

**HOMEOWNERS
& TENANTS
ASSOCIATION FORMING**

NOTICE

WE HAVE RIGHTS!

KINNEBROOK PARK

ALL RESIDENCE
MANY OF US ARE BEING HARASSED
WITH VERBAL & WRITTEN THREATS
AND POSSIBLY ILLEGAL RENT INCREASES OVER THE YEARS
KNOW THE LAWS

#1 Can You be evicted and your Rent Raised so easily?

There are at least 2 laws that protect us!

- Section 233(e) of the Real Property Law
- Sullivan County's Local Law #2

...Under the law, the Landlord should have offered you a lease in writing before you moved in. Now the Landlord might be at a disadvantage, but you are entitled to a lease if you want one now?

So many of you are on a fixed income. If you had a lease you could have planned accordingly.

After speaking with over 135 families, the most anyone did was fill out a paper with family member names and their pets! That's not a lease! This should be explained to you by a knowledgeable attorney.

#2 Security Deposits

The Park must pay you in interest on your security and notify you what bank its in, and once a year notify you of your new interest, and how much is in your account. Aren't we entitled to our interest check?

#3 Visitors

After one week some people received a letter demanding an additional \$214.00 for each person (sounds unbelievable?)... They can't only not charge you - they have no right to know who is visiting! This is your private home!

#4 Decks, sheds, additions and fences

The management can't force you to use their carpenters to build your deck! Homeowners wishing to put up a shed, fence or addition ...this seems to be game who's who with the park management...just as long as you comply with the Town of Thompson Permits, why should there be such a problem?

#5 New Spots

How come the management claims "there are no spots available" ... and new homeowners with new homes are coming all the time?

Unfortunately, people who were threatened with eviction left the park, since it is illegal for management to charge a sur charge on a spot ...they get around this by getting a manufacturer to put a home all set up on a spot so they, management makes a large fee...

Everyone is entitled to make money ... but is this ethical, what about the person who was forced out?

WHAT MOTIVATED ALL THIS?

After I spoke to so many nice, hardworking and caring people in this park, I realized I'm not the only one that has been victimized and harrassed. I felt that while I was here I would use my knowledge and abilities for you people who have tried to organize an association.

I don't want to serve on your board (except to help organize during your 1st and 2nd meetings). Nor do I expect to receive any financial gain from this. Many people are too old to fight for their rights... I feel like doing something good for the people.

WHAT WILL HAPPEN AT THE MEETING?

7:00 p.m. til 8:00 p.m.

Introduction and acting chairperson will be relative of resident, Ed Magedson. Questions from the Audience to Sullivan County's Mediation Services "Housing Division". Possibly a speaker from Albany, both informing us of

8:00 p.m. to 9:00 p.m.

A committee would be appointed by everyone who wants to join. We will then need to elect officers. In the future, this committee will meet with an agreed upon attorney for the purpose of forming an organization.

#6 Dog Owners

Dog Owners should not be harrassed if their dog is tied outside on a beautiful day ... if the dog is barking of course, he should go inside. Is there anything wrong with a doghouse? ...or a fence?

#7 Lawns and Plowing Driveways

Shouldn't this be a park responsibility?

#8 Bounced Checks

Several homeowners claim that the management has charged \$50.00 for a bounced check! They, the management, can't charge you for a bounced check charge if you never agreed to one and they can't charge more than the bank charges them! Big companies with big bank accounts don't get charged normally. Is this fair? There are laws governing this.

#9 Security

So many of us are experiencing Break-ins and Vandalism ...shouldn't we have some sort of Security?

#10 No Place for Kids to Play

There is no basketball, swings, or baseball field. Didn't they advertise these kinds of things in the past to get you into the park? Where are these things?

#11 Repairs not made after 2 years!

Street lights take a long time to be replaced, dangerous tree limbs and trees need to be cut down. Handicapped tenants have complained for over 2 years about broken up cement at the entranceway th their wheelchair ramp ... why can't these repairs be made?

#12 Other items that need to be looked into ...

- Chlorine from swimming pool runs into brook when it back ups?
- Sewer lines above ground ... Is this a health hazzard?
- ONLY ONE FIRE HYDRANT for the whole park?
- Sludge from sewer goes up front into brook?
- Is it not one of the reasons for rents going up several years ago, so roads could be re-paved or just a patch job?
- Should you be paying over \$200.00 to re-pave or repair your driveway?

THIS IS WHY WE NEED AN ASSOCIATION

A suggestion: How to keep this going?

If we all get together and pay in on a monthly basis \$2.00 a month, we, the association, could keep a knowledgeable attorney on our side, and when anyone of us has a problem with requesting anything from the park, we could then discuss this at a monthly meeting (or call it in to a board member) the board would then deal with th Park Management.

If that does not work, we will put our attorney on it. Meanwhile all the things in this flyer and other items will

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A committee would be appointed by everyone who wants to join. We will then need to elect officers. In the future, this committee will meet with an agreed upon attorney for the purpose of forming an organization. They will then draw up a charter and By-Laws. We will then have a Kinnebrook Homeowners & Tenant Association

A suggestion: How to keep this going?

If we all get together and pay in on a monthly basis \$2.00 a month, we, the association, could keep a knowledgeable attorney on our side, and when anyone of us has a problem with requesting anything from the park, we could then discuss this at a monthly meeting (or call it in to a board member) the board would then deal with th Park Management.

If that does not work, we will put our attorney on it. Meanwhile all the things in this flyer and other items will be checked out!

You don't have to show up at every meeting. Just send in your \$2.00 a month to keep the association working for your rights and a copy of the minutes would be sent out.

MEETING

For the purpose of Forming Kinnebrook Homeowners & Tenants Association;

"We want a safe and respectable place to live too."

These important subjects and others should be discussed among the concerned mobile home owners and renters and even visiting relatives! and even the management.

FLORIDA RESIDENTS: WRITE TO Kinnebrook Homeowners & Tenant Association, #176 Kinnebrook Park, Monticello, N.Y. 12701

December 10, 1990 7:00 P.M.
AT KINNEBROOK'S REC ROOM
Behind office - Near the mail boxes

- We are working on enough chairs - so call to confirm please!
- Call Ed at 791-6806 or Jimmy at 796-2336 at #176 Kinnebrook