

Re: Highland View Mobile Estates



From <indigo@skysurfer.media>
To Housing <Housing@corvallisoregon.gov>
Cc Publicworks <publicworks@corvallisoregon.gov>, Highlandviewinfo <highlandviewinfo@gmail.com>
Date 2025-09-01 09:02

TO: Corvallis Housing & Neighborhood Services
CC: Corvallis Public Works
CC: Highland View Mobile Estates

Good Morning,

I am emailing specifically to ask for help in determining who is in charge where I live. Although I pay space rent for my mobile home to Highland View Mobile Estates, the property is owned by Calafia Properties Limited Partnership in California. The problem is, California doesn't seem to have a record of this business and it's associated with a residential address owned by a living trust. The person who identified himself as the owner, Michael Huarte, has a linkedIn profile that says he's in charge of Sage Management Company with an address here in Oregon - which is what he told the judge when we went to court, but the 'managers' here deny that now. Ivan Erdman was the acting manager here, but he lied to the judge to keep from having to answer for the illegal water bills and the whole case now has to go back to court... which means I have to serve papers to the actual registered manager. The Erdman's are claiming the all decisions are made as a family and they refuse to answer my questions or identify themselves in writing. I mean, they won't tell me who exactly I'm emailing or who's officially the registered manager and I insist on things in writing.

In short, these people are intentionally breaking the law and I am forced to file another lawsuit because nobody will enforce it. Chapter 90 is very clear about Highland View's responsibility to provide proof that they're not overcharging and that they're not allowed to add more than 10% for themselves. ORS 90.315 They are blatantly breaking that law and saying it doesn't apply to them. In fact, they barely acknowledge Chapter 90 exists and they don't believe they're obligated to follow any of these laws. They are in violation of several laws.

Dustin Erdman, is Ivans son and is supposedly the new acting manager, but I cannot find out if he's registered as the law requires and I would like to know who the mobile home park ombudsman is - I pay an ombudsman's fee in my taxes, and this should be their job to enforce. I don't know if Ivan or Dustin are the official managers, or if it's David Huarte, Michael's father - this is what they told the judge, but that may have been changed again. This needs clarification.

This month, I'm being charged \$89 for 6600 gallons of water. This includes an illegal \$37 fee. I don't think I used that much water. That would be over 200 gallons a day. And there is no way all of the meters are functional after this many years, if they ever all worked to begin with. They refuse to show me the facility water bills which is clearly required. They also shock the pipes with industrial bleach on a monthly basis, I think with 30-second Cleaner but they won't tell me what they use, how much, or when. The water just smells strongly of bleach and I've had it tested to show significantly higher levels than the City has, just under EPA limits... but they lie about using bleach at all. They lie any time it benefits them and they continue to do whatever they can get away with even knowing it's against the law.

The harassment which qualifies as landlord retaliation has also not stopped. I have a new next door neighbor and we get along wonderfully. I met her and her family, and they asked if I minded that they park on the street next to my yard. I said I didn't mind, lots of people have parked there. It's a valid parking place - only Main St which runs past the office is too narrow and can be problematic when people park next to someone they're visiting, but they do it all the time. Ivan, however, came to my neighbor and told her she wasn't allowed to park next to my house because they didn't want any problems with me. He keeps telling her she might have problems with me, just don't associate. So, now they keep putting two cars in their driveway and having to move one to let the other out, and so on, because they don't want problems with Ivan... while Ivan will likely tell people my new neighbors can't even perk next to me, I'm such a problem. They have done this with every single one of my neighbors, asking them to report anything they can - then they say they have only complaints about me. Eye for an eye? This is about unfair billing. They're ripping us off.

The fear mongering has not stopped off the property, either. Dustin goes running out of the grocery store saying he's terrified of me, and the same thing when he stood here at my house with his mother and his wife making a video saying how much he pitied me, called me delusional, and said they 'avoided me like the plague' because they were so afraid of me. And yet, all I am asking is that they provide for me in writing what the law requires. They're defense is to attack my character and to try and keep me from having any social or financial support.

So, who's in charge here? I'd like to address all of this in writing. I insist on things in writing when there is a legal situation and ever since I determined management is dishonest. Being a righteous and rational person, anyone who says they're afraid of me is either displaying signs of guilt or they're fear mongering. I'm seeking clarification about who is officially registered as the manager here at Highland View Mobile Estates and I would like to know who governs mobile home parks in Oregon.

Thank you in advance,

Indigo Michaud
2655 NW Highland Dr. #58
Corvallis, OR 97330

On 2025-07-15 09:54, indigo@skysurfer.media wrote:

Thank you for your quick reply. I will look into the tax assessor's site and see what they have. The issue is about who is the registered manager, though. It's my understanding that the property has been in the same family since the 1930s and that it's owned by four siblings. Everyone here thought they had inherited the place, but then they said the father (in Southern California) was officially the registered manager. Although one of the owners promised the judge his father would sign for legal documents it was actually a sister who is the caretaker. The Erdmann's are definitely the managers here, just a matter of finding out who's officially registered and getting a summons served. The case for fraud is very clear. They're just hiding from accountability. I thought there was a mobile home ombudsman or something, but a recent Internet search only turned up housing - that's how you got included. The shell game of changing hats over who's really in charge is a tactic to avoid having to follow the law and this is not going to change without some enforcement. As for the water, it's a submetering system that the City doesn't manage and they say they're not responsible for over billing. There are already laws that protect the residents from this kind of greed and there have been several other abuses of privilege. It shouldn't take a court order to force a manager to follow the law, anyway. That's how I ended up writing to the Attorney General. I am still waiting for their response while I collect information. Thank you again.

Indigo Michaud

On 2025-07-15 08:56, Housing wrote:

You may find ownership of the Highland View Mobile Estates at the Benton County Tax Assessors website link below.

<https://assessment.bentoncountyor.gov/property-account-search/>

If you have issues with water utility billing with an individual account, you may contact the City of Corvallis.

<https://www.corvallisoregon.gov/finance/page/startstop-water-service>

Best,
Housing

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

From: indigo@skysurfer.media <indigo@skysurfer.media>

Sent: Tuesday, July 15, 2025 6:33 AM

To: christy@corvallischamber.com

Cc: Housing <Housing@corvallisoregon.gov>; AttorneyGeneral <AttorneyGeneral@doj.oregon.gov>

Subject: Highland View Mobile Estates

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Good morning,

I'm writing to find out who is the registered manager of Highland View Mobile Estates. The information on the Chamber of Commerce website is not correct. I am a resident here and it's my intent to file a lawsuit which requires that a certified letter be signed for by the registered manager. We have been to court before and I won several small cases, but the owner claimed it was his father who was actually the registered manager here and got the cases consolidated so then the whole thing would have to go to Trial Court. They even tried claiming this place wasn't really Highland View Mobile Estates but a company called Sage Management. And the water bills, which is what I'm suing them over, they claim are managed by yet another company and that they're not responsible for charges despite the fact that they get the money. Then, the father turned out to be too old to sign for his own letters so no further legal action was possible. Their business depends on loopholes and technicalities. My complaint is valid, though. The water bills here are fraudulent and the over billing has continued. They're stealing at least \$40k a year from the residents and I've proven it.

And the only defense they seem to have are lies followed by more lies.

The laws that govern water billing in Chapter 90 of the Oregon Revised Statutes are very clear and Highland View is not compliant. At one time, Ivan Erdman was the manager here but he officially stepped down as a result of this case. His son, Dustin Erdman is supposed to be the acting manager now but nobody will be clear about who is actually registered and I don't know where to get this information. Recent correspondence I've had with Highland View is only signed 'Management'

and they are insisting that all the decisions they make are as a family, refusing to tell me who is officially in charge or even who I'm corresponding with. I have contacted law enforcement on every level up to the Oregon Attorney General and literally nobody will respond.

I don't understand why. If you cannot provide me with this information, please refer me to someone who can. I presume this is filed on a State level but I'm not educated in this field and I'm certainly not a lawyer.

If I'm not able to find out who's officially registered, I believe I can sue Highland View as an entity but then the whole game of signatures begins again. And there really is no reason I should have to go to court to have the laws enforced to begin with. This has already gone on for way too long. Thank you in advance for your time.

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