

Tim Sheahan

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October 26, 2025



**PERSONALLY DELIVERED**

San Marcos Mobilehome Rent Review Commission/City Clerk  
San Marcos City Hall  
1 Civic Center Drive  
San Marcos, CA 92069

**RE: Springdale Estates Rent Review petition/Tenant Representative Certification**

To whom this concerns,

Please take note of the attached completed Mobilehome Park Rent Review Petition signed by tenants of Springdale Estates MH park in San Marcos, contesting the noticed January 1, 2026 rent increase received on, or after, September 27, 2025. Also note that by signing, 100% of signors accepted and certified me to serve as the designated representative for tenants who are subject to the pending rent review proceedings.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Sheahan".

Tim Sheahan  
Springdale Estates Tenant Representative



October 31, 2025

Michael Valadez  
 Property Manager  
 Kleege Enterprises  
 12625 High Bluff Drive Suite. 310  
 San Diego, CA 92130

SUBJECT: Rent Review Petition – Springdale Estates MHP – January 1, 2026 Rental Adjustment

Dear Mr. Valadez:

This letter is to advise that the Rent Review Petition received in my office on October 27, 2025 from the Springdale Estate residents affected by the January 1, 2026 increase has been verified. The subject petition contained sufficient signatures to forward the petition to the City Council for purposes of scheduling a hearing date before the Mobilehome Rent Review Commission in accordance with Section 16.16.060(c)(2) of the San Marcos Municipal Code. The results of the verification process are as follows:

<b>Number of Signatures Submitted</b>	<b>64</b>
<b>Number of Signatures Deemed Sufficient - Petition Review</b>	<b>47</b>
<b>Number of Signatures Disqualified*</b>	<b>17</b>
<b>Number of Exempt Spaces (As indicated by Park Mgmt)</b>	<b>1</b>
<b>Number of Spaces Affected by Rent increase</b>	<b>84</b>
<b>Number of Signatures Required (&gt;50% of 84)</b>	<b>43</b>
<b>Percentage of Spaces Requesting Hearing</b>	<b>56%</b>

\*Disqualified signatures did not match registered owner on rent roll.

If you have any questions, please feel free to give me a call at (760) 744-1050, ext. 3105.

Sincerely,

Phillip Scollick  
 City Clerk

cc: City Manager  
 City Attorney  
 Housing & Neighborhood Services Director