

Senator Curry, Rep Gere and members of the housing committee

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act sheet for mountain view estates in Bowdoin Maine

I moved into the park in 2001. The lot rent was 265 dollars for 2 people plus all utilities were paid by the tenant.

The park was sold to Philips International Corporation in June 2021 and the lot rent was 345 dollars for 2 people plus all utilities paid by the tenant.

With 3 different owners between 2001 and 2021 the rent only increased 80 dollars in 20 years

August 1st 2021 our lot rent was increased by 35 dollars

August 1st 2022 our lot rent was increased by 35 dollars

August 1st 2023 our lot rent was increased by 35 dollars

August 1st 2024 our lot rent was increased by 75 dollars

This is a increase of 180 dollars per tenant since Philips International bought the park<over 53 percent increase in lot rent>

Three homes were sold in the park after august 1st 2024. Lot rent for new tenants in the park has increased to 700 dollars lot rent plus all utilities<over 100 percent increase in lot rent>.

There is no end in sight and everyone is worried what Philips International is going to do August 1st 2025. History says they are going to raise the rent again<just a matter of how much>

We own the mobile homes. We pay lot rent to park our trailer and hook up to sewers and electrical service. We pay for water, trash, sewer. shovel our own driveways and mow our own lots. There are 53 trailers in the park and if you times 53 by 180 dollars and then by 12 months you find that since the corporation bought the park they are charging over 100.000 dollars more a year in lot rent without any concern about our ability to absorb the increase or any explanation about why the increase is warrented.

In 2024 the property taxes for Philips International from the town of Bowdoin were reduced by over 4,000 dollars after reassessment of all property in Bowdoin. In spite of this? They still gave the tenants a 75 dollar rent increase.

PHILIPS INTERNATIONAL IS A MULTI BILLION DOLLAR CORPORATION HEADQUARTERED IN GREAT NECK NEW YORK

THEY HAVE OVER 300 HOLDINGS INCLUDING 60 RV AND MOBILE HOME PARKS IN 13 DIFFERENT STATES. It is owned by Philip Pilevsky and his 2 sons Seth and Michael<New York real estate giants>according to google.

They own 6 other parks in Maine. All 7 parks have the same New york phone number to contact 212 951-3812 <Nikki Papadakis>or email address<npapadakis@pihc.com >. I have been trying to find out the rent status in these parks but can not find any information. I have left numerous telephone messages and emails but have gotten no response from Philips International. I have sent numerous messages to their corporate headquarters<info@pihc.com>The only response is we received your message. The corporate phone number 212 545-1100 is answered by Nikki Papadakis and says leave message. All of our rent increase letters were signed by Diana Marrone<Secretary>I found a Diana Marrone with the corporation in their Florida office with a phone number of <305 755-3955>it says you have reached the office of Diana Marrone leave message. It seems no one answers phones or returns phone calls or replies to emails from this corporation.

Blueberry Ridge in Wells
Granite village in Biddeford
Country living in Sanford
Marsh Brook in Sanford
Old Colony Village in Sanford
Pinewood park in Sanford

According to Senator Cameron Reny in a Boothbay register article. There are 686 licensed mobile home parks in Maine and 134 of them are owned by out of state corporations

According to Pine Tree Legal the corporations have the right to raise the rent as long as they give proper notice.

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I did not know you had to be 30 minutes before to zoom talk so I am giving you a history of my park in Bowdoin and showing you why you should vote yes to send this bill forward. No tenant should have to deal with this corporation and this bill will deter them from buying parks in Maine