

City of Sonoma

No. 1 The Plaza
Sonoma California 95476-6690
Phone (707) 938-3681 Fax (707) 938-8775
E-Mail: cityhall@sonomacity.org



January 22, 2020

Pueblo Serena
Attn : Denny Drossos
951 5th Street West
Sonoma, CA 95476

Re: Confirmation of Calculation of Automatic Annual Rent Increase for 2020

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 (as shown on your correspondence dated January 21, 2020) 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 blue ink, appearing to read "Nicki Stevens", is written over a horizontal line.

Nicki Stevens
Accounting Technician

PUEBLO SERENA

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

January 21, 2020

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

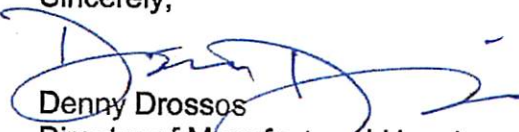
Dear Ms. Capriola:

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
Director of Manufactured Housing
HCA Management Company, LLC
For Pueblo Serena MHP

Pueblo Serena
"Better Communities for Better Living."
951 5th. ST. West
Sonoma, CA

NINETY (90) DAY NOTICE OF AUTOMATIC ANNUAL RENT INCREASE

NOTICE DATE: JANUARY 24, 2020

EFFECTIVE DATE: MAY 1, 2020

Resident: CAROL SCHUMANN and all other legal residents(s) of Space # 1

Pursuant to Section 9.80.045 of the City of Sonoma Rent Control Ordinance, the community owner is entitled to increase your rent on May 1, 2020, based on 80% of the increase in the Consumer Price Index between December of 2018 and December of 2019. Pursuant to Resolution No. 57-1998 of the City of Sonoma, the Clerk of the Mobilehome Park Rental Review Board has determined that the automatic annual rent increase allowed on May 1, 2020 is 2%. Therefore, the rent for your space will be increased automatically as set forth below, effective May 1, 2020:

Your rent will increase by **\$13.74**

Your current rent will be increased from **\$ 686.86 to \$ 700.60**

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On the date of Service indicated below, I served the above-referenced document(s) on the Resident(s) by sending a copy through the mail addressed to the Resident(s) at their place of residence and / or on the date of service indicated below, I served the above-referenced document(s) by sending a copy through the mail addressed to the Resident(s) at the place where the property is located.

Signature: _____ Date: 1/24/2020
Christina Rosales, Community Manager

Pue RC 2020

NEW	Space	Name	Street	Lse	2019 RENT	RC	2020 RENT
	79	KURT/ELFRIEDE RITTER	79 Guaymas Drive	Month to Month 8ST	437.37	10.69	448.06
	107	Stephen Hannah	107 Merida Drive	Month to Month 8ST	437.37	10.69	448.06
	104	DON MONTAGUE	104 Hermasillo Drive	Month to Month 8ST	449.30	10.69	459.99
	114	HARRY CECACI	114 Merida Drive	Month to Month 8ST	449.30	10.69	459.99
	82	ANN HOLLISTER	82 Guaymas Drive	Month to Month 8ST	473.52	10.69	484.21
X	83	Joanne Snyder	83 Guaymas Drive	Month to Month 8ST	475.61	10.69	486.30
	15	VERNICE RICHARDS	15 Hacienda Drive	Month to Month 7ST	482.39	10.69	493.08
	80	ELIZABETH PALMER	80 Guaymas Drive	Month to Month 8ST	492.01	10.69	502.70
	86	DENISE FRENCH	86 La Paz Drive	Month to Month 8ST	498.99	10.69	509.68
	89	Martha Pittman Carol Stienke	89 La Paz Drive	Month to Month 8ST	510.92	10.69	521.61
X	123	Barbara Rose	123 Mayan Drive	Month to Month 8ST	513.94	10.69	524.63
	35	Monica Wohlfert	35 Mazatlan Drive	Month to Month 8ST	514.71	10.69	525.40
	105	RICHARD/MARY MADDOX	105 Hermasillo Drive	Month to Month 8ST	515.75	10.69	526.44
	42	Malcolm Boyes	42 Cuernavaca Drive	Month to Month 8ST	521.51	10.69	532.20
	67	Andrew Elliott	67 Guadalajara Drive	Month to Month 8ST	521.51	10.69	532.20
	125	Robin McCormick	125 Mayan Drive	Month to Month 8ST	521.51	10.69	532.20
	24	MARYLOUISE HALE	24 Acapulco Drive	Month to Month 8ST	522.01	10.69	532.70
	100	MARY WOOD	100 Hermasillo Drive	Month to Month 8ST	528.43	10.69	539.12
	97	GENE/BARBARA REDEMER	97 Hermasillo Drive	Month to Month 8ST	528.64	10.69	539.33
	31	ROBERT BERNER	31 Mazatlan Drive	Month to Month 8ST	530.23	10.69	540.92
	8	Roberta J. DeVaul	8 Hacienda Drive	Month to Month 8ST	535.31	10.71	546.02
	50	Judith Barnes	50 Cuernavaca Drive	Month to Month 8ST	535.60	10.71	546.31
	56	RUTH ROGERS	56 Guadalajara Drive	Month to Month 8ST	535.95	10.72	546.67
	14	Ann and John Colichidas/Kyle	14 Hacienda Drive	Month to Month 8ST	537.61	10.75	548.36
X	41	Debra Hoffman	41 Cuernavaca Drive	Month to Month 8ST	540.35	10.81	551.16
	22	Sam Smith Sabine D Amario	22 Acapulco Drive	Month to Month 8ST	542.77	10.86	553.63
	12	TED SEXAUER	12 Hacienda Drive	Month to Month 8ST	548.79	10.98	559.77
	69	CAROLYN EVERETT	69 Guadalajara Drive	Month to Month 7ST	555.81	11.12	566.93
	73A	BEVERLY HANSEN	73A Guadalajara Drive	Month to Month 8ST	555.82	11.12	566.94
	94	Barbara Crow	94 La Paz Drive	Month to Month 8ST	556.76	11.14	567.90
	99	Carmen Naimish	Carmen Naimish , PO Box 122	Month to Month 8ST	557.46	11.15	568.61
	11	ROBERT COE	11 Hacienda Drive	Month to Month 8ST	559.19	11.18	570.37
	93	Nona McNulty Suhrke	93 La Paz Drive	Month to Month 8ST	560.87	11.22	572.09
	28	CYNTHIA BOYER	28 Acapulco Drive	Month to Month 8ST	563.37	11.27	574.64
	121	JENNY DARDON	121 Pepito Drive	Month to Month 8ST	563.43	11.27	574.70
	16	KIRK HINSHAW	16 Hacienda Drive	Month to Month 7ST	569.76	11.40	581.16
	49	KENT/FRANCINE SORENSON/HUGHES	49 Cuernavaca Drive	Month to Month 7ST	570.95	11.42	582.37
	75	MICHAEL/SANDRA COLHOUER	75 Guaymas Drive	Month to Month 8ST	572.64	11.45	584.09
X	72	Walt Vogel	309 E San Bruno	Month to Month 6ST	578.79	11.58	590.37
	39	BOB MORGAN	39 Mazatlan Drive	Month to Month 7ST	579.79	11.60	591.39
	51	Margaret Jones	c/o Dan Jones, 9140 Piccadilly Circle	Month to Month 8ST	583.14	11.66	594.80
	40	Jill Nagle-Okeeffe and Brendan Okeeffe	40 Cuernavaca Drive	Month to Month 8ST	584.47	11.69	596.16
X	124	Vivian Homen	124 Mayan Drive	Month to Month 8ST	587.21	11.74	598.95
	38	PATRICIA CARR	38 Mazatlan Drive	Month to Month 8ST	587.45	11.75	599.20
	95	LOLA GILBERT	95 Hermasillo Drive	Month to Month 8ST	591.56	11.83	603.39
	37	JEANNE MARKSON-ARTSON DAVID ARTSON	37 Mazatlan Drive	Month to Month 8ST	592.38	11.85	604.23
	57	RAY/SHARON HOFFMAN	57 Guadalajara Drive	Month to Month 8ST	593.81	11.88	605.69
	30	ROBERT /YOON YAE BURGGRAF	30 Mazatlan Drive	Month to Month 8ST	595.14	11.90	607.04
	23	ARLYNE SIMS	23 Acapulco Drive	Month to Month 8ST	598.81	11.98	610.79

	108	DIANE HULME	108 Merida Drive	Month to Month 8ST	598.81	11.98	610.79
	110	DONNA MCLAUGHLIN	110 Merida Drive	Month to Month 8ST	599.95	12.00	611.95
	101	CAROL SCHELDROP	101 Hermasillo Drive	Month to Month 8ST	601.05	12.02	613.07
	65	LIN MARIE de VINCENT	65 Guadalajara Drive	Month to Month 7ST	606.69	12.13	618.82
	113	Terese/Diane Lumiere	113 Merida Drive	Month to Month 8ST	609.07	12.18	621.25
X	36	Steve Curtis	38 Mazatlan Drive	Month to Month 8ST	609.60	12.19	621.79
	119	LEO/DOROTHA STURM	119 Pepito Drive	Month to Month 8ST	611.27	12.23	623.50
	73B	Thomas Patrick	73B Guaymas Drive	Month to Month 8ST	611.62	12.23	623.85
	33	CO-NR	33 Mazatlan Drive	Month to Month 8ST	612.11	12.24	624.35
	103	ROBERT FIORITO	103 Hermasillo Drive	Month to Month 8ST	614.28	12.29	626.57
X	46	Jane Kisseddon	46 Cuemavaca Drive	Month to Month 8ST	617.01	12.34	629.35
	32	ROBERT STALLER	32 Mazatlan Drive	Month to Month 8ST	617.33	12.35	629.68
	48	Nancy L Wilson	48 Cuemavaca Drive	Month to Month 8ST	619.94	12.40	632.34
	4	Evan and Margie Lewis and Hayles	4 Chico Drive	Month to Month 8ST	623.23	12.46	635.69
	87	Carolyn Mae Lucas	87 La Paz Drive	Month to Month 8ST	623.41	12.47	635.88
	29	Brietta Marken	29 Mazatlan Drive	Month to Month 8ST	623.83	12.48	636.31
	47	Barbara Pardy	47 Cuemavaca Drive	Month to Month 8ST	624.22	12.48	636.70
	66	KAREN MACHI	66 Guadalajara Drive	Month to Month 7ST	634.26	12.69	646.95
	127	ANN SELBY	127 Mayan Drive	Month to Month 7ST	635.65	12.71	648.36
	81	AL/CHERYL ZRALKA	81 Guaymas Drive	Month to Month 8ST	638.90	12.78	651.68
	106	LARUE DRAIS	106 Merida Drive	Month to Month 8ST	645.68	12.91	658.59
	77	John Taylor	77 Guaymas Drive	Month to Month 8ST	645.83	12.92	658.75
	64	CAROL TAIT	64 Guadalajara Drive	Month to Month 8ST	651.52	13.03	664.55
	84	Elaine Eastman	84 La Paz Drive	Month to Month 8ST	651.77	13.04	664.81
	85	Jeanne Carrington	404 Granton Mtn Rd	Month to Month 8ST	652.16	13.04	665.20
	111	ROBERT/BESSIE SMITH	111 Merida Drive	Month to Month 8ST	655.89	13.12	669.01
X	45	Patricia Henley	45 Cuemavaca Drive	Month to Month 8ST	661.64	13.23	674.87
	25	GEZA KELLER	1050 Chiquapin Ave #23	Month to Month 8ST	665.11	13.30	678.41
	62	Laurel Laingen	62 Guadalajara Drive	Month to Month 8ST	674.12	13.48	687.60
	109	Richard and Jackie Taylor	109 Merida Drive	Month to Month 8ST	674.74	13.49	688.23
	53	Harry and Helena Friedmann	53 Guadalajara Drive	Month to Month 8ST	676.02	13.52	689.54
	21	LUCY UNGAR	21 Acaapulco Drive	Month to Month 8ST	676.56	13.53	690.09
	115	Carol Werner	115 Merida	Month to Month 8ST	679.63	13.59	693.22
	2	DAYI SUN	2 Chico Drive	Month to Month 8ST	681.66	13.63	695.29
	1	CAROL SCHUMANN	1 Chico Drive	Month to Month 8ST	686.86	13.74	700.60
	96	GLYNN FARMLEY	96 Hermasillo Drive	Month to Month 8ST	689.15	13.78	702.93
	26	JOHN ETCHEVERRY	26 Acaapulco Drive	Month to Month 8ST	690.63	13.81	704.44
	60	ROSEMARY U REN	60 Guadalajara Drive	Month to Month 8ST	694.51	13.89	708.40
	3	SANDRA BRIGGS	3 Chico Drive	Month to Month 8ST	698.77	13.98	712.75
	71	RENATE BIALY	71 Guadalajara Drive	Month to Month 8ST	701.15	14.02	715.17
	9	Laura Jane Pardy	9 Hacienda Drive	Month to Month 8ST	701.60	14.03	715.63
	58	HELEN MITCHELL	58 Guadalajara Drive	Month to Month 8ST	702.58	14.05	716.63
	92	TIM SCANLON	PO Box 2136	Month to Month 8ST	719.16	14.38	733.54
	63	JUDITH THORNTON	63 Guadalajara Drive	Month to Month 8ST	721.98	14.44	736.42
	122	Helene Waxman	122 Pepito Drive	Month to Month 8ST	722.39	14.45	736.84
	102	JOHN and ANN (MARY) MAROZK	102 Hermasillo Drive	Month to Month 8ST	724.07	14.48	738.55
	117	DONNA TRANCHINA	117 Pepito Drive	Month to Month 8ST	730.95	14.62	745.57
	13	CHUCK YOUNG	13 Hacienda Drive	Month to Month 8ST	731.50	14.63	746.13
	80	JIM/CAROLYN MARTONE	90 La Paz Drive	Month to Month 8ST	743.16	14.86	758.02
X	91	Duane Goodman	91 La Paz Drive	Month to Month 8ST	755.33	15.11	770.44

	78	Michael and Anne Litt	78 Guaymas Drive	Month to Month 8ST	771.57	15.43	787.00
	70	MARIA BARRIOS/ ARMANDO OLIVAS	70 Mayan Drive	Month to Month 8ST	781.07	15.62	796.69
	19	Leslie Propeter	19 Acapulco Drive	Month to Month 8ST	786.55	15.73	802.28
	10	Barbara Jennings	10 Hacienda Drive	Month to Month 8ST	804.90	16.10	821.00
	54	J Peckham B Griggs	54 Guadalajara Drive	Month to Month 8ST	831.93	16.64	848.57
	20	Hugh McBride	20 Acapulco Drive	Month to Month 8ST	843.13	16.86	859.99
X	98	Kelsey Woodward	98 Hermasillo Drive	Month to Month 8ST	850.00	17.00	867.00
	74	MILDRED NUYTKENS	74 Guaymas Drive	Month to Month 8ST	864.63	17.29	881.92
	76	GINGER YOUNG	76 Guaymas Drive	Month to Month 8ST	872.13	17.44	889.57
	55	Kelton Finney	55 Guadalajara Drive	Month to Month 8ST	879.75	17.60	897.35
	7	ROBERT AND HELEN ROWNTREE	7 Chico Drive	Month to Month 8ST	880.16	17.60	897.76
	59	TERRY SWARTT	59 Guadalajara Drive	Month to Month 8ST	880.16	17.60	897.76
	27	Tommy DeHennis Diann Sorenson	27 Acapulco Drive	Month to Month 8ST	890.35	17.81	908.16
	61	RODNEY STOCK	68 Maywood Way	Month to Month 8ST	892.43	17.85	910.28
	68	JOLEEN SMITH	68 Mayan Drive	Month to Month 8ST	892.43	17.85	910.28
	88	RODNEY STOCK	68 MAYWOOD WAY	Month to Month 8ST	892.43	17.85	910.28
	17	Judith Moore	17 Hacienda Drive	Month to Month 8ST	926.50	18.53	945.03
	112	Dreams Un Ltd.	112 Merida Drive	Month to Month 8ST	934.24	18.68	952.92
	120	Elizabeth Heine Bettina James Brown	120 Pepito Drive	Month to Month 8ST	934.53	18.69	953.22
	5	Clayton Price-Brown	5 Chico Drive	Month to Month 8ST	936.25	18.73	954.98
	6	Patricia Scheuner	6 Chico Drive	Month to Month 8ST	937.05	18.74	955.79
	118	Virginia/Ron Gillis	118 Pepito Drive	Month to Month 8ST	943.90	18.88	962.78
	43	Cathy Flight	43 Cuernavaca Drive	Month to Month 8ST	963.32	19.27	982.59
	18	Gail Ames	18 Acapulco Drive	Month to Month 8ST	997.20	19.94	1017.14
	44	Peter Coss	44 Cuernavaca Drive	Month to Month 8ST	1003.95	20.08	1024.03
	126	Kathleen Lukefehr-Jewell	126 Mayan Drive	Month to Month 8ST	1033.02	20.66	1053.68