

Re: Highland View Mobile Estates



From <indigo@skysurfer.media>
To PRYOR Ken * HCS <Ken.PRYOR@hcs.oregon.gov>
Date 2025-10-14 10:19

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On 2025-10-13 15:48, PRYOR Ken * HCS wrote:

Hello Indigo,

Good morning,

Thanks for a quick reply. I'm sure you do have plenty else on your agenda and I don't expect to be a top priority.

Nothing in my junk box; I've just been overwhelmed; it's the holidays don't you know.

No worries about the chaos of the season. I totally understand.

I need some clarity; most water bills register in CCF not gallons, please advise; those 200 gallons a month seem outrageous. It may be that the sprinkler piping could be misconfigured. Also, the water district should be able to tell you the price per CCF or gallon to the park; rates are public.

Ok, I'll keep things simple, if I can. The 6600 from last month's bill has to be gallons because otherwise it would be the equivalent to only 8.84 gallons for the month? Google actually misreports how to calculate this in one search, but I'm using * or / by 748. Yes, 200+ gallons a day does seem outrageous. Google says the average usage per person for a month is up to a 100 gallons, or 300 gallons for a family of 4. The difference may be from the meters tick at 9/10ths of a gallon or from rounding up to the nearest 100 gallons at regular intervals (if the meters are actually functional).

As for the lawn, I only have a sprinkler on a hose that I moved around to water everything weekly in the Summer. I watered the lawn by hand every other day and only the flowers got watered every day. I just wasn't home that much, but the bill goes up when the landlord sees a sprinkler in the yard while there's no appreciable difference from taking a lot of hot baths in the Winter, doing a ton of laundry, or switching out a 60 gallon aquarium several times. I still don't think I could ever use 200 gallons a day, anyway. I think the landlord is going with statistical averages and not meter readings. Or, I have wondered if billing is on a curve with higher rates for higher usage. The rate for water in my district ranges up to \$4.48 per hcf (which I think is the same as ccf) and as low as \$1.71 depending on what kind of customer you are. The rate for sewer looks legitimate if we were individual homes in a neighborhood - but there's no way the City is charging each trailer in the park for the storm water and besides the base rate, and sewer is billed on the same usage readings - I suspect a facility like this has a low commercial rate, but the numbers don't add up on my bill no matter how I look at it.

<https://www.corvallisoregon.gov/publicworks/page/utility-rates>

Fundamental Violations.

LL has refused your request to review the "parks" water bill from the provider.

Yes, multiple times. I wonder if they're paying for water at all, but it seems clear we're paying too much and this is why there is a law requiring the facility to make their bills available. They claim individual water charges are not based on facility water bills, just the data from the submeters collected by a company in Florida and returned in the form of a spreadsheet once a month. There was a law enacted right after we got these meters that says landlords are not responsible for the accuracy of sub meters.

Monthly Service Charge for utilities never explained but regularly increase monthly

Yes, this is the key point. The law is clear that a facility may add up to 10% in additional fees to a utility bill and mine was 75% last month - it will be a much higher percentage in the Winter when my bill goes down from \$90 to \$50. The 'Utility Fee' is completely inexplicable. I see nothing in the City water billing that could add up to that much, either. And, there is no way a company is charging over \$5,000 a month to relay data - that's how much the fee is multiplied by the 137 units on the property.

LL claims they are a church and are exempt

I don't know this, but it's a good suspicion. The landlord took over the clubhouse and started holding services there, then turned it into a private residence for his son when they built a Kingdom Hall across town. He introduced himself as a Pastor and while they manage money, they don't believe in paying for water, taxes, or anything really - they live on other people's money. In this case, everything including his residence is owned by the Limited Partnership in California. He told the judge he was part of Sage Management and that Highland View didn't legally exist. I established that since there was a sign on the corner that says Highland View Mobile Estates, and that's who I make my checks out to for almost two decades - they have a bank account as Highland View - the judge agreed, they do exist. They keep a second set of books. It's their way of mitigating what 'the World' believes is owed versus their own truth. And, they control a number of small church backed service companies for work done on the property; plumbing, electric, landscaping, etc. This is not legal to do directly, so they have shadow companies. There is every reason to question if the bills are fake.

LL does not post monthly water bills

Won't post them in the office, won't email them, won't put them online - I have reminded them how easy it is to put something online, as I chronicled the court filings, but they don't believe in the Internet, either. They don't believe in Chapter 90 - that's Man's Law, and if they believe they're in accordance with God's Law, they will refuse to abide by regulations.

The landlord must amend the rental agreement and detail billing process and calculations

Residents who have asked about the added Utility Fee or complained about a high bill have been told different things. He tells some people it includes the garbage which is also against the law, and to others he says it's all just determined by the system, like it's completely out of his hands. The system was his idea, anyway.

Misconceptions:

ORS 90.510 (4) Every landlord who rents a space for a manufactured dwelling or floating home shall provide a written rental agreement, except as provided by ORS 90.710 (2)(d). The agreement must be signed by the landlord and tenant and may not be amended by one of the parties to the contract except by:

* Mutual agreement of the parties.

Not having a written rental agreement is a violation, are you prepared to enter into a rental agreement?

I don't think this is as critical an issue as you seem to, but my stance on this has not changed. The law has changed since I originally moved here, but this issue has been covered twice before. It's my understanding that the landlord had a right to require the signing of an agreement, but that after a year he waved his right to do so. At this time, Oregon has removed the 1 year limit but put in its place language to the effect that a tenant who has not signed an agreement is still obligated to the same terms as anyone who has... or, that was 2018 maybe. Regardless, it's against the law for anyone to require an agreement that violates law. Is there a clause that says tenants may not complain about the Utility Fee? Can they make a tenant promise they won't sue? There's nothing stopping management from informing me of changes in park policies.

When I first moved here, I signed an agreement for an RV space. Then management said they would need me to sign another agreement when I moved into a single wide. It didn't come up again until there was an argument about neighborhood conditions and when the manager shook his finger at me, and yelled at me that I would do what he told me to do - I said no, put it in writing. He told me he'd get me an agreement and that I would sign it. I told him I would look at the agreement and have a lawyer look it over, and then I simply didn't hear from him again.

Later, we went to court over that place and I made it clear with the judge in that case that I was living here with my friend and had no intention of leaving the property, just that trailer.

The manager, Ivan, has done everything in his power to get me to leave since. The owner then tried to get me to sign a Temporary Occupancy Agreement that would allow me to live with my friend only until she died. They sent me a fake lien on my old place making it look like it was being foreclosed on and that 'nothing was required on my part'. He tried getting Police to trespass me, but he wouldn't sign a trespass notice. He has no grounds to evict me, but I get harassed on and of premises.

This home has been maintained and all bills paid since it was put here new in 1995, long before Ivan moved his family and followers here. The second time around, he mailed us a copy of the rental agreement and we had a lawyer look at it. The lawyer wrote a letter to Highland View and advised us to sign nothing. That is the advice I will follow. I would respect a court order to sign an agreement, but short of that the answer is no. I am still legally a tenant and have all the same obligations under the law. Proof of residency is not an issue after this many years, either. Before they sent the agreement we took to a lawyer, I told Ivan again that I understood he wanted me to sign a rental agreement and he corrected me, "No," he said, "I want you off the property!" So, a rental agreement is not on the table, just a fake water bill. I do maintain all the rights of a homeowner and tenant, all the same.

There is also reasonable suspicion of identity theft. Many years ago, people loyal to the landlord got me drunk and took me to an apartment in Philomath where there were multiple people and I was coerced into signing some kind of legal document. To this day, I want to know what I was forced to sign. My Facebook account got hacked and somebody posed as me as an anti-government protest in California (this was reported to all the appropriate agencies). People laughed at me about a 'truck' which I supposedly owned but never actually had. And in one situation I was told it was my drone that was following me around, though I didn't have a drone at that time. I have been harassed by my Aunt and Cousins who are loyal to the Jehovah's Witnesses, though I have no contact information for them and I don't even know my Aunt's last name. Nobody will tell me. They have refused to tell me when my Father died and why my Mother was seen here at a known drug house - my mother is a very straight-laced, tea totaling Christian, but not a Jehovah's Witness. There's money in my family and it's quite possible there's some kind of trust they're trying to keep from me. Now, it is apparently my sobriety and my success that causes problems for them for over a dozen years and they continue to refuse to acknowledge that my demands are legitimate. I want information! Until I am treated with the respect the law entitles me to, I will not be signing any kind of legal agreement with these people. Period.

As for the holiday season, today is my Mother's Birthday though we've been estranged for years, and I began this year with a vow to resolve the legal situation here before the holidays. I have spent many years reaching out to people and being refused, and I thought things would be different this year after publishing so much... but it seems that other people are aware of the situation, and nobody cares. I thought the high water bill was personal to begin with, then I learned that everyone is getting over charged. Many people have complained about exploitation by this group but the water bill is a clear violation with proof and clearly written laws, and it's not entangled with personal issues. That is how it became the flagship issue, legally. There are far greater violations, I'm sure. Still, there is no reason things should take this long to attain justice.

There is a financial criterion that must be met; the intended attorney group has more latitude (higher limits) than a typical Legal Aid office; If you make too much money, (I can't make that determination, it's done at attorney intake, is there anyone in the park of lesser income that is willing to file the complaint?

There is probably not anyone else willing to go against the landlord, though we are almost all low income. Many of the people here have qualified for food stamps, energy assistance, and supplemental social security. We almost all own our mobile homes which counts toward assets. I gave up all forms of welfare over privacy and reporting concerns (directly related to my landlord) and because I have too many possessions. I am not wealthy (as far as I know?) but I am fiercely independent and I make more than I spend. Working as a delivery driver for GrubHub, I aim to make \$50 over lunch and \$75 for a dinnertime, about \$500 a week in reality, and the cost of doing business is high at about a third. So, technically I make a bit over \$30k a year including a small amount from Social Security, but after food, gas, and maintenance, in reality I'm living outside my means with an inefficient lifestyle but overall low bills. I am able to come up with a few hundred dollars here and there, as I ratchet paying off debts, and this is how I ended up pursuing things in Small Claims. I didn't qualify for free filings, either. Other tenants here have also signed a rental agreement which may or may not have a clause about limited liability,

so being that I'm in the eye of the storm, it may be that I'm the best candidate to challenge management on this issue, anyway. I still don't understand why it should take so many years and going to court when there are such easy to understand laws. As a low income homeowner and a citizen on social security, it should be enough that I reported the violation(s) to the authorities.

You know as much as I do about the meters and the billing now. The request for facility water bills and what they might show is obvious and a sure sign of guilt that management is refusing to post them. The egregious fee is provable mathematically as there's no way to see \$37 as 10% unless the utility bill is \$370. I'm sure a small amount does go to legitimate taxes and fees to the City, if they're paying at all, but it's definitely not that much. Can't we just ask the City how much Highland View pays? As for legal representation, I would love that - if I can afford it, or save up for it. Otherwise, I will go back to Small Claims for the maximum amount and follow through to Trial Court - I fare a better chance of winning with representation, of course, but retreating is not an option. No matter what happens, it seems to me that Highland View should have to identify who exactly is the registered manager here and show documentation about the billing long before I should be asked to consider signing any kind of contractual agreement. Please let me know what I can do.

I apologize for such long emails, too. Every time I start to write, I honestly think it's going to be brief and right to the point.

Explaining this situation is very redundant. I have reached out with letters explaining things and asking for information for many, many years. So I don't mean to be pedantic, but I really don't understand why it should be this difficult to get information that should be publicly available. And, it is the beginning of the holiday season. Some progress needs to be made on this. I'm sure I will think of something more, as well, and I'll email you if I do.

Indigo Michaud

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Attached is one of my favorite photos, a snapshot I took in Mexico. It's a very old depiction of the Archangel Michael who represents Justice. The sword represents the Word and the Truth, of course, but the interesting thing about this compared to modern versions is that the demon isn't being slayed - he's being subdued by the scales of justice. This inspires me.

Balance, fairness, and honest, open communication will continue to be my approach.

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