

No. 1 The Plaza  
Sonoma, California 95476-6618  
Phone (707) 938-3681 Fax (707) 938-8775  
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Tokaj, Hungary

January 19, 2018

PUEBLO SERENA  
951 5th Street West  
Sonoma, CA 95476

Re: Confirmation of Calculation of Automatic Annual Rent Increase for 2018

This letter will serve as formal notice by the City of Sonoma, in accordance with the applicable provisions of Chapter 9.80 of the Sonoma Municipal Code (Mobilehome Space Rent Protection) and the administrative guidelines adopted by City Council Resolution 45-2016, that the automatic annual rent increase for Pueblo Serena Mobilehome Park (as shown on your correspondence dated Jan.19, 2018) has been correctly calculated pursuant to 80% of the announced change in the Consumer Price Index (CPI).

The automatic annual increase shall be permitted in May subject to applicable noticing requirements.

Sincerely,

Cathy Lanning  
Administrative Services Manager

# PUEBLO SERENA

951 5th. ST. West  
Sonoma, CA 95476  
(707) 996-9384

January 19, 2018

Ms. Cathy Capriola  
City Manager  
City of Sonoma  
No. 1 The Plaza  
Sonoma, CA 95476-9000

VIA email: Cathy Lanning <clanning@sonomacity.org>

Re: Rent Increase Application

Dear Ms. Capriola:

In accordance with City of Sonoma Resolution 57-1998, the Administrative Guidelines for the Mobilehome Space Rent Protection Ordinance (Chapter 9.80 SMC), regarding Automatic Rent Increases, paragraph (C), we hereby submit the following:

A list of all park spaces subject to the automatic annual increase, the current monthly rent and the amount of the rent increase for those spaces resulting from the automatic increase.

Should you have any questions, please call me at (415) 892-4795.

Sincerely,

Philip L. Taylor  
Director of Manufactured Housing  
HCA Management Company, LLC  
For Pueblo Serena MHP

NEW	Space	Name	Street	Lse	2017 RENT	RC	2018 RENT
	79	KURT/ELFRIEDE RITTER	79 Guaymas Drive	Month to Month 8ST	407.73	11.32	419.05
	107	CONSUELO HANNAH	107 Merida Drive	Month to Month 8ST	407.73	11.32	419.05
	83	BERNADINE FREDELL	83 Guaymas Drive	Month to Month 8ST	419.66	11.32	430.98
	104	DON MONTAGUE	104 Hermasillo Drive	Month to Month 8ST	419.66	11.32	430.98
	114	HARRY CECACI	114 Merida Drive	Month to Month 8ST	419.66	11.32	430.98
	82	ANN HOLLISTER	82 Guaymas Drive	Month to Month 8ST	443.88	11.32	455.20
	15	VERNICE RICHARDS	15 Hacienda Drive	Month to Month 7ST	452.73	11.32	464.05
	67	Diana Crane	67 Guadalajara Drive	Month to Month 8ST	457.73	11.32	469.05
	35	BILL SHEPPARD	35 Mazatlan Drve	Month to Month 8ST	461.43	11.32	472.75
	42	PAT PATTERSON	42 Cuernavaca Drive	Month to Month 7ST	461.97	11.32	473.29
	80	ELIZABETH PALMER	80 Guaymas Drive	Month to Month 8ST	462.37	11.32	473.69
	86	DENISE FRENCH	86 La Paz Drive	Month to Month 8ST	469.35	11.32	480.67
	89	Martha Pittman Carol Stienke	89 La Paz Drive	Month to Month 8ST	481.28	11.32	492.60
	123	TOM FASSETT	123 Mayan Drive	Month to Month 8ST	484.30	11.32	495.62
	41	PATRICIA CARLSSON	41 Cuernavaca Drive	Month to Month 8ST	484.98	11.32	496.30
	105	RICHARD/MARY MADDUX	105 Hermasillo Drive	Month to Month 8ST	486.11	11.32	497.43
	24	MARYLOUISE HALE	24 Acapulco Drive	Month to Month 8ST	492.37	11.32	503.69
	100	MARY WOOD	100 Hermasillo Drive	Month to Month 8ST	498.79	11.32	510.11
	97	GENE/BARBARA REDEMER	97 Hermasillo Drive	Month to Month 8ST	499.00	11.32	510.32
	31	ROBERT BERNER	31 Mazatlan Drive	Month to Month 8ST	500.59	11.32	511.91
	8	Roberta J. DeVaul	8 Hacienda Drive	Month to Month 8ST	505.61	11.38	516.99
	50	Judith Barnes	50 Cuernavaca Drive	Month to Month 8ST	505.90	11.38	517.28
	56	RUTH ROGERS	56 Guadalajara Drive	Month to Month 8ST	506.24	11.39	517.63
	14	Ann and John Colichidas/Kyle	14 Hacienda Drive	Month to Month 8ST	507.86	11.43	519.29
	22	Sam Smith Sabine D Amario	22 Acapulco Drive	Month to Month 8ST	512.88	11.54	524.42
	93	MARGORY NOVAK	93 La Paz Drive	Month to Month 7ST	516.10	11.61	527.71
	12	TED SEXAUER	12 Hacienda Drive	Month to Month 8ST	518.56	11.67	530.23
	69	CAROLYN EVERETT	69 Guadalajara Drive	Month to Month 7ST	525.19	11.82	537.01
	73A	BEVERLY HANSEN	73A Guadalajara Drive	Month to Month 8ST	525.20	11.82	537.02
	94	Barbara Crow	94 La Paz Drive	Month to Month 8ST	526.09	11.84	537.93
	99	Carmen Naimish	Carmen Naimish , PO Box 122	Month to Month 8ST	526.76	11.85	538.61
	11	ROBERT COE	11 Hacienda Drive	Month to Month 8ST	528.39	11.89	540.28
	124	Soledad Lucey	124 Mayan Drive	Month to Month 8ST	528.45	11.89	540.34
	28	CYNTHIA BOYER	28 Acapulco Drive	Month to Month 8ST	532.34	11.98	544.32
	121	JENNY DARDON	121 Pepito Drive	Month to Month 8ST	532.40	11.98	544.38
	16	KIRK HINSHAW	16 Hacienda Drive	Month to Month 7ST	538.38	12.11	550.49
	49	KENT/FRANCINE SORENSON/HUGHES	49 Cuernavaca Drive	Month to Month 7ST	539.50	12.14	551.64
	75	MICHAEL/SANDRA COLHOUER	75 Guaymas Drive	Month to Month 8ST	541.11	12.17	553.28
	72	ANTHONY/DENISE FRISCIA	309 E San Bruno	Month to Month 8ST	546.91	12.31	559.22
	39	BOB/CAROL MORGAN	39 Mazatlan Drive	Month to Month 7ST	547.85	12.33	560.18
	51	Margaret Jones	c/o Dan Jones, 9140 Piccadilly Circle	Month to Month 8ST	551.02	12.40	563.42
	40	Jill Nagle-Okeeffe and Brendan Okeeffe	40 Cuernavaca Drive	Month to Month 8ST	552.28	12.43	564.71
	38	PATRICIA CARR	38 Mazatlan Drive	Month to Month 8ST	555.09	12.49	567.58
	46	Sylvia Ertand	46 Cuernavaca Drive	Month to Month 8ST	555.27	12.49	567.76
	95	LOLA GILBERT	95 Hermasillo Drive	Month to Month 8ST	558.98	12.58	571.56
	37	JEANNE MARKSON-ARTSON DAVID ARTSON	37 Mazatlan Drive	Month to Month 8ST	559.76	12.59	572.35
	57	RAY/SHARON HOFFMAN	57 Guadalajara Drive	Month to Month 8ST	561.11	12.62	573.73
	30	ROBERT YOON YAE BURGGRAF	30 Mazatlan Drive	Month to Month 8ST	562.36	12.65	575.01

	23	ARLYNE SIMS	23 Acapulco Drive	Month to Month 8ST	565.83	12.73	578.56
	108	DIANE HULME	108 Merida Drive	Month to Month 8ST	565.83	12.73	578.56
	110	DONNA MCLAUGHLIN	110 Merida Drive	Month to Month 8ST	566.90	12.76	579.66
	36	SYBIL MARTINEZ	36 Mazatlan Drve	Month to Month 8ST	567.79	12.78	580.57
	101	CAROL SCHELDROP	101 Hermasillo Drive	Month to Month 8ST	567.94	12.78	580.72
	65	LIN MARIE de VINCENT	65 Guadalajara Drive	Month to Month 7ST	573.27	12.90	586.17
	29	JOYCE MURPHY	29 Mazatlan Drve	Month to Month 8ST	574.03	12.92	586.95
	47	DELORES MESSIER	47 Cuernavaca Drive	Month to Month 8ST	574.39	12.92	587.31
	113	Taras/Diane Lumiere	113 Merida Drive	Month to Month 8ST	575.52	12.95	588.47
	119	LEO/DOROTHA STURM	119 Pepito Drive	Month to Month 8ST	577.60	13.00	590.60
	73B	Thomas Patrick	73B Guaymas Drive	Month to Month 8ST	577.94	13.00	590.94
	103	ROBERT FIORITO	103 Hermasillo Drive	Month to Month 8ST	580.45	13.06	593.51
	32	ROBERT STALLER	32 Mazatlan Drve	Month to Month 8ST	583.33	13.12	596.45
	48	Nancy L Wilson	48 Cuernavaca Drive	Month to Month 8ST	585.80	13.18	598.98
	85	STEVE/MARIE DUNGAN	404 Granton Mtn Rd	Month to Month 8ST	586.89	13.21	600.10
	4	Evan and Margie Lewis and Hayles	4 Chico Drive	Month to Month 8ST	588.90	13.25	602.15
X	87	Carolyn Mae Lucas	87 La Paz Drive	Month to Month 8ST	589.08	13.25	602.33
	45	CANDI/BRIAN HORTON/SMUCKER	45 Cuernavaca Drive	Month to Month 8ST	595.42	13.40	608.82
	33	JAMES PHILLIPS	33 Mazatlan Drve	Month to Month 8ST	598.64	13.47	612.11
	66	KAREN MACHI	66 Guadalajara Drive	Month to Month 7ST	599.33	13.48	612.81
	127	ANN SELBY	127 Mayan Drive	Month to Month 7ST	600.64	13.51	614.15
	81	AL/CHERYL ZRALKA	81 Guaymas Drive	Month to Month 8ST	603.71	13.58	617.29
	106	LARUE DRAIS	106 Merida Drive	Month to Month 8ST	610.12	13.73	623.85
X	77	John Taylor	77 Guaymas Drive	Month to Month 8ST	610.26	13.73	623.99
	64	CAROL TAIT	64 Guadalajara Drive	Month to Month 8ST	615.64	13.85	629.49
X	84	Elaine Eastman	84 La Paz Drive	Month to Month 8ST	615.87	13.86	629.73
	111	ROBERT/BESSIE SMITH	111 Merida Drive	Month to Month 8ST	619.77	13.94	633.71
	25	GEZA KELLER	1050 Chiquapin Ave #23	Month to Month 8ST	628.48	14.14	642.62
	62	Laurel Laingen	62 Guadalajara Drive	Month to Month 8ST	636.99	14.33	651.32
	109	Richard and Jackie Taylor	109 Merida Drive	Month to Month 8ST	637.57	14.35	651.92
	21	LUCY UNGAR	21 Acapulco Drive	Month to Month 8ST	639.30	14.38	653.68
	115	Carol Werner	115 Merida	Month to Month 8ST	642.20	14.45	656.65
	2	DAYI SUN	2 Chico Drive	Month to Month 8ST	644.12	14.49	658.61
	1	CAROL SCHUMANN	1 Chico Drive	Month to Month 8ST	649.03	14.60	663.63
	96	GLYNN PARMLEY	96 Hermasillo Drive	Month to Month 8ST	651.20	14.65	665.85
	26	JOHN ETCHEVERRY	26 Acapulco Drive	Month to Month 8ST	652.60	14.68	667.28
	60	ROSEMARY U REN	60 Guadalajara Drive	Month to Month 8ST	656.25	14.77	671.02
	3	SANDRA BRIGGS	3 Chico Drive	Month to Month 8ST	660.28	14.86	675.14
	71	RENATE BIALY	71 Guadalajara Drive	Month to Month 8ST	662.53	14.91	677.44
	9	Laura Jane Pardy	9 Hacienda Drive	Month to Month 8ST	662.95	14.92	677.87
	58	HELEN MITCHELL	58 Guadalajara Drive	Month to Month 8ST	663.88	14.94	678.82
	92	TIM/VIRGINIA SCANLON	PO Box 2136	Month to Month 8ST	679.55	15.29	694.84
	91	TESSA FITZGERALD	91 La Paz Drive	Month to Month 7ST	679.74	15.29	695.03
	63	JUDITH THORNTON	63 Guadalajara Drive	Month to Month 8ST	682.22	15.35	697.57
	102	JOHN and ANN (MARY) MAROZIK	102 Hermasillo Drive	Month to Month 8ST	684.19	15.39	699.58
	117	BIANCA MOON/ DONNA TRANCHINA	117 Pepito Drive	Month to Month 8ST	690.69	15.54	706.23
	13	CHUCK YOUNG	13 Hacienda Drive	Month to Month 8ST	691.21	15.55	706.76
	90	JIM/CAROLYN MARTONE	90 La Paz Drive	Month to Month 8ST	702.23	15.80	718.03
X	78	Michael Litt	78 Guaymas Drive	Month to Month 8ST	729.08	16.40	745.48
	70	MARIA BARRIOS/ ARMANDO OLIVAS	70 Mayan Drive	Month to Month 8ST	738.05	16.61	754.66

	19	Leslie Propheter	19 Acapulco Drive	Month to Month 8ST	743.23	16.72	759.95
	10	Barbara Jennings	10 Hacienda Drive	Month to Month 8ST	760.57	17.11	777.68
	54	J Peckham B Griggs	54 Guadalajara Drive	Month to Month 8ST	786.11	17.69	803.80
	20	Hugh McBride	20 Acapulco Drive	Month to Month 8ST	796.69	17.93	814.62
	74	MILDRED NUYTKENS	74 Guaymas Drive	Month to Month 8ST	817.01	18.38	835.39
	76	GINGER YOUNG	76 Guaymas Drive	Month to Month 8ST	824.10	18.54	842.64
	7	ROBERT AND HELEN ROWNTREE	7 Chico Drive	Month to Month 8ST	831.69	18.71	850.40
	59	TERRY SWARTT	59 Guadalajara Drive	Month to Month 8ST	831.69	18.71	850.40
	27	Tommy DeHennis Diann Sorenson	27 Acapulco Drive	Month to Month 8ST	841.31	18.93	860.24
	61	RODNEY STOCK	68 Maywood Way	Month to Month 8ST	843.28	18.97	862.25
	68	JOLEEN SMITH	68 Mayan Drive	Month to Month 8ST	843.28	18.97	862.25
	88	RODNEY STOCK	68 MAYWOOD WAY	Month to Month 8ST	843.28	18.97	862.25
	5	Suzanne Tolagson	5 Chico Drive	Month to Month 8ST	861.51	19.38	880.89
X	17	Judith Moore	17 Hacienda Drive	Month to Month 8ST	875.47	19.70	895.17
X	112	Dreams Un Ltd.	112 Merida Drive	Month to Month 8ST	882.79	19.86	902.65
	120	Elizabeth Heine Bettina James Brown	120 Pepito Drive	Month to Month 8ST	883.06	19.87	902.93
X	6	Patricia Scheuner	6 Chico Drive	Month to Month 8ST	885.44	19.92	905.36
	118	Virginia/Ron Gillis	118 Pepito Drive	Month to Month 8ST	891.91	20.07	911.98
	44	Mary Lee Mobley	44 Cuernavaca Drive	Month to Month 8ST	930.11	20.93	951.04
	18	Gail Ames	18 Acapulco Drive	Month to Month 8ST	942.28	21.20	963.48
	126	Kathleen Lukefahr-Jewell	126 Mayan Drive	Month to Month 8ST	976.13	21.96	998.09