

Karen Youland
YouLand Convenience, LLC
LD 1723

YouLand Convenience LLC
Hillview Estates
Turner, Maine

Letter to Maine legislature in regards to LD 1723 and LD 1765

We purchased our Manufactured Home Park in 2013 with the intention of eventually sustaining a profit. We took a commercial loan out on the property and have followed all the rules the State of Maine imposes. As far as business decisions, we feel that this park was a good one. It is a much sought after location, it is a 55 and older park and it is in our hometown. We have a sense of pride saying we own it.

Since purchasing this park, our costs, like with every other industry, have increased. When fuel was sky high, rubbish removal added on a fuel surcharge and we never saw a decrease in the monthly cost. In ten years our cost for rubbish removal has doubled. Our property taxes have increased by 25%, and I anticipate them increasing each year. Turner does not have public water and sewer, so it is needed to have, install and maintain septic systems. The cost of purchasing, installation and maintaining these systems has doubled as well. We fall under the State of Maine's Water jurisdiction for small community well system for our water, and the amount of testing as well as testing costs have doubled in a ten-year time span. Our electricity costs have increased more than twice the original amount, and according to news outlets it is going to continue increasing at an astronomical amount in the future.

We have town approval and are moving forward with State approval to increase the size of our park. We have anticipated the improvements to this park to cost in excess of a million dollars. Due to the current and projected economic environment, those costs could be considerably more than that. As a consideration to our tenants thru construction noise and nuisance, we anticipated not increasing the monthly rental amount until construction was completed. If this bill passes we will immediately increase our rent to the highest amount feasible and continue with a yearly increase per state guidelines. We currently do not increase our rent yearly. During Covid we did not increase our rent and have worked with several of our tenants for financing of their homes and payment plans for rent.

We have a nice park; we have great tenants that take pride in where they live. We provide a safe and ascetically pleasing area for our tenants to live in. We provide trash removal. We provide safe water and sewer. We provide road plowing and maintenance. We offer wooded recreational areas and waterfront activities and access. Our rent, though, is on the low side for the area. When making any increases we take into fact our costs balanced by our tenants costs. We, as business owners, know that maintaining a good tenant is beneficial to our business and profits both parties in the long run. We own the park, we bought it as a business investment. We paid money for it, pay taxes on it and maintain it. The amount we collect for rent should be OUR business decision, not the State of Maine's.

Karen Kurt Youland
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