Survey Information

Site:	County of SLO
Page Title:	Contact Us
URL:	http://www.slocounty.ca.gov/bos/BOSContactUs.htm
Submission Time/Date:	1/29/2014 4:56:52 PM

Survey Response

Name:	Suzanne Hall
Telephone Number:	
Email address:	hall.suzanne49@gmail.com
Comments or questions (8,192 characters max):	The Mesa Dunes Mobile Home Estates is taking part in your meeting on Feb.4 to discuss and ask for you to require a new survey that will actually reflect the true feelings of the residents. We have no reason to trust that the legal team for the park owners conducted a true survey with actual numbers as they received the surveys and did not share with the HOA. We have now been informed that the park owners, management, and their legal team are hosting a free lunch in the upper clubhouse for only those who will support them at the meeting that day and they will provide transportation. This seems like quid pro quo.....lunch for a vote. It also discriminates against all the rest of the residents who are still confused and need more information, like the price of the lots. A new survey done according to the law is the only way to ease the tremendous tension, distrust, and discrimination being

felt throughout the park. This is our home and this needs to be resolved. Many residents were never included in the first survey and those who did respond were told it "didn't matter anyway, it's only to find out who needs more information". From the first lie to buying votes, this has been a nightmare for us. We need truth and honesty on our side.