

Memorandum

TO: **Rent Control Board
Town of North Reading, Massachusetts**

FR: Robert Kraus, Esq.
Counsel to Perry's Park

RE: Update on Rent Increase Submissions

DE: November 5, 2022

Based on recent hearing that occurred via Zoom on October 19, 2022, the Board had a number of questions relating to the submissions and for further information.

To the best of my information, the questions relate to the following matters and such matters are addressed by way of a response below:

1. Questions relating to snow plowing.
Answer: Snow Plowing is paid by the Park Owner and runs \$4K-\$7K per year. Only the Common area street is plowed, not individual driveways.
2. How is the wastewater management in the community - Title V or otherwise.
Answer: Park was purchased in 2015. At which point with the demolition of the existing house and structures and the addition of 3 manufactured units, a new septic system was installed to handle the additional room count and new units. Existing system has never had issues and is pumped out on a yearly basis.
3. What sorts of improvements have been made to the park, including but not limited to electrical and otherwise?
Answer: All individual electrical services with new meter sockets throughout the park. The entire Main Service from Main Street through and to the rear of the park was installed by owner/operator. Portions of the park have been asphalt paved, new drainage catch basins, Fencing throughout the park, both white vinyl and black chain link. All overgrown trees have been continually removed. Including the emergency tree removal for Jody Schaffer in 2019 and Earl in 2020.
4. Is waste collected via individually or in dumpster provided by private or public service?

Answer: Waste is collected by a weekly picked up dumpster in the rear of the park. Along with any and all major items tenant through away including couches etc. All paid by Operator.

5. Is recycling allowed in the community, including composting?

Answer: Absolutely allowed. Through our disposal and through town services. Residents have chosen not to facilitate utilizing this process

6. You asked for a detail on the landscaping since owner/operator took control of the community.

Answer: landscaping is maintained throughout the park, as may be observed throughout the park.

7. Requested detailed information relating to the masonry work done in the community.

Answer:

8. You have asked questions relating to the meters in the community. Are there individual meters for each home or how is it calculated?

Answer: Each home has its own electric service meter.

9. What sorts of actions have owner/operator taken with residents to mitigate and preserve utilities within the park including water and otherwise?

Answer: We've added new meters to every new unit. We with and facilitated with the town's water dept in 2019-2020 for existing meters to be changed and updated.

10. How is the water charged to each resident, individual meters?

Answer: The water is not charged individually it is included in the \$320 month pad fee. New water meters are \$2900 a piece to purchase from the town.

11. Questions relating to tile work in the community.

Answer: That invoice was provided in error with the overall improvements

12. There are certain large checks provided in said disclosures and whether they apply to multiple lots

Answer: checks are self-described, see each one.

13. Detail relating to the general maintenance conducted in the community, how is it done, who does it?

Answer: Weed whacking, tree removal of dead trees, mulching and pruning the beds along Main street.

14. You asked for clarification of a \$40,000 check you presumed was used to purchase a manufactured home.

Answer: Again, all checks are self-described.

15. What sort of supplies are obtained for the community and what are they used for?

Answer: Office supplies, Billing supplies, shovels and salt for the winter and other necessary supplies and equipment normally used in such operation.

16. Does the owner/operator provide AC units to the individual homes?

Answer: No, the owner/operator does not provide manufactured housing units generally with AC units, unless the owner/operator and the tenant, if the unit is owned by the owner/operator, have an agreement to that effect. Those who own their own manufactured homes are free to install AC units.

PLEASE NOTE THAT ADDITIONAL FINANCIAL INFORMATION SHALL BE FORTHCOMING TO THE BOARD PRIOR TO THE HEARING ON WED, NOVEMBER 9, 2022 VIA ZOOM.