

George Krise
121 First St
Rockland, ME 04841

Re; Statement concerning LD 2149, with a focus on Sec. 5. 10 MRSA 9093 sub-5: Exempting Resident-Owned Communities.

I am the current, and was the organizing, President of Sunset Terrace Mobile Home Cooperative in Rockland.

I am writing in support of the proposed amendment to exclude Resident Owned Communities (ROCs) from LD 1723.

The very thought that the residents of these communities would vote to raise their own lot rent by an excessive amount is counterproductive. We purchased the community for the purpose of being in control of our community and have kept all of our lot rent increases at the level of only what is required for the current situation.

Also, this bill prevents us from planning our increases. We only raise the lot rent when it is needed, so the amount of a raise may be more the 10% limit due to the situation. However, since the raises are not yearly, but as needed, the per year amount is well below the 10 percent.

Our lot rent when we acquired the park in 2016 was 345.00 per month. After three raises in nine years due to changes beyond our control, we are still only at 425.00 per month and do not plan on another raise at the January 2026 annual meeting. The fact is that we only do lot rent increases when needed, not just to increase profits.

The other topic to cover is that the owners that will propose the increases, the residents that have to be informed of the increases, and the owners that will eventually impose the raises, are all the same people in a Resident Owned Community!

Lastly, I want to thank you for thinking of the people in the non-ROC communities. Investments are purchased for the purpose of making money, but changes to these parks have a direct effect on many families. Having peace of mind that changes to your housing situation cannot happen without the residents being informed and given a reasonable amount of time to plan and respond, is a big deal.

Thank you