

City of Sonoma

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Sonoma, California 95476-6618
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January 24, 2019

PUEBLO SERENA
951 5th Street West
Sonoma, CA 95476

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 Pueblo Serena Mobilehome Park (as shown on your correspondence dated Jan.24, 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,

Cathy Lanning
Administrative Services Manager

PUEBLO SERENA

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

January 24, 2019

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 ext. 220.

Sincerely,

Denny Drossos
Regional Manager
HCA Management Company, LLC
For Pueblo Serena MHP

NEW	Space	Name	Street	Lse	2018 RENT	RC	2019 RENT
	15	VERNICE RICHARDS	15 Hacienda Drive	Month to Month 7ST	464.05	18.34	482.39
	69	CAROLYN EVERETT	69 Guadalajara Drive	Month to Month 7ST	537.01	18.80	555.81
	16	KIRK HINSHAW	16 Hacienda Drive	Month to Month 7ST	550.49	19.27	569.76
	49	KENT/FRANCINE SORENSON/HUGHES	49 Cuernavaca Drive	Month to Month 7ST	551.64	19.31	570.95
	39	BOB/CAROL MORGAN	39 Mazatlan Drive	Month to Month 7ST	560.18	19.61	579.79
	65	LIN MARIE de VINCENT	65 Guadalajara Drive	Month to Month 7ST	586.17	20.52	606.69
	66	KAREN MACHI	66 Guadalajara Drive	Month to Month 7ST	612.81	21.45	634.26
	127	ANN SELBY	127 Mayan Drive	Month to Month 7ST	614.15	21.50	635.65
	91	TESSA FITZGERALD	91 La Paz Drive	Month to Month 7ST	695.03	24.33	719.36
	79	KURT/ELFRIEDE RITTER	79 Guaymas Drive	Month to Month 8ST	419.05	18.32	437.37
	107	CONSUELO HANNAH	107 Merida Drive	Month to Month 8ST	419.05	18.32	437.37
	104	DON MONTAGUE	104 Hermasillo Drive	Month to Month 8ST	430.98	18.32	449.30
	114	HARRY CECACI	114 Merida Drive	Month to Month 8ST	430.98	18.32	449.30
	83	Jill Nagle O Keefe	83 Guaymas Drive	Month to Month 8ST	452.53	18.32	470.85
	82	ANN HOLLISTER	82 Guaymas Drive	Month to Month 8ST	455.20	18.32	473.52
	80	ELIZABETH PALMER	80 Guaymas Drive	Month to Month 8ST	473.69	18.32	492.01
	86	DENISE FRENCH	88 La Paz Drive	Month to Month 8ST	480.67	18.32	498.99
	89	Martha Pittman Carol Stlenke	89 La Paz Drive	Month to Month 8ST	492.60	18.32	510.92
	123	TOM FASSETT	123 Mayan Drive	Month to Month 8ST	495.62	18.32	513.94
	41	PATRICIA CARLSSON	41 Cuernavaca Drive	Month to Month 8ST	496.30	18.32	514.62
X	35	Wallace Breitman	35 Mazatlan Drive	Month to Month 8ST	496.39	18.32	514.71
	105	RICHARD/MARY MADDEX	105 Hermasillo Drive	Month to Month 8ST	497.43	18.32	515.75
X	42	Malcolm Boyes	42 Cuernavaca Drive	Month to Month 8ST	503.19	18.32	521.51
X	67	Andrew Elliott	67 Guadalajara Drive	Month to Month 8ST	503.19	18.32	521.51
X	125	Robin McCormick	125 Mayan Drive	Month to Month 8ST	503.19	18.32	521.51
	24	MARYLOUISE HALE	24 Acapulco Drive	Month to Month 8ST	503.69	18.32	522.01
	100	MARY WOOD	100 Hermasillo Drive	Month to Month 8ST	510.11	18.32	528.43
	97	GENE/BARBARA REDEMER	97 Hermasillo Drive	Month to Month 8ST	510.32	18.32	528.64
	31	ROBERT BERNER	31 Mazatlan Drive	Month to Month 8ST	511.91	18.32	530.23
	8	Roberta J. DeVaul	8 Hacienda Drive	Month to Month 8ST	516.99	18.32	535.31
	50	Judith Barnes	50 Cuernavaca Drive	Month to Month 8ST	517.28	18.32	535.60
	56	RUTH ROGERS	56 Guadalajara Drive	Month to Month 8ST	517.63	18.32	535.95
	14	Ann and John Colichidas/Kyle	14 Hacienda Drive	Month to Month 8ST	519.29	18.32	537.61
	22	Sam Smith Sabina D Amario	22 Acapulco Drive	Month to Month 8ST	524.42	18.35	542.77
	12	TED SEXAUER	12 Hacienda Drive	Month to Month 8ST	530.23	18.56	548.79
	73A	BEVERLY HANSEN	73A Guadalajara Drive	Month to Month 8ST	537.02	18.80	555.82
	94	Barbara Crow	94 La Paz Drive	Month to Month 8ST	537.93	18.83	556.76
	99	Carmen Naimish	Carmen Naimish , PO Box 122	Month to Month 8ST	538.61	18.85	557.46
	11	ROBERT COE	11 Hacienda Drive	Month to Month 8ST	540.28	18.91	559.19
	124	Soledad Lucey	124 Mayan Drive	Month to Month 8ST	540.34	18.91	559.25
X	93	Nona McNulty Suhrke	93 La Paz Drive	Month to Month 8ST	541.90	18.97	560.87
	28	CYNTHIA BOYER	28 Acapulco Drive	Month to Month 8ST	544.32	19.05	563.37
	121	JENNY DARDON	121 Pepito Drive	Month to Month 8ST	544.38	19.05	563.43
	75	MICHAEL/SANDRA COLHOUER	75 Guaymas Drive	Month to Month 8ST	553.28	19.36	572.64
	72	ANTHONY/DENISE FRISCIA	309 E San Bruno c/o Dan Jones, 9140 Piccadilly Circle	Month to Month 8ST	559.22	19.57	578.79
	51	Margaret Jones		Month to Month 8ST	563.42	19.72	583.14
	40	Jill Nagle-Okeefe and Brenden Okeefe	40 Cuernavaca Drive	Month to Month 8ST	564.71	19.76	584.47
	38	PATRICIA CARR	38 Mazatlan Drive	Month to Month 8ST	567.58	19.87	587.45
	46	Sylvia Erland	46 Cuernavaca Drive	Month to Month 8ST	567.76	19.87	587.63

95	LOLA GILBERT	95 Hermasillo Drive	Month to Month 8ST	571.56	20.00	591.56
37	JEANNE MARKSON-ARTSON DAVID ARTSON	37 Mazatlan Drive	Month to Month 8ST	572.35	20.03	592.38
57	RAY/SHARON HOFFMAN	57 Guadalejara Drive	Month to Month 8ST	573.73	20.08	593.81
30	ROBERT /YOON YAE BURGGRAF	30 Mazatlan Drive	Month to Month 8ST	575.01	20.13	595.14
23	ARLYNE SIMS	23 Acapulco Drive	Month to Month 8ST	578.56	20.25	598.81
108	DIANE HULME	108 Merida Drive	Month to Month 8ST	578.56	20.25	598.81
110	DONNA MCLAUGHLIN	110 Merida Drive	Month to Month 8ST	579.66	20.29	599.95
36	SYBIL MARTINEZ	36 Mazatlan Drive	Month to Month 8ST	580.57	20.32	600.89
101	CAROL SCHELDROP	101 Hermasillo Drive	Month to Month 8ST	580.72	20.33	601.05
113	Taras/Diane Lumiere	113 Merida Drive	Month to Month 8ST	588.47	20.60	609.07
119	LEO/DOROTHA STURM	119 Pepito Drive	Month to Month 8ST	590.60	20.67	611.27
73B	Thomas Patrick	73B Guaymas Drive	Month to Month 8ST	590.94	20.68	611.62
103	ROBERT FIORITO	103 Hermasillo Drive	Month to Month 8ST	593.51	20.77	614.28
32	ROBERT STALLER	32 Mazatlan Drive	Month to Month 8ST	596.45	20.88	617.33
48	Nancy L Wilson	48 Cuernavaca Drive	Month to Month 8ST	598.98	20.96	619.94
4	Evan and Margie Lewis and Hayles	4 Chico Drive	Month to Month 8ST	602.15	21.08	623.23
87	Carolyn Mae Lucas	87 La Paz Drive	Month to Month 8ST	602.33	21.08	623.41
X 29	Brietta Marken	29 Mazatlan Drive	Month to Month 8ST	602.73	21.10	623.83
X 47	Barbara Pardy	47 Cuernavaca Drive	Month to Month 8ST	603.11	21.11	624.22
45	CANDI/BRIAN HORTON/SMUCKER	45 Cuernavaca Drive	Month to Month 8ST	608.82	21.31	630.13
33	JAMES PHILLIPS	33 Mazatlan Drive	Month to Month 8ST	612.11	21.42	633.53
81	AL/CHERYL ZRALKA	81 Guaymas Drive	Month to Month 8ST	617.29	21.61	638.90
106	LARUE DRAIS	106 Merida Drive	Month to Month 8ST	623.85	21.83	645.68
77	John Taylor	77 Guaymas Drive	Month to Month 8ST	623.99	21.84	645.83
64	CAROL TAIT	64 Guadalejara Drive	Month to Month 8ST	629.49	22.03	651.52
84	Elsaine Eastman	84 La Paz Drive	Month to Month 8ST	629.73	22.04	651.77
X 85	Jeanne Carrington	404 Granton Mtn Rd	Month to Month 8ST	630.11	22.05	652.16
111	ROBERT/BESSIE SMITH	111 Merida Drive	Month to Month 8ST	633.71	22.18	655.89
25	GEZA KELLER	1050 Chiquapin Ave #23	Month to Month 8ST	642.62	22.49	665.11
62	Laurel Laingen	62 Guadalejara Drive	Month to Month 8ST	651.32	22.80	674.12
109	Richard and Jackie Taylor	109 Merida Drive	Month to Month 8ST	651.92	22.82	674.74
53	Harry and Helena Friedmann	53 Guadalejara Drive	Month to Month 8ST	653.16	22.86	676.02
21	LUCY UNGAR	21 Acapulco Drive	Month to Month 8ST	653.68	22.88	676.56
115	Carol Werner	115 Merida	Month to Month 8ST	656.65	22.98	679.63
2	DAYI SUN	2 Chico Drive	Month to Month 8ST	658.61	23.05	681.66
1	CAROL SCHUMANN	1 Chico Drive	Month to Month 8ST	663.63	23.23	686.86
96	GLYNN PARMLEY	96 Hermasillo Drive	Month to Month 8ST	665.85	23.30	689.15
26	JOHN ETCHEVERRY	26 Acapulco Drive	Month to Month 8ST	667.28	23.35	690.63
60	ROSEMARY U REN	60 Guadalejara Drive	Month to Month 8ST	671.02	23.49	694.51
3	SANDRA BRIGGS	3 Chico Drive	Month to Month 8ST	675.14	23.63	698.77
71	RENATE BIALY	71 Guadalejara Drive	Month to Month 8ST	677.44	23.71	701.15
9	Laura Jene Pardy	9 Hacienda Drive	Month to Month 8ST	677.87	23.73	701.60
58	HELEN MITCHELL	58 Guadalejara Drive	Month to Month 8ST	678.82	23.76	702.58
92	TIM/VIRGINIA SCANLON	PO Box 2136	Month to Month 8ST	694.84	24.32	719.16
63	JUDITH THORNTON	63 Guadalejara Drive	Month to Month 8ST	697.57	24.41	721.98
102	JOHN and ANN (MARY) MAROZIK	102 Hermasillo Drive	Month to Month 8ST	699.58	24.49	724.07
117	BIANCA MOON/ DONNA TRANCHINA	117 Pepito Drive	Month to Month 8ST	706.23	24.72	730.95
13	CHUCK YOUNG	13 Hacienda Drive	Month to Month 8ST	706.76	24.74	731.50
90	JIM/CAROLYN MARTONE	90 La Paz Drive	Month to Month 8ST	718.03	25.13	743.16
78	Michael Lilt	78 Guaymas Drive	Month to Month 8ST	745.48	26.09	771.57

	70	MARIA BARRIOS/ ARMANDO OLIVAS	70 Mayan Drive	Month to Month 8ST	754.66	26.41	781.07
	19	Leslie Propheler	19 Acapulco Drive	Month to Month 8ST	759.95	26.60	786.55
	10	Barbara Jennings	10 Hacienda Drive	Month to Month 8ST	777.68	27.22	804.90
	54	J Peckham B Griggs	54 Guadalajara Drive	Month to Month 8ST	803.80	28.13	831.93
	20	Hugh McBride	20 Acapulco Drive	Month to Month 8ST	814.62	28.51	843.13
	74	MILDRED NUYTKENS	74 Guaymas Drive	Month to Month 8ST	835.39	29.24	864.63
	76	GINGER YOUNG	76 Guaymas Drive	Month to Month 8ST	842.64	29.49	872.13
X	55	Kellon Finney	55 Guadalajara Drive	Month to Month 8ST	850.00	29.75	879.75
	7	ROBERT AND HELEN ROWNTREE	7 Chico Drive	Month to Month 8ST	850.40	29.76	880.16
	59	TERRY SWARTT	59 Guadalajara Drive	Month to Month 8ST	850.40	29.76	880.16
	27	Tommy DeHennls Diann Sorenson	27 Acapulco Drive	Month to Month 8ST	860.24	30.11	890.35
	61	RODNEY STOCK	68 Maywood Way	Month to Month 8ST	862.25	30.18	892.43
	68	JOLEEN SMITH	68 Mayan Drive	Month to Month 8ST	862.25	30.18	892.43
	88	RODNEY STOCK	68 MAYWOOD WAY	Month to Month 8ST	862.25	30.18	892.43
	17	Judith Moore	17 Hacienda Drive	Month to Month 8ST	895.17	31.33	926.50
	112	Dreams Un Ltd.	112 Merida Drive	Month to Month 8ST	902.65	31.59	934.24
	120	Elizabeth Helne Bettina James Brown	120 Pepito Drive	Month to Month 8ST	902.93	31.60	934.53
X	5	Clayton Price-Brown	5 Chico Drive	Month to Month 8ST	904.59	31.66	936.25
	6	Patricia Scheuner	6 Chico Drive	Month to Month 8ST	905.36	31.69	937.05
	118	Virginia/Ron Gillis	118 Pepito Drive	Month to Month 8ST	911.98	31.92	943.90
X	43	Cathy Flight	43 Cuernavaca Drive	Month to Month 8ST	930.74	32.58	963.32
	18	Gail Ames	18 Acapulco Drive	Month to Month 8ST	963.48	33.72	997.20
X	44	Peter Coss	44 Cuernavaca Drive	Month to Month 8ST	970.00	33.95	1003.95
	126	Kathleen Lukefahr-Jewell	126 Mayan Drive	Month to Month 8ST	998.09	34.93	1033.02