

Re: Highland View Mobile Estates



From <indigo@skysurfer.media>
To PRYOR Ken * HCS <Ken.PRYOR@hcs.oregon.gov>
Date 2025-09-22 09:07

Thank you for getting back to me. I appreciate your bulletizing the key points. I'll use old fashioned message quoting to elaborate...

I am unsure of how far you wish to pursue these issues, there are several.

Yes, there are several issues. Many of the issues between myself and management involve family and go back decades. My landlord believes he is God and that he IS the law here. He has told me this, and then subsequently lied about that. He's disrupted holidays, funerals, and personal relationships. Being targeted, and that there has been land and inheritance involved, I thought this was entirely a personal issue to begin with. But the water billing is more of the same social engineering, literally designed to punish people who waste water while providing for those who don't believe they should have to pay. I thought I was being singled out for watering my lawn when I started getting bills for well over a hundred dollars a month. Then it became obvious that he was overcharging everyone who receives a bill, that the amount he's adding in fees is well over the legal limit. One year, the City of Corvallis raised their rate 4% while our bill went up 40% - this was to cover the cost of repairing a broken main which he got someone from the City to come fix. The amount he's allowed to raise the rent is limited by law, so he keeps raising the water bill, instead. The fee that started as \$5 is now over \$37 and increases gradually every month. So, I'm pursuing justice with the water bill separately from all else because it affects everyone in the park and does not involve any family relationships. It is not a trivial issue, either. I feel morally obligated to see this through since it affects so many many people here in the community and that may be the case in other mobile home parks these people run, too. And besides that, this home is an investment. After this many years living here, I am not going to sell out for pennies and retreat for the convenience of a slumlord and his family. I was born in Oregon and raised to be a law abiding citizen by devout Christian parents who also had problems with the Jehovah's Witnesses since before I was born. The people who manage this park are religious extremists from Montana. They can follow the law here, or they can leave. That's how far I'm willing to take things.

1. For starters, the statute of limitations in a manufactured home park is one year from when you discover the matter.

I pursued this originally in Small Claims which has a 2 year statute of limitations. I won the original case and was paid the amount of one month's rent plus fees. I then sued again and again until I was owed more than \$3,000 which automatically became a lien against Highland View Mobile Estates. Then, they got a lawyer into Small Claims and had the whole thing set aside, saying it needs to be moved into trial court. It is still a Civil case, but much bigger than a month's rent now. I do see that landlord-tenant cases have a common one-year limit and that would apply to one month's violation, but I'm claiming fraud as of the day they lied to a judge to avoid having to pay me. I have at least until next April to file, then it's up to the court if they accept the case, which I think they will. Also, there is no limit the number of times you can file a lawsuit and the violations are continuing every month.

2. You are a tenant see ORS 90.412 (2)(a)(b)

I keep using the term resident because I own my home and rent the Space it sits on. I have not signed a lease agreement and I've been here for way too long for management to require one. My understanding is that I have all the rights of a homeowner and that I'm obligated to the same rules as anyone else here, but I'm governed by Chapter 90 not a legal contract. The law is very clear about all residents having the same rights and responsibilities, and management's obligation to treat people fairly. No one is above the law.

3. You can review your water bills for the preceding year, with a written request

I have done this and they refused. After many emails with the owner, Michael Huarte, to keep from going to court he tried sending me a spreadsheet that only showed how much money I had spent, but not the amount that they have to pay. He called it the facility water bill. Yes, the law is very clear about this, but neither management nor the owners will show me how much they pay the City. I think they might not be paying the City at all, if they've claimed they're a church and exempt from such things, but they are obviously adding a significant amount for themselves, whatever the case.

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

I have asked for this, but they have not explained the added fees. I don't have a written agreement with Highland View about this, and I don't know what the new lease agreements say, but management has told some residents that the added fee is to cover all kinds of services, including things like the trash which has always been included in the rent. I think the water billing has to be limited to the water and sewer and that it's not legal to add other charges in here, but I don't know the specific law on this.

5. Landlord must post the parks monthly water bill

Landlord refuses to do this. I would like to see it. This has all been very well documented.

6. ORS 90.513 does not exist. Nature of reference please

Oh, my mistake! It's actually ORS 90.315 and a very common typo throughout my website. The mental hiccup comes from the local ham repeater commonly being called '513' after it's frequency, 145.130... the nature of reference for the law is about the 10% limit to additional fees. I suspect this is why they don't want to show what they actually pay the City.

https://oregon.public.law/statutes/ors_90.315#b-the-additional-amount-is-not-more-than-10-percent-of-the-util

So, who enforces these laws? This has gone on for years. Stalling and then hiding behind statutes of limitations is not good business. Who is the officially registered manager here at Highland View? It's not reasonable to expect retirees, many of whom are on social security, to stand up to a rich family and a corrupt religious organization. There are laws in place already to protect us from this kind of exploitation and management can be accused of things like obstruction of justice, mental cruelty, invasions of privacy, harassment, identity theft, collusion with known drug dealers, and possibly even some murders in this park. All of this is documented on my site and there are ample police records and court records to show the problems here. I am not the only one who's complained, either. The problem I face now is that management would rather not be held accountable for their choices, so in a vindictive eye-for-an-eye style of retaliation, I have been facing major hassles with my job as a delivery driver as people loyal to the JWs have literally followed me around doing everything in their power to

keep me from having any social or financial support. I get harassed and slandered, my vehicle or clothing criticized, constant negative reinforcement with this old school Pavlovian conditioning tactic. They interfere with holidays and any personal relationship I may gain. I don't have any friends and my home is eavesdropped on. It's like being on a federal watch list for a couple of decades but without Due Process. And this home is everything I own.

The irony is that I've been sober for more than 13 years but they seem to have more of a vested interest in my failure to this day.

Relationship issues boil down to the fact that my landlord simply doesn't believe I should be allowed to have a lover or a birthday. He believes he's doing God's work by protecting women from me who I might want to have sex with out of wedlock. I've been confronted by management and their employees on and off the premises, and the fear mongering against me has been very widespread. They believe that anything that feels good is a temptation of the Devil and that I should not enjoy music - I hear 'noise complaint' when I play guitar. They honestly think I shouldn't walk around naked in my home - how they know, I don't know, but they make sure I hear 'indecent exposure'. All windows and doors closed, the eavesdropping and invasions of privacy are egregious. They simply don't believe I should have any personal boundaries or locks against them. Remember, Ivan, the manager believes he is to be treated with the same respect you would show Jesus Himself. But they also believe that respect must be earned. I believe that both the Bible and the law entitle me to be treated with respect, and ORS Chapter 90 is no exception. They just try to go against anything I say. So, I am pursuing justice on facts even though I'm fighting against people who depend on false reputations. Socially, I find positivity every day and I am still succeeding in the face of adversity, even if I have been isolated by it. And financially, this has set me back far more than the cost of the water. These people have stolen land and inheritance, but I still have a good work ethic and the bills have been paid here since 1995. I also have a solid case to take court and management is clearly unwilling to adhere to the law or settle the problem out of court. Today is another work day and I've been making less than half of minimum wage since taking up this issue again, but I will continue to pursue justice until we have reached a resolve. I hope this clarifies the situation. Thank you again for your time and attention to this.

Indigo

indigo@skysurfer.media

<https://skysurfer.media/legal-cases>

On 2025-09-19 16:16, PRYOR Ken * HCS wrote:

Hello Indigo,

I am unsure of how far you wish to pursue these issues, there are several.

1. For starters, the statute of limitations in a manufactured home park is one year from when you discover the matter.
2. You are a tenant see ORS 90.412 (2)(a)(b)
3. You can review your water bills for the preceding year, with a written request
4. The landlord must amend the rental agreement and detail the billing process and detail calculations
5. Landlord must post the parks monthly water bill
6. ORS 90.513 does not exist. Nature of reference please

I've attached a Fact Sheet that describe the various methodologies that can be used for water/sewer billing. It is not all together vague but close.

If you want to discuss further, I'm happy to discuss.

Respectfully,

Ken Pryor

Program Coordinator
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This information is being furnished to you as technical assistance. This information is not legal advice. The MCRC Program does not provide legal counseling. You may wish to contact an attorney that specializes in Oregon landlord/tenant law for legal assistance based upon your specific situation.

-----Original Message-----

From: indigo@skysurfer.media <indigo@skysurfer.media>
Sent: Friday, September 12, 2025 1:54 PM
To: PRYOR Ken * HCS <Ken.PRYOR@hcs.oregon.gov>
Subject: Re: Highland View Mobile Estates

Good Afternoon,

Thank you for a quick response. I apologize for not getting back to you right away. I'm inclined to write a much longer piece detailing the situation here at Highland View but I realize that it would be Monday before I reply, so I'll try to make this the abridged version.

There's a veritable ton of information on my website but much of it is in PDFs and it's both scattered and redundant at times. I have a habit of emailing more than one party to save on writing time, occasionally forwarding emails, but I don't cut and paste. I'm opting to write so there's a clear record, though I am available by phone or text

(preferred) if you need more immediate clarification about anything. My site does not have all of the emails between myself and law enforcement about the situation here, but it does have all of the court proceedings and correspondence with the owner except for my final letter to the courts - which I have, if you would like a copy.

To answer your questions and offer a perspective, I apologize in advance that this isn't very brief. I have lived at Highland View Mobile Estates for almost 18 years. I currently have a double wide in Space

#58 and this is the third place I've owned here. I started with a fifth wheel RV and then bought a single wide before moving in with my friend who bought this place new in 1995 for her Mother. Barbara took care of her Mother here until she died, and I took care of Barbara until she passed away a few years ago. I was already arguing about the quality of the water before her death and I believe management's lawyers want to avoid a wrongful death suit since the chemicals we were accusing them of using have been linked to Parkinson's and cancer.

The fact is, they don't want to replace the pipes because that's expensive. Instead, they dose the pipes with industrial bleach and place people with preexisting conditions on this line, turning down people people who could afford to fight them. I've attached a death map of where I live - the orange highlights are deaths, many of them suspicious or drug related, only a few natural deaths from old age, and the blue highlights are places I've lived, the one with a heart being where I am now. I believe there have been an inordinate number of deaths in the rest of the park, too. I've also attached a photo of whatever is in our water that grows if left untreated - pictured is after 2 weeks, that halo of some kind of mold on a neutral matrix that likes UV light. Normally, tap water would clear up after a few days and only need to be treated for chlorine, but I have not been able to keep an aquarium here without constant water changes and harsh chemical treatments. The water kills fish, builds up in pipes, and starts to smell if management doesn't shock the pipes with 30-second cleaner, I think on a monthly basis.

To answer your question about billing, we are on a sub metering program.

When I first moved here, the water was included with the rent. But, the park got a new manager just before I come here, Ivan Erdman, and he doesn't believe in paying for water as a part of his religion. He was upset that the City was charging the park for X amount of water, but he couldn't account for all of it after manually going around and recording meter readings each month. He told me there were a million gallons unaccounted for... he hired a company to find the leaks but they found nothing. Add to this, Ivan would get very upset when somebody was 'wasting' water and he would try to stop you. He urged me to only take

5 minute showers and not to water my lawn. Several people in the park were harassed over having too many house plants. I was told I should put copper pennies in my dog's water to keep their urine from smelling so I wouldn't have to water my lawn, then I was told I had a special kind of grass that was genetically designed to die very year and that watering the grass was bad for it. At the time, I was living in the fifth wheel with nothing more than a hose and a 5 gallon hot water heater and I told management flatly that I had no intentions of

monitoring my water usage. Soon after, management decided the park should be sub metered. At the time, I still got along with Ivan and he told me that the meters were calibrated to 9/10 of a gallon, like gasoline he said. When a park wide meeting was held and the owner gave his pitch to the community, I spoke out against the change because I think it's just a way to make us pay for water that's leaking into the ground and we're covering the charges for people who don't believe they should have to pay anything at all. The owner promised me in front of a hundred people I would be able to audit my own usage to make sure billing was fair, but that isn't the case today - there is no way to audit an individual unit's usage. During the last round of legal activity a few years ago, I researched the meters. I can give more detail if you like, but from looking up the FCC ID on my meter the short version is; we have passive wireless meters that are installed near the older reed valve meters and are supposed to sense the flow of water through induction. They are installed in the in-ground meters next to every unit in the park, but they're only rated for indoor closet installation. They transmit compounded data using non-commercial public frequencies most closely associated with garage door openers, and the meters run on postage stamp lithium batteries that are now well over a decade old. As a radio technician, I feel qualified to say I don't think all of the meters are functional if they ever were. Plus, they round to the nearest 100 gallons whenever they report. There is supposedly an alarm function that tells the office if a meter isn't working (according to documentation) but I have never seen anyone doing maintenance on the meters. The fact is, I can run bath after bath, change out a large aquarium a few times, and do a bunch of laundry - and I see no appreciable change in my bill - but the minute I use a sprinkler on my lawn, it goes up \$20 per lawn. This month I was charged for 6600 gallons of water and there's just no way I used over 200 gallons a day. I attached a copy of this month's bill.

Right after the sub metering began, after the owner promised me I would be able to audit my own bill, ORS Chapter 90 was changed to state that park managers are not responsible for the accuracy of sub meters. There have been a few other instances that suggest Ivan may have some influence at the State level, too, but Chapter 90 is very clear about how much of an additional amount management is allowed to tack on for themselves and it's more than obvious that they're collecting at least \$40,000 a year in bogus fees at this point. The fee everyone agreed to was \$5, but now it's over \$37 and rising. ORS 90.513 limits the charge to 10% and says management is obligated to share the facility water bills with us, but they refuse. They say that individual charges are not calculated that way and that the law doesn't apply to them. I say, if the company they hide behind (NES) actually charges that much, they should get someone else to do the sub metering. It seems pretty clear to me, they're limited with how much they can raise the rent so they raised the water bill instead.

Regarding the lien, this may seem unrelated but it's a religious problem. Ivan is a Jehovah's Witness and high up in his church. When he first came to town, he took over the park office and clubhouse and turned it into an unofficial Kingdom Hall, started holding services there, and would run off anyone who wanted to use the common area for it's pool table or library. It used to be a place where residents had a monthly potluck and set up a yearly community garage sale. There were shower facilities intended for park residents and a public kitchen for hosting small gatherings. It has now been made into an apartment for Ivan's son, Dustin and his new wife, and it's been appointment only for the office until fairly recently. Jehovah's witnesses don't believe in having fun - no pool table! - and they only ever handed out religious tracks to people interested in reading. I used to pay my rent in cash and was homeless before being corralled here... I got along with Ivan just fine, though I was never interested in being a Jehovah's Witness.

Then, one day Ivan said to me, "I've been imbued with the spirit of Jesus and you are to treat me with the same respect you would show the Lord Himself." I told him that I was raised not to put any man before the Lord and that he was just the landlord, not God. He said, "I am here for those who need to see Him and touch Him to believe." We have not gotten along since.

I paid my rent by check after that, and when Ivan refused to go into mediation over the water bill and violations of privacy, the owner stepped in to act as liaison and keep things from going to court.

Mediation failed as the owner kept trying to get me to agree to a temporary occupancy agreement, that I would leave when Barbara died. He kept lying though his teeth saying Ivan was godlike and I was the whole problem - no debate about facts. So, I maintained an in-writing relationship with management and we ended up in Small Claims over the cost of the water alone. There, they showed up with a lawyer and Ivan claimed he wasn't really the manager here. The owner claimed he wasn't really the owner, just one of them. Then they claimed it wasn't really Highland View where I live, despite the fact that I make my checks out to them. They had the lien set aside and insisted that the cases be consolidated and moved to trial court. I wrote a letter to the court explaining that I had already spent 3 years pursuing this and that it was unreasonable to expect someone in my health and financial position to take on a multinational corrupt organization, that the law and the precedents have already been determined and all that was needed was enforcement. Then, I waited a full year and hoped for a change. By this last Spring, it was clear that nobody was going to do anything.

Many of the people here are not capable of fighting this in court, don't even have computers, don't know how to look up the law. Many people have complained and every one is told the exact same thing, 'you're the only one with a problem', then they're bullied into being complacent.

Multiple residents have questioned the exorbitant fee, but they generally believe there's nothing they can do about it. I believe I have a case to take them back to court and win a considerable amount of money in damages. I have two cases. actually. One is very personal and involves my family, violations of privacy, identity theft, and fraud. I thought I was being targeted with high charges on the water bill over watering my lawn, then I found out he's stealing from everyone. So, this is just about the cost and quality of the water. This issue should be separate since it involves all of the residents.

The only other information I can offer that may be relevant is that the 'owner'. Michael Huarte has a LinkedIn page that says he's in charge of Sage Management, an investment company that specializes in mobile home parks and shares the address you have on file for him here in Oregon.

Sage Management is also what he told the judge, but that is the only reason I have to think that company has anything to do with Highland View Mobile Estates. This property is owned by Califia Properties Limited Partnership with a Carlsbad, California address. However, the State of California doesn't have them listed and the address used is owned by a living trust Michael Huarte shares with his siblings. And as of last June, Michael's license to do business in California expired.

He did promise the judge that his father, David Huarte, would sign a summons after claiming that it was actually his father who was the registered manager here... the law requires that the officially registered manager must sign in in order to be tried in court, but this turned out to be another lie. I never heard anything back from the court, either. So, here I am.

To cap off this long email, the problem is more than just the cost of the water. In their eye-for-an-eye style of doing business, I have been deprived of Due Process while dealing with a lot of harassment. I literally get followed and someone comes out of the woodwork to interfere with any social or financial support I might get. I can't even mention I'm attracted to someone without it becoming an issue. This sounds paranoid, I know, but I've heard the worst things about myself, tons of slander. Most recently, baristas at the place I get coffee (I overheard) were told that I was like a 7 year old child, just don't look at him. And for the last few days, everywhere I go women are refusing to make eye contact. I've been harassed with vomit, urine, and bloody rags - all aimed at destroying personal relationships or keeping me from making money. Apparently, management feels threatened by the fact I may get a girlfriend. It's weird, I know, that anyone would exert so much effort to control another person's life so that they don't have to be held accountable for their own choices, but that is what's happening here. I've been accused of everything you can imagine and it all revolves around religious extremism and an ill characterization of myself, no credit for anything, only complaints. I think the man who believes he's God is trying to shepherd me and I know he feels qualified to judge (and lie), but meddling with my personal life is entirely unwelcome. Ivan is clearly the man in charge here at Highland View, though they claim his son is the new manager and it's not clear who is officially responsible. He told the judge he was just the groundskeeper.

Thank you in advance for any help you may offer, and thank you for consuming such a long email. This really is the abridged version. Let me know if I can provide you with any other information, or if there are other resources I can pursue. I am still surprised it's taken this many years to be referred to your organization. I have asked law enforcement repeatedly about who's in charge here and what other resources there may be. Several officers have told me they would get back to me, but I typically get pacified and ignored. I am not on a lease agreement as I've been here way too long for management to require it, but I own my home on right to survivorship and there are laws in place to protect residents from corrupt landlords, if they can be enforced. Please let me know what I can do. And thank you again for your time.

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P.S. For some reason, attachments aren't working from my server so I'm sending them from a Gmail account, skyoptic@gmail.com

On 2025-09-09 14:55, PRYOR Ken * HCS wrote:

Hello Indigo,

I appreciate your frustration and would like to learn more about your water system.

Are you on a well system or public water; are you billed via submeter or pro-rata (per home average).

If on public system, what is the water district price per-CCF (100 cubic feet or 748 gallons)

Prices vary from district, for example:

Beaverton's [1] water use rate was \$6.87 per CCF as of July 1, 2025, while

Tualatin Valley Water District [2] had rates of \$10.08 per CCF for the first block of usage.

How long have you experienced this current billing process?

How long have you been living in your home.

Water billing is one of the most contentious issues in a manufactured home park.

Do other residents consider the current billing process excessive?

How was it the landlord was able to avoid payment of your \$3K lien?

I've enclosed a Fact Sheet on water billing that may be of interest.

If you'd like to discuss, give us a phone number or call as indicated below.

Respectfully,

Ken Pryor

Program Coordinator

Homeownership Division

Oregon Housing & Community Services

Manufactured & Marina Communities Resource Center

P: 971-239-9969 | Toll Free: 800-453-5511 | F: 503-986-6745

ken.pryor@hcs.oregon.gov

My Typical hours are 8:00 am to 4:30 pm M-F

This information is being furnished to you as technical assistance. This information is not legal advice. The MCRC Program does not provide legal counseling. You may wish to contact an attorney that

specializes in Oregon landlord/tenant law for legal assistance based upon your specific situation.

Links:

[1] <https://www.beavertonoregon.gov/842/Rates-and-Charges>

[2] <https://www.tvwd.org/district/page/residential-water-rates>