

Law Offices of Charles B. Smith

PO Box 619
Jamestown, CA 95327
650-346-3296
Cbslaw2@yahoo.com

October 27, 2025

To: Christopher J. Schmidt
Acting County Counsel
County of Tuolumne

Cc: Board of Supervisors

Re: **MILL VILLA ESTATES - RESPONSE BY TENANT REPRESENTATIVE TO
COUNTY EVALUATION AND PARK OWNER SUBMISSIONS
ATTACHED: RESIDENT SIGNATURE LIST**

Dear Sir/Madam:

Please find below the Fair Return Application submitted by Mill Villa Estates Mobile Home Park to the Board of Supervisors for the upcoming Public Hearing scheduled on November 5, 2025.

1. Tenant Response to County Evaluation.

I understand the need to have a process for making evaluations, prior court cases, and appraisals but I feel the disconnect of not knowing our community. The feeling started with not knowing the name of our Park and then using Petaluma MHP as a comparison for evaluation. It needs to be from entities with the same characteristics, condition and needs.

2023 Tuolumne County population 54,873, declined in 2025 to 53,438
Property value 406K, declined in 2025 to 396K
Median income 72K
Poverty rate 10.7 in 2024 - 18.7% housing problems

Town of Petaluma 59,407 – size of our entire county
Property value 930K
Median income 102K
COLA higher than both California & National
Petaluma = 162% CA = 149.9 National = 100%

Lots of work has been done to collect all of the stats and make an analysis but the problem isn't how much is needed but "the why" it is needed. My main point of "the why" is being ignored.

2. Tenant Response to Park Owner Response to County Evaluation

First, my experience has been that Property Taxes just as Mortgage Interest are not a factor in NOI and I am not sure why it is included in discussion & evaluation. It is an investment cost and not an operating income expense.

Second, when purchased at 193 spaces 155 were under the rent-control ordinance but all 193 were treated the same. Not sure how the exempt spaces were higher unless when they were built that a higher current rate was used.

It was not until after IPG purchased the Park that they instituted leases and increased rent charges to a higher market rent value.

Third, Unreasonable delay and “Kavanau” adjustment should not be assessed to the tenants as the delay was not their fault. This is a bully tactic, not kind.

Fourth, Fire Insurance is a Statewide problem for everyone not just investors. Liability & Umbrella insurance is subject to investors’ history of claims. There are ways of mitigating costs, but I am sure that is known & being worked on.

Fifth, Trash is a County wide problem. Tuolumne County does not have a landfill, and trash is hauled over Sonora Pass to Nevada at a large expense to everyone. Taking it out of rent would be a wise management decision to be able to control costs in the future.

3. Tenant Response to Owner’s Response to Tenant Representative

First, Submission was presumed to be handed over the day needed. If not recorded as received by 2 days I don’t believe it warrants disqualification. We are talking about elderly people’s lives being affected & you want to block the discussion?

Second, Names for appointment of representative were submitted to County. Copies of names are attached.

Third, Subjective opinions by Geri Ramirez, bookkeeper and resident. Yes, there are no titles after my name, but I am knowledgeable about MH Parks management and financial information. I speak with reason, honesty & fairness. I am not only looking at the information from the residents’ perspective but also from the owners.

Item 1 – My statement regarding inflation has been misunderstood or I have not expressed it correctly. The statement was made after hours of sorting thru all the different columns of numbers that were annualized, adjusted and inflated and trying to verify their correctness that I said, “I would like to see virgin numbers, do the calculating and then add the inflation rate.” Keep it simple and understandable.

Item 2 – Payroll analysis again

2016 - \$ 97,466 – per application – 193 residents = \$505.01

2021 - \$ 97,988 – per tax return – 193 residents = \$507.71

No change

2022 - \$140,552 -- per tax return – Proj. const. began – 193 residents = \$728.25

2023 - \$232,971 -- per tax return – 200 residents = \$1,164.86

2024 - \$249,102 -- per application – 204 residents = \$1,221.09

2025 - \$261,561 -- 211 residents = \$1,239.63

Take 2021 Payroll per space \$507.71 and increase 21.6% inflation = \$617.38 x 211 residents = \$130,267. Cost overage \$141,408 (211) \$103,878 (155)

Item 3 – Roads & bridge were damaged by construction equipment.

Paving was done in the areas of construction traffic

Item 4 – Trash should be unbundled, not a rent increase to pay for it

Item 5 – Excessive common area electrical costs were mentioned only as an alert to potential infrastructure destruction as water leaks have been.

Item 6 – responded to a letter that was sent out suggesting unbundling utilities and requesting my thoughts

Item 7 – Other concerns were mentioned to reference the violations that are to be dealt with that shows the desperation of the owners trying to find ways to cover their problems. Those complaints are being filed with HCD and not a part of the fair rate of return hearing.

It still stands that the main reason for the excessive expenses is due to or for the benefit of the new home construction. Payroll & Administration costs.

Utility costs can be unbundled and is a prudent management tool to protect the owner from rate hikes.

Remove just the excess payroll costs \$103,878 & property taxes \$119,293 & that in itself wipes out request for rent increase.

Lastly, another suggestive opinion. IPG is shooting themselves in the foot with rent increases at this time. As a realtor whose main sales are Mill Villa homes I am alarmed at the large number of (not new) homes for sale. Currently there are 14 homes for sale, (normal is 2-3) plus 6 vacant & 6 more that are waiting to see what happens. One of the largest drawbacks to prospective buyers is the rent. IPG knows this with their new home sales as they are offering a \$250 month discount on rent for 3 years to encourage buyers and they have reduced their sales price by almost \$100,000 from the start of the project. Used home values are diminishing also.

Just got a call this morning from a client to make an appointment to show homes. They gave me their list and when they found out the homes with the market rent they removed them from the list. One of them was in the rent control area but it was put on a storage agreement and rent has been increased to \$1,050.

Should you have any questions or require further information, please do not hesitate to contact our office.

Sincerely



Charles B. Smith

MILL VILLA ESTATES HOA

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PER TUOLUMNE COUNTY BOARD OF SUPERVISORS RESOLUTION DATED JULY 22, 2025 WE ARE REQUIRED TO PROVIDE SIGNATURES OF THE MAJORITY OF RESIDENTS OF MILL VILLA ESTATES TO HAVE CHARLES B. SMITH, ATTORNEY AT LAW AS OUR REPRESENTATIVE FOR THE FAIR RATE OF RETURN HEARING SCHEDULED FOR SEPTEMBER 24-26. YOUR SIGNATURE GIVES THIS PERMISSION.

NAME	SPACE #	NAME	SPACE #
Joyce Barnes	254	Joyce Foster	412
Red Warden	254	James Langston	412
Rosemary Rogers	243	James L. Rogers	#412
Debbie W. Deneff	246		
Carol	244		
Elizabeth Palmer	#233		
James A. McFarland	#201		
Julio E. Deneff	225-		
Chae I. Tebaldi	219		
Gary Burns	#202		
Kay Beyette	#207		
Maureen Vowell	#100		
Floyd Vowell	#100		
Darwin Burns	121		
Gandy Bray	121		
Valerie Langfeldt	123		
Dan Johnson	123		
	20		

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MILL VILLA ESTATES HOA

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NAME	SPACE #	NAME	SPACE #
Diane Penna	249	MARK Deming	134
Charles Brude	247	OK removed dup	134
REG RICHARD SIBSON	243		
VJ Klingler	237		
Camela Coquith	237 231		
Phyllis Caraher	229		
Paula Buchanan	227		
Allie Maddox	221		
Richard Noll	221		
Daniel RIVERA	205		
Anna RIVERA	205		
Virginia Graye	213		
John Blakemore	#122		
James Bryant	#124		

15

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NAME	SPACE #	NAME	SPACE #
Joan Lenead	408	OK	
Shirley Laurie	336		
James & Cynthia	334		
<u>Rene Mayo</u>	<u>317</u>		
	<u>315</u>		
	<u>322</u>		
Judy Kinnick	320		
R. David Kinnick	320		
<u>Marie Peterson</u>	<u>318</u>		
Norma Jones	<u>314</u>		
	402		
Brian Winton	411		
Thompson	413		
Steve Boling	322	322	OK
		322	

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NAME	SPACE #	NAME	SPACE #
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Linda Martin

410

~~Donna Frankmeier~~

104

OK removed duplicate

Gene M. Romeroj

108

Renee Rasor

114

(dbl)

OK-removed dup

William Rasor

114

Regina C. Hendricks

401

337

~~Wanda He~~

352

Tom Penhalligon

326

Regina F. Harlan

319

P. J. ...

313

316

W

MILL VILLA ESTATES HOA

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NAME

SPACE #

NAME

SPACE #

Delene Laery	426		
Verna Davis	428		
Jack Davis	4/28		

3

006321

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NAME	SPACE #	NAME	SPACE #
Renee Raso <i>duplicate</i>	114	Sharon Cortez	151
Cassie Evans <i>new home</i>	538	Wayne Wilson	151
Kendra Soderberg <i>600s</i>	622	Paul Sinner	150
Marion Crowder	432	Deanna	150
Joanne Keeler	242	Gregory	139
Cathy Solberg	103	Steve Campbell	138
John Asan	119	Betty Kellner	137
Richard Smith	119		
Colleen Sison	243	<i>Some - count as 2</i>	
RDS	243	Colleen Sison	243
	243	Richard Sison	243
Cathy Sison	106		
Mark	134		
John Horner	134		
Judy Medsker	244		
James Medsker	244		
Michael Jensen	133		
David	159		
Gene Meenderbark	159		
Rebecca	153		
Lucy Hise	123		

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408

Jeffrey Brondhus sp. 101 7

Olson W Brondhus sp 101.

Carole Dusterer sp 107 -

Heather Buckath sp 113.

~~Rose Marie 115 Carol Buck =~~

~~Rose Marie 436~~

ARLIN SANFORD (434) 434 7

LANA SANFORD 434

Bill Hogan SPC. 432

Joel Riles SPC 117

2

9

006323

MILL VILLA ESTATES HOA

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NAME	SPACE #	NAME	SPACE #
<i>James Moreland</i>	<i>405</i>		
<i>Bonnie Anderson</i>	<i>405</i>		
<i>Dolores Peppers</i>	<i>space 302</i>		<i>8/22</i>
<i>Connie Newton</i>	<i>space 304</i>		<i>8/22</i>
<i>Bob 775</i>	<i>304</i>		
<i>Margaret Fliep</i>	<i>430</i>		<i>8/22/25</i>
<i>Candy</i>	<i>340</i>		<i>8-22-25</i>
<i>Sandra Dow</i>	<i>Space 303</i>		<i>8/22/2025</i>
<i>Ken Dow</i>	<i>" "</i>		<i>8-22-25</i>
<i>Joseph B. Hill</i>	<i>308</i>		<i>8/22/25</i>
<i>Deanna Hernandez</i>	<i>Space 308</i>		<i>8/22/2025</i>
<i>Susan Julian</i>	<i>Spa 307</i>		<i>8/22/2025</i>
<i>Bob Dave</i>	<i>#116</i>		<i>8-22</i>
<i>Ann Pate</i>	<i>116</i>		
<i>Ann Butler</i>	<i>251</i>		
<i>Carol Wheeler</i>	<i>425</i>		<i>8-22</i>
<i>E. Wheeler</i>	<i>425</i>		<i>8-22</i>
<i>Ron Neri</i>	<i>436</i>		<i>8-22</i>
<i>Julie & Eudaly</i>	<i>422</i>		
<i>Rita B. Hurlst</i>	<i>424</i>		
<i>Stephen A. Anderson</i>	<i>423</i>		<i>8/22/2025</i>
<i>Paul J. Serkin</i>	<i>127</i>		
<i>Marlynn Serkin</i>	<i>127</i>	<i>over</i>	

Kathy Chaty
Greg Gileon

306
312

8/22/25
8-23-25

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~~21~~

(2)

MILL VILLA ESTATES HOA

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NAME	SPACE #	NAME	SPACE #
Pat Pamela Mendez	118		
Marie Fischer	128		
Dan Bruno	131		
Amida Chang	131		
[Signature]	135		
Ray M. Hester	135		
[Signature]	141		
My Sam	141		
[Signature]	141		
Sue [Signature]	144		
[Signature]	143		
[Signature]	143		
Joshua Simonson	150		
William Granlund	143		
Lorraine C. Coar	145		
Helene Thiere	148		
Cathy Duncan	253		
Peter [Signature]	215		
Mary Tucker	215		

MILL VILLA ESTATES HOA

600's Non Rent Control

PER TUOLUMNE COUNTY BOARD OF SUPERVISORS RESOLUTION DATED JULY 22, 2025 WE ARE REQUIRED TO PROVIDE SIGNATURES OF THE MAJORITY OF RESIDENTS OF MILL VILLA ESTATES TO HAVE CHARLES B. SMITH, ATTORNEY AT LAW AS OUR REPRESENTATIVE FOR THE FAIR RATE OF RETURN HEARING SCHEDULED FOR SEPTEMBER 24-26. YOUR SIGNATURE GIVES THIS PERMISSION.

NAME	SPACE #	NAME	SPACE #
Robert C Gillatt	612		635
Mildred Rajnak	613		635
Jayne Bywaters	625		
Malcolm Bywaters	625		
Andrei Kypel	614		
Joni Kypel	614		
Jon Hill	631		
Alana Ross	630		
Pat Wassenaar	616		
Lu R. Brown	629		
Judy Sanderson	601		
Em Wenner	603		
Joyce J. Tom	603		
J. Lynn	605		
Jan	625		
Carolyn Hatler	626		
Coralie Kusley	627		
Terri Foulds	618		
Judy Kish	628		