



Indigo Michaud &lt;skyoptic6@gmail.com&gt;

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**Water**

3 messages

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**skybox** <skyoptic6@gmail.com>

Tue, Sep 13, 2022 at 5:10 AM

To: publicworks@corvallisoregon.gov, police@corvallisoregon.gov

I would like to call attention to a few health and safety issues here at Highland View Mobile Estates that have not been resolved. There are other ongoing legal issues that are beyond the scope of public works, so I am limiting this to a complaint about access to the property and problems with the water. I have reached out to management and written to the owner, but my questions have not been answered and the problems have not been fixed. As this was recommended by Officer Fromhouser in a recent call and there are open investigations here, I am also sending a copy of this to the Police solely for their information. Although this is not part of a current lawsuit, I do have an in-writing relationship with Highland View, so I am also asking for a response to these concerns by email.

First is a question about pedestrian byways and common areas. In most places I have been, the law requires evacuation routes in case of fire that also serve as points of access for first responders. These routes should be able to handle a police motorcycle or medics with a stretcher. One such path used to be at the end of the culdesac on D Place, but it has been intentionally blocked by a section of fence and a shed. Management wants everyone to come and go through the main entrances, but in fact this promotes traipsing through peoples yards and may cause problems if there's an emergency. What is the law about this in Corvallis, and who enforces it? Although Chapter 90 of the Oregon Revised Statutes guarantees access to common areas, it does not map them out. Is there an official blueprint available?

As well, after using the clubhouse for church meetings, the manager decided to make it into a permanent residence for his son and has ostensibly closed it to public access. Residents must make an appointment, but they are deterred from using the space. It used to have a library, a pool table, a fireplace, and it still has showers that are supposed to be available to residents living in RVs. The same has happened with the trash. Instead of being able to take out the trash whenever one needs, the dumpsters are now locked at all times except for 12 hours on Tuesdays. And if the trash is not put out on the curb by a certain time, or placed in the proper white kitchen bags, it will not be picked up. This policy is solely for management's convenience but only invites problems with rodents and people going through the trash for the rest of us. Do we have a legal right to access the dumpster every day without having to make an appointment?

Also, there is a small bridge that goes from North Street to the group of houses across from the school that needs repair. When I came here fifteen years ago, it was painted and level, but it did not get maintained. Eventually, one half sagged and that got reinforced with a beam bolted alongside the rotting portion. Then the other half got the same temporary fix. At this time, it's worse than when it first needed fixing, and it's not level enough to be safe. Although the bridge certainly feels strong enough to walk on, another good snowstorm or some ice will only break it down further. This is a 55 and over park wherein the common areas should be accessible to those who use a walker or wheelchair, and a lot of people bicycle through here. At what point does it become dangerous enough to be illegal, and what can be done about this beforehand? I don't know the code on bridges.

Fences deserve a chapter of their own. The manager has some kind of pathological belief about fences. If he could make a law against fences, he would. That being said, he has the nicest fence in the park, chain link all around. The park itself has a long fence along the north side, and it is in as much disrepair as the bridge. Eventually, it was falling down in enough places that something had to be done about it. Somehow, management convinced the people on the other side of the street that they should have to pay for half of the repair cost since the fence separates them from us... then he used their money to repair the worst parts of the fence, determining that must be their half, and that the portions that were his half only needed a couple of stakes driven into the ground. And yet, there are still parts which are falling down.

My complaint specifically is about barbed wire that has been haphazardly stretched along the top of a chain link section of that fence on Sundance, spanning the seasonal creek. I want it removed. It's four and a half feet off the ground and obscured by leaves and branches. It was put there to deter one person from jumping the fence at night many years ago, but it never worked anyway. It doesn't serve a purpose. It's just an accident waiting to happen. I don't know the regulations about barbed wire, either, but I have seen legal installations and this is not one of them. My complaint to the owner was ignored. I would remove it myself, but I don't think it's within my right to do so. I don't think it was management's right to put it there, either. This must be where public works comes in. Please do something about this.

The main reason I'm writing, however, is about the water. There are five water mains that come into the park that feed more than 200 units and the pipes throughout the property are very, very old. For as long as I've been here, leaks get

fixed as needed and I think the pipes are like the fence and the bridge, needing to be replaced. The sewer backs up at least once a year, also. I believe the manager is treating the water with gallons of 30-second cleaner dumped into the manifold of the pumps. Along the line that I live on, he has installed valves that allow him to shut off and drain just this section. Then he is able to surge the chemicals into the problem area. This is where he has placed the problem people, too, all with preexisting conditions. About once a month, there's a spike in the smell of chlorine and I can confirm that there's sodium hydroxide in the water. When I had it tested, it was just under EPA limits but my concern is that there may be a problem with cumulative residual chemicals from using the wrong kind of chlorine in the wrong way, or that there's something in the pipes that's toxic to begin with. Someone has recently come around and questioned me about my pipes, but they are the white PVC, less than 30 years old. I'm claiming that there are water quality issues here that affect the whole park, especially this line, and especially at certain times. The owner simply denies the use of any chemicals at all. I would like to see the water tested thoroughly, not just at the source. I also think the ground should be tested for the overuse of rat poison and herbicides over the years, or toxic byproducts from illegal drug production here. And I would like a report on what chemicals are in use on the property, in what amounts and what frequency. I think I have a right to this under OSHA rules.

Now for the price of all this. Along with the cable, the clubhouse, the garbage and such, management has moved the water to a metering system so it's no longer included in the rent. Last year, I paid as much as \$150 for a month of service and \$100 bills were regular, just for having a garden and trying to keep my lawn green. After complaining to the owner, my bill went back to the usual \$40 a month. Last month, after talking to the police about problems here, my bill went back to \$100. It says I have used 12,000 gallons while the regular amount is more like 1,200. That averages to 410 gallons a day, the average use for a family of four according to google. Even with the heat wave and forgetting to shut off the sprinkler on a couple of occasions, this seems unreasonable. I recall the manager saying something about the calibration of the meters years ago, and I think they count 1 gallon for every .9, or something like that. In all the years this has gone on, I've never seen an adjustment like you might with your electric bill or any other running total. Gallons get rounded to the nearest 100, and the company that provides the meters is a shell in Florida with a dead end process for complaints. Management claims the books are in order. I think the books are cooked. In the beginning, the utility fee was only \$5. It is now \$25. Multiply that by 200 units and 12 months, and Highland View is collecting an additional \$60,000 a year from the residents while doing next to nothing about the infrastructure. On my last bill, I'm being charged \$25 for the water, and \$50 for the sewer. I'd like to see the water audited. I think a number of random meters should be checked for calibration and the books should be compared to the actual amount of water that's come in from the city. There are underground leaks here that I think we are being made to pay for, but there should be records enough to estimate the loss into the ground that an accurate assessment of charges can be made. I don't think any one individual has any legal recourse, but the whole system is clearly a sham.

So, in summation, my primary concern is about health and safety. There are security concerns that are beyond the scope of public works, and there are other legal issues I'm currently pursuing on a State level. Besides the billing for the water, I'd like the city to address the issues of accessibility and toxicity. The aim for this letter is limited to the investment in my home, as the civil issues I have are largely out of city jurisdiction. I would like a response in writing, and I would be happy to answer any questions you may have, or to offer further clarifications. I don't expect everything to change in a day, but I am pushing for communication on this as my concerns have been dismissed by Highland View, and I believe I have a right to more fairness and transparency. I look forward to your reply.

Indigo Michaud  
2655 NW Highland Dr. #58

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**Public Works** <Public.Works@corvallisoregon.gov>

Tue, Sep 13, 2022 at 8:44 AM

To: skybox <skyoptic6@gmail.com>

Cc: Code Compliance <CodeCompliance@corvallisoregon.gov>, Housing <Housing@corvallisoregon.gov>, Cityservices Billing <cityservices.billing@corvallisoregon.gov>, "Huff, Zach" <Zach.Huff@corvallisoregon.gov>, "Marshall, Chad" <Chad.Marshall@corvallisoregon.gov>

Indigo,

Unfortunately, because Highland View Mobile Estates is private property, there is not a whole lot Public Works can do about most of your issues beyond possibly the water quality (the water and sewer pipes in the park are private, too). I am, however, including the Housing, Code Compliance, and Utility Billing divisions in this response so they can weigh in, and the water production and distribution supervisors as well. Hopefully they can help resolve these issues.

Thanks,

**Simon Tatom**

(He/Him)

Senior Administrative Specialist

City of Corvallis, Public Works

541-766-6916 ext. 5251

[simon.tatom@corvallisoregon.gov](mailto:simon.tatom@corvallisoregon.gov)

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**From:** skybox <[skyoptic6@gmail.com](mailto:skyoptic6@gmail.com)>

**Sent:** Tuesday, September 13, 2022 5:10 AM

**To:** Public Works <[Public.Works@corvallisoregon.gov](mailto:Public.Works@corvallisoregon.gov)>; Police <[Police@corvallisoregon.gov](mailto:Police@corvallisoregon.gov)>

**Subject:** Water

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**Public Works** <[Public.Works@corvallisoregon.gov](mailto:Public.Works@corvallisoregon.gov)>

To: skybox <[skyoptic6@gmail.com](mailto:skyoptic6@gmail.com)>

Tue, Sep 13, 2022 at 9:15 AM

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**From:** Easton, Todd <[Todd.Easton@corvallisoregon.gov](mailto:Todd.Easton@corvallisoregon.gov)>

**Sent:** Tuesday, September 13, 2022 9:03 AM

**To:** Public Works <[Public.Works@corvallisoregon.gov](mailto:Public.Works@corvallisoregon.gov)>

**Cc:** Natalizio, Linda <[Linda.Natalizio@corvallisoregon.gov](mailto:Linda.Natalizio@corvallisoregon.gov)>

**Subject:** RE: Water

Items listed below do not fall under Housing (HNS Code Compliance) authority to enforce, as civil issues or water quality are not addressed by the Housing division.

City of Corvallis

Housing & Neighborhood Services

Code Compliance Supervisor

Todd Easton

(541) 766-6545

[todd.easton@corvallisoregon.gov](mailto:todd.easton@corvallisoregon.gov)

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