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From: Patricia LaFazia <[plafazia@gmail.com](mailto:plafazia@gmail.com)>

Sent: Sunday, April 21, 2024 1:07 AM

To: Stacy Custer <[SCuster@rilegislature.gov](mailto:SCuster@rilegislature.gov)>

Subject: Re: Mobile/ Modular Homes

My name is Patricia LaFazia, I am an owner of a modular home. One of the largest ones in fact, Westwood Estates. I read the proposed bill and all I can say is bravo!! Only problem is, why is it only on resident owned parks? Hometown Westwood Estates LLC literally makes millions of the elderly, disabled and, lower income younger families... You have no idea how much they charge us each month and, the fact that they raise lot fees yearly by 5%. They additionally charge us three more fees. First additional fee is for the septic (to which they never pump), second is the water which is a flat rate and is the amount of your monthly fee and, the third is taxes for the land to which we do not own. So, not only are we paying a monthly fee that increases yearly we're paying additional fees. They also do not provide us with trash pick up of any kind, no, we're forced to bring it to the compactor room. Which recently was not in use for approximately 3-4 weeks. They did not provide us with an alternative nor did they decrease the rent. Now, about two years ago my septic backed up into my house because they never pumped it when I first moved in. This caused the wax ring to my toilet to become damaged only, I did not know until the damage became so severe that my floor is now caving in. It's caving in from my bathroom to my bedroom. I tried to contact our property manager numerous times but, she unfortunately never returns my calls. There are many other issues that this management does not comply with. I have spoken up many times but, unfortunately it went no where.. Now, I'm currently being evicted (not because of non payment but, for other reasons). I have struggled consistently within the last year and a half with rent because, I have fallen on very, very hard times. Yet, there's nothing i can do. I have tried everything, every avenue for help and unfortunately, nothing. I have a young daughter and we are being forced out of our home and, it's mainly due to fearing the consequences from our park manager. I have photos, recordings and, many other things to back up my claims but, I need help. I'm reaching out to you because, I feel you can help me, if you're willing. I also like to point out she has driven others out of here because, she benefits from the sales of the homes in this park. If you do not list with her you are subjected to any person purchasing your home being denied. Please, please help us!

Patricia LaFazia

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