

City of Sonoma

Sonoma Sister Cities:

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

January 16, 2019

Terra Vista Management
Attn : Richard Newman
2211 Pacific Beach Dr.
San Diego, CA 92109

Re: Confirmation of Calculation of Automatic Annual Rent Increase for 2019

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 DeAnza Moon Valley Mobilehome Park (as shown on your correspondence dated January 15, 2019) 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,

A handwritten signature in black ink that reads "Cathy Lanning". The signature is written in a cursive, flowing style.

Cathy Lanning
Administrative Services Manager



January 15, 2019

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

VIA E mail and U.S. MAIL

Re: Moon Valley Mobile Home Park 2019 Automatic Annual Base Rent
Increases

Dear Ms. Lanning:

Pursuant to Chapter 9.80 of the Sonoma Municipal Code, as amended, and the administrative guidelines to this rent control ordinance, attached is a list of Moon Valley Mobile Home Park residents subject to the 2019 automatic annual base rent increase. The list specifies the residents' names, unit numbers, current monthly base rent, base rent increase and new monthly base rent. The base rent increase is calculated using the 3.50% allowed as per the ordinance and will be effective May 1, 2019.

You'll note that certain lines have no rents disclosed. Those lines are coaches owned by a Moon Valley Mobile Home Park affiliate and rented to third party tenants.

We are separately providing the affected residents with their 90-day Civil Code notice for this rent increase. We would like to mail these letters on Monday, January 22, 2019, and hope that you can review and approve before then, even if verbally. Please contact Patty Gutierrez at 707-996-2818 with your approval or questions and send your approval to me in writing.

As always, if you have any questions please feel free to call me at (858) 581-4351.

Best regards,

A handwritten signature in cursive script, appearing to read "Richard Newman", is written over a horizontal line.

Richard Newman
Chief Financial Officer-Terra Vista Management
Authorized Agent for DMV, LLC

CC: Wendy Glenn via e mail
Patty Gutierrez via e mail
Sheila Schrank via e mail

2211 Pacific Beach Drive, San Diego, California 92109
Direct Line (858) 581-4351

<u>LAST NAME</u>	<u>FIRST NAME</u>	<u>UNIT #</u>	<u>Pre-rent Increase AMOUNT</u>	<u>3.5000% Rent Increase</u>	<u>Post-rent increase AMOUNT</u>
SPROUL	JOHN	0100	681.68	23.86	705.54
MARTINEZ/ENGLAND	TRISHA	0101	1,030.80	36.08	1,066.88
BECHARD	GAIL	0102	1,313.00	45.96	1,358.96
MILES	JOHN	0103	1,254.61	43.91	1,298.52
RAMOS	AMILKAR/CARMEN	0104	1,094.55	38.31	1,132.86
SANCHEZ	MORGAN	0105	1,261.00	44.14	1,305.14
DELANEY	DAVID B	0106	766.05	26.81	792.86
TOSCANO	FRANCISCO	0107	865.98	30.31	896.29
REYNOLDS	TERI	0108	844.11	29.54	873.65
MCKENZIE	MOSES	0109	789.36	27.63	816.99
PARODI	RON	0110	717.58	25.12	742.70
LENCI	SUSAN M	0111	794.20	27.80	822.00
LEGGE	VIDA	0112	662.04	23.17	685.21
ERICKSON	MITCHEL	0113	1,062.49	37.19	1,099.68
CALDWELL	ROBERT	0114	791.09	27.69	818.78
SALAIS	GIANNA	0115	874.09	30.59	904.68
PEREZ/ROQUE	BERNARDO/	0116	808.75	28.31	837.06
KOLSUT	SUZANN	0117	1,261.00	44.14	1,305.14
CAMPBELL	JEANNE	0118	917.68	32.12	949.80
WISE	DAVID	0119	1,078.00	37.73	1,115.73
STONE	JEFFREY	0120	747.82	26.17	773.99
PIRAINO	MARILYN	0121	842.67	29.49	872.16
KELLEHER	JOSEPH	0122	1,077.59	37.72	1,115.31
BRAIN	RAMONA	0123	946.29	33.12	979.41

RIVAS	JESUS	0124	786.01	27.51	813.52
IPPOLITO	INA	0125	825.80	28.90	854.70
TUGWELL	KATHLEEN	0126	702.14	24.57	726.71
PENNA	WILLIAM	0127	920.08	32.20	952.28
BOMBERGER	AMY	0128	767.47	26.86	794.33
BUCKLEY	CAMERON/	0129	1,058.58	37.05	1,095.63
MARTINEZ/CHADWIN	JERARDO/	0130	824.66	28.86	853.52
BARDEA	KATHERINE	0131	733.00	25.66	758.66
SANDIDGE	RACHAEL/	0132	1,058.58	37.05	1,095.63
KING	KATHERINE	0133	987.90	34.58	1,022.48
SMITH	DINA	0134	816.13	28.56	844.69
GUIDO	MANUEL	0135	977.64	34.22	1,011.86
MINNICK	MARTHA	0136	849.61	29.74	879.35
PACK	BETTY	0137	822.19	28.78	850.97
LOPEZ	LUCIANO	0138	1,039.15	36.37	1,075.52
DOLINSKY	GEORGE	0139	817.83	28.62	846.45
HOPPE	RUTH	0140	791.95	27.72	819.67
DEMARCO	DAMIEN/CRYSTAL	0141			
FONSECA-ANGULO	EVANGELINA	0142	945.15	33.08	978.23
THORNTON	PATRICIA	0143	1,128.57	39.50	1,168.07
MONTGOMERY	JESSICA	0144	1,204.51	42.16	1,246.67
PAREDES	OMAR	0145	1,261.00	44.14	1,305.14
VROOMAN	DANIEL	0146	825.80	28.90	854.70
WILSON	RONICA	0147	720.79	25.23	746.02
FREELAND	SUMMER	0148	1,095.06	38.33	1,133.39
FRIDEGER	LENORE/BARBARA	0149	989.57	34.63	1,024.20

SCHINK	CHRISTOPHER	0150	878.26	30.74	909.00
CROOCKEWIT	PATRICIA	0151	627.31	21.96	649.27
MORRIS	CLAUDIA	0152	946.30	33.12	979.42
WISE	BEVERLY	0153	996.23	34.87	1,031.10
LIPES	LINDA	0154	871.75	30.51	902.26
HERNANDEZ	JOSE	0155	823.34	28.82	852.16
DENNIS/MANOUSSOVA	ROBERT/ANASTASSIA	0156	904.75	31.67	936.42
SHIERY	PATRICIA	0157	1,010.83	35.38	1,046.21
MC NUTT	LYNN	0158	822.59	28.79	851.38
SEVILLA	ROGELIO	0159	805.56	28.19	833.75
KNIPPER	LOU	0160	881.31	30.85	912.16
TALLEY	JAMES	0161	952.52	33.34	985.86
AGUAYO	JULIAN	0162	921.54	32.25	953.79
LONG	REIKO	0163	874.09	30.59	904.68
PETERSEN	MARCIA	0164	1,037.19	36.30	1,073.49
ANDERSON	CAROL	0165	886.11	31.01	917.12
MORI	SHERON	0166	723.17	25.31	748.48
KAH	JENNIFER	0167	878.47	30.75	909.22
DUBOIS	DIANE	0168	878.25	30.74	908.99
VACANT	VACANT	0169			
MOLESWORTH	ROBERT	0170	1,069.54	37.43	1,106.97
THOMAS	CATHALEE	0171	901.44	31.55	932.99
O'MALLEY	LIZANN	0172	934.79	32.72	967.51
GUENZEL	FREDERICK	0173	840.37	29.41	869.78
MISSEY	WILLIAM	0174	688.87	24.11	712.98
TANNER	ARLEN/ERICA	0175	797.10	27.90	825.00

DICK	CAROLYN	0176	1,052.98	36.85	1,089.83
LEGER	RONALD	0177	745.96	26.11	772.07
DZIEDZIC	MICHAEL	0178	740.94	25.93	766.87
WEINGARTEN	SUSAN	0179	775.02	27.13	802.15
ELLIS	THOMAS	0180	855.33	29.94	885.27
CASTORENA	CHARLES	0181	597.41	20.91	618.32
BELIVEAU	KATHERINE	0182	787.10	27.55	814.65
KALLINS	ROBERT	0183	833.51	29.17	862.68
PECK	LARRY	0184	764.53	26.76	791.29
NELSON	ANDREA	0185	1,024.29	35.85	1,060.14
ANDERSON	MARK	0186	987.55	34.56	1,022.11
CROSS	STEVE	0187	871.36	30.50	901.86
WEIDEMANN	CONNIE	0188	735.22	25.73	760.95
LYNN, HEALD	MARCI, TERI	0189	795.64	27.85	823.49
WALDRON	ELISABETH	0190	989.66	34.64	1,024.30
TORRES	RAMIRO	0191	1,344.00	47.04	1,391.04
STEARNS	MARSHALL	0192	757.74	26.52	784.26
FEHR-CANELA	MARTINA	0193	1,010.83	35.38	1,046.21
BANDT	CLAUDIA	0194	967.84	33.87	1,001.71
ARNOLD	KATHERINE	0195	1,019.77	35.69	1,055.46
WEAVER	DOROTHY	0196	1,185.08	41.48	1,226.56
LEHNER	JUDY	0197	1,096.55	38.38	1,134.93
FARBER	TED	0198	1,360.55	47.62	1,408.17
MILLER	CHRIS	0199	784.31	27.45	811.76
RHODD	RYAN	0204	833.53	29.17	862.70
YABUMOTO	TOMIKO	0205	915.45	32.04	947.49
POTTER	CHRISTINE	0206	688.87	24.11	712.98
KELLEY	SANDRA	0207			

			852.82	29.85	882.67
OLSON/SANDOVAL	BRUCE/	0208	1,060.87	37.13	1,098.00
JAYCOX	WARREN	0210	688.87	24.11	712.98
KOEPPLIN	BEVERLY	0211	1,062.49	37.19	1,099.68
HOLSTEN	HORST	0212	846.15	29.62	875.77
STEWART	SARAH	0213	797.62	27.92	825.54
HUNTER	MARGIE	0214	735.22	25.73	760.95
BARRIOS	JOSE	0215	1,135.72	39.75	1,175.47
TOPHAM	CHRISTINA	0216	837.50	29.31	866.81
KLUG	GUNTER	0217	969.79	33.94	1,003.73
BARTON	ANYA	0218	920.08	32.20	952.28
OLANDER	SHIRLEY	0219	874.09	30.59	904.68
STAHLMAN	DIANA	0220	1,062.49	37.19	1,099.68
HARMON	SANDRA	0221	1,135.72	39.75	1,175.47
LLOYD	KRISTINA	0222	872.42	30.53	902.95
O'CONNOR	BETTY	0223	891.72	31.21	922.93
HEIDRICK	EDITH	0224	837.49	29.31	866.80
LOPEZ	JOSE	0225	690.04	24.15	714.19
MOLINAR	DAWN	0226	812.63	28.44	841.07
GRAVES	NANCY	0227	823.52	28.82	852.34
BRAY	KATHLEEN	0228	927.49	32.46	959.95
VILLARREAL	CHARLES	0229			
WOIDTKE	ROBERT	0230	961.71	33.66	995.37
ACEVES	EVA	0231	758.12	26.53	784.65
HOSFORD-BLAIR	JACQUELINE	0232	808.85	28.31	837.16
VINCENT	JESSICA	0233	987.90	34.58	1,022.48
VACANT	VACANT	0234			

PETERS	LYNNETTE	0235	1,020.19	35.71	1,055.90
LATSHAW	CARL	0236	935.15	32.73	967.88
JOVINO	JOHN	0237	874.09	30.59	904.68
ATKINSON	NATHAN	0238	1,185.01	41.48	1,226.49
WARD	BRITTNEY	0239	949.67	33.24	982.91
BRIGODE	DAVID	0240	1,083.94	37.94	1,121.88
MAURONI	BRYAN	0241	1,079.80	37.79	1,117.59
MAYSONAVE	PAUL	0242	1,052.43	36.84	1,089.27
VERNAL	CAROL	0243	902.49	31.59	934.08
DUNCAN	CRAIG	0244	886.91	31.04	917.95
LARSEN	CHRIS	0245	961.27	33.64	994.91
SPEDIACCI	EVELYN	0246	831.46	29.10	860.56
COPPINGER	CAROL	0247	1,104.19	38.65	1,142.84
LINDQUIST	LUCINDA	0248	857.37	30.01	887.38
CANTRELL	LENORE	0249	1,088.16	38.09	1,126.25
DARR	MICHELE	0250	1,077.74	37.72	1,115.46
KASLAN	BONNIE JOY	0251	1,082.97	37.90	1,120.87
JAYCOX	WARREN	0252	911.09	31.89	942.98
GUAJARDO	LOYCE	0253	773.61	27.08	800.69
DOIRON	JOAN A	0254	766.16	26.82	792.98
SIROIS	DIANA	0255	916.99	32.09	949.08
MENDEZ/PLACENCIA	RICARDO/NORA	0256	966.16	33.82	999.98
BOWLES	KENNETH	0257	940.11	32.90	973.01
SUASTEGUI,CORTES	GILBERTO,MARIA	0258	1,081.00	37.84	1,118.84
IMAMURA	CRAIG	0259	834.63	29.21	863.84
CORBIN	KATHLEEN	0260	866.69	30.33	897.02
KRIEG	LIZABETH	0261	821.19	28.74	849.93
THAMES	MARK	0262			

			781.95	27.37	809.32
CONTRERAS	MANUELA/NORA	0263	905.69	31.70	937.39
ABRAMSON	DONALD	0264	832.88	29.15	862.03
WEISS	JESSE	0265	1,046.05	36.61	1,082.66
FLORES/JALIL	ARIEL/	0266	889.62	31.14	920.76
OKUMURA	SUZUE	0267	904.91	31.67	936.58
TOWNS	DUNCAN	0268	882.98	30.90	913.88
MANCUSO	FRANK	0269	889.74	31.14	920.88
BEVER	RICHARD	0270	688.87	24.11	712.98
THOMAS	MICHAEL	0271	919.64	32.19	951.83
CAMPBELL	GAIL	0272	1,054.79	36.92	1,091.71
ROSSI	GARY	0273	-		
SULLIVAN	JANE	0274	688.87	24.11	712.98
PETRU JR.	GEORGE	0275	921.19	32.24	953.43
SANTOS	CORDELIA	0276	834.87	29.22	864.09
VACANT	VACANT	0277	-		
PEREZ	PABLO	0278	1,111.93	38.92	1,150.85
MOORHEAD	MARK	0279	953.10	33.36	986.46
DALY	EILEEN	0280	842.80	29.50	872.30
MONTINI	FRED	0281	842.31	29.48	871.79
ZARCO-MAGALLON	ALEJANDRO	0282	987.90	34.58	1,022.48
SUBILLAGA	JOSE	0283	641.05	22.44	663.49
WILLIAMS	KELLY	0284	792.89	27.75	820.64
LOZANO	MAYRA	0285	918.11	32.13	950.24
IRACI	KENNETH	0286	-		
GRIGGS	ROBERT	0287	771.98	27.02	799.00
FITZPATRICK	KEVIN	0288	-		
RIES	KATHERINE	0289	821.12	28.74	849.86

BOJARSKY	HERMAN	0290	956.17	33.47	989.64
GARCIA	MIGUEL	0291	1,058.58	37.05	1,095.63
NORBERG	RYAN	0292	1,058.58	37.05	1,095.63
NICHOLS	BARBARA	0293	850.93	29.78	880.71
MEACHAM/DUTSON	ANN/DIANNE	0294	757.74	26.52	784.26
FLORES ESCOBAR, MORRIS	JUAN, JANET	0295	938.05	32.83	970.88
POTEET	PATRICIA	0296	896.72	31.39	928.11
MANSFIELD	DEBORAH	0297	1,135.72	39.75	1,175.47
SAVONA	JOSEPH	0298	846.15	29.62	875.77
OLVERA	ALICIA	0299	845.22	29.58	874.80
PINOTICH	KATHIE	0300	837.37	29.31	866.68
MARTINEZ	MATT	0301	989.66	34.64	1,024.30
ANDERSON	CAROL M	0302	766.16	26.82	792.98
CONRAD	SHARON	0303	1,061.76	37.16	1,098.92
SEIDEL	RICHARD	0304	899.89	31.50	931.39
MOGHANNAM	STEVEN	0305	931.06	32.59	963.65
LINDSEY	JUNE	0306	809.48	28.33	837.81
HOLLOWAY	ROBERT	0307	688.74	24.11	712.85
CORONA	OMAR	0308	976.88	34.19	1,011.07
BARTON	ROBERT	0309	644.47	22.56	667.03
HUNTER	PATRICIA	0310	757.74	26.52	784.26
CLYDE	ANDREW	0311	735.22	25.73	760.95
PRINE	WENDY	0312	757.74	26.52	784.26
SINGER	DAVID	0313	707.27	24.75	732.02
POLANCO	LAVERNE	0314	1,020.19	35.71	1,055.90
MOEHRKE	JANE	0315	688.87	24.11	712.98
NELSON	WILMA	0316	699.60	24.49	724.09
KELLEY	CAROL	0317			

BRADLEY	GARY	0318	1,054.79	36.92	1,091.71
BIZAL	JULIE	0319	874.33	30.60	904.93
RODRIGUEZ	JOSE	0320	1,025.07	35.88	1,060.95
FELIX	MERRY	0321	837.02	29.30	866.32
BRUMLEY	AARON	0322	833.53	29.17	862.70
TOGNI	JAMIE	0323	794.81	27.82	822.63
VARGAS	LINDSEY	0324	693.62	24.28	717.90
HOLLY	BARBARA	0325	626.14	21.91	648.05
GOLDS	GEORGE	0326	1,109.76	38.84	1,148.60
LUCERO	ALISON	0327	884.93	30.97	915.90
GROVE, BOURG	PAIGE, KELLY	0328	1,134.69	39.71	1,174.40
DEENIHAN	BETHMARIE	0329	842.80	29.50	872.30
BASS	JOHN/DONNA	0330	1,010.83	35.38	1,046.21
GLEN	MARGARET	0331	757.74	26.52	784.26
RYAN	THOMAS/MARY	0332	808.76	28.31	837.07
CASTANEDA	MARIA	0333	989.66	34.64	1,024.30
SAGRERO	JORGE	0334	876.92	30.69	907.61
ESPERH	WALTER	0335	1,009.91	35.35	1,045.26
FALLON	PETER	0336	1,023.03	35.81	1,058.84
TIMMER	DONALD	0337	933.45	32.67	966.12
DE WALL	RUSSELL	0338	1,054.79	36.92	1,091.71
BENNETT	SCOTT	0339	842.80	29.50	872.30
PARKES	THOMAS	0340	985.72	34.50	1,020.22
ADAMS	CURTIS	0341	820.65	28.72	849.37
PERRY	BONNIE	0342	781.54	27.35	808.89
BLOTZER	VERONICA	0343	869.24	30.42	899.66
GONZALEZ	RUBER	0344	914.01	31.99	946.00
LOPEZ	OLGA	0345	958.08	33.53	991.61

WILLETT	CAROL	0346	759.17	26.57	785.74
ROSE	CAROL	0347	1,052.66	36.84	1,089.50
HESS	JAMES/REBECCA	0348	1,052.66	36.84	1,089.50
GRANERO	DOLORES	0349	884.83	30.97	915.80
KAMAHELE	HAILE	0350	858.33	30.04	888.37
KAMAHELE	ANEA	0351	848.01	29.68	877.69