

# BROOKDALE VILLAGE LLC

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Committee of Housing and Economic Development

Dear Committee Members,

I am the Co-owner of Brookdale Village LLC a 200-lot mobile home park located in Poland ME. I am a partner with my parents who build most of the park in 1972. I started managing the park in 2005 and have since added approximately 45 units to the park.

Our current rent is \$380 per month, which includes water and sewer, and we offer a discount if paid on or before the 1<sup>st</sup> of \$10 so effectively we are charging \$370 per month. We can keep our rent low for two reasons we no longer have a mortgage on the property and because we share the overhead of management with our construction company.

We typically go up approximately \$10-\$15 a year to keep up with increasing expenses. This includes Tax increases and routine maintenance costs. However, from time to time we have major infrastructure costs such as Paving projects, septic system replacements and drainage / culvert replacements. Many of the projects cost upwards of \$75K. To pay for the projects we often need to increase rental fees.

I believe if you asked the presenters of the bill why they don't have the cap for community owned parks they would agree it severely hampers the ability of the community to properly maintain the park. If they want to pass this bill, I feel they need to pass it for all parks so there is a level playing field across types of ownership.

On another note, my belief is this bill what severely limits any non-essential improvements for a park. Such as recreation areas or community centers. Communities won't have the flexibility to add these projects in the future.

Sincerely,

*Mark Turner*

PARK Owner / Manager