

**From:** Jill Maland  
**Sent:** Wednesday, May 13, 2026 12:12 PM  
**To:** Jill Maland  
**Subject:** Springdale Rent Review Hearing - Ex Parte Communications  
**Attachments:** FW: Rent Review concerns

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**From:** Jill Maland  
**Sent:** Monday, May 4, 2026 8:17 PM  
**To:** TIM SHEAHAN <tpsheahan@cox.net>; George Gregory <george@kleege.com>  
**Cc:** Bruce Kleege <bruce@kleege.com>; Michael Valadez <michael@kleege.com>; Weston Doyle <weston@kleege.com>; 'Phil Scollick' <pscollick@sanmarcosca.gov>; Sylvia Daniels <sdaniels@sanmarcosca.gov>; Helen Peak <hhp@lfap.com>  
**Subject:** Springdale Rent Review Hearing - Ex Parte Communications

George and Tim,

We have just learned of an *ex parte* communication by Tim to the members of the City Council/Rent Review Commission. A copy of the communication is attached to this email. This has compelled us to remind you that any such *ex parte* and/or other direct approaches to the Commission which relate to the upcoming hearing and decisions relating thereto are inappropriate during the rent review proceedings. Your negotiations and dialogue should be ongoing and with each other; they should not involve the Commission.

**JILL D.S. MALAND, SENIOR COUNSEL**  
LOUNSBERY FERGUSON ALTONA & PEAK  
T: 760-743-1226 EXT. 109

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**From:** Jill Maland  
**Sent:** Monday, May 4, 2026 7:40 PM  
**To:** Jill Maland  
**Subject:** FW: Rent Review concerns  
**Attachments:** SMMRA letter 92.docx

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**From:** TIM SHEAHAN <[tpsheahan@cox.net](mailto:tpsheahan@cox.net)>  
**Sent:** Monday, May 4, 2026 4:48 PM  
**To:** Rebecca Jones <[rjones@san-marcos.net](mailto:rjones@san-marcos.net)>; Mike Sannella <[msannella@san-marcos.net](mailto:msannella@san-marcos.net)>; Ed Musgrove <[emusgrove@san-marcos.net](mailto:emusgrove@san-marcos.net)>; Maria Nuñez <[mnunez@san-marcos.net](mailto:mnunez@san-marcos.net)>; Danielle LeBlang <[dleblang@san-marcos.net](mailto:dleblang@san-marcos.net)>; Michelle Bender <[mbender@san-marcos.net](mailto:mbender@san-marcos.net)>  
**Subject:** Rent Review concerns

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Dear Mayor Jones, Council members and City Manager Bender,

I am writing you in my capacity as president of the San Marcos Mobilehome Residents Association (SMMRA) in regard to the Springdale Estates rent review and potential collateral impact on residents of other MH parks in San Marcos, especially those who are already experiencing a widening rent disparity due to past long-term leases that have “artificially” inflated rents to levels far in excess of the inflation rate. As you are likely aware, wide rent disparity can have a significant impact on MH value and can create hard feelings among homeowners, especially when some new residents pay less than half the rent as many long time residents, as is the case at Springdale. Holding park owners to their full burden of proof for why they need and deserve requested rent increases has encouraged them to be reasonable in the past and an important policy to continue. Also, requiring disclosure of rent disparity to potential purchasers of MHs is a necessary policy that should be adopted so that purchasers can make fully informed decisions and know the potential consequences of buying a MH with a high space rent.

I am in receipt of the “Baar report” to the Rent Review Commission regarding the Springdale Estates rent review and did contact the park owner to see if he was open to taking another stab at resolution of the rent dispute but nothing has materialized yet. While the report was a step in the right direction for some residents and would stop further widening of the rent disparity, I was hoping the Commission would also seek a report from an MAI appraiser to compare rents, amenities, conditions and quality at Springdale with that of several MH parks in San Marcos, as was performed by James Brabant in previous rent reviews. One potential value of rent ordinances is that they are a means of maintaining equity/parity both within MH parks and among MH parks. As rents unfairly increase, especially compared to parks of higher quality and with more amenities, the imbalance can greatly impact home values. I hope the Rent Commission will instruct staff to calculate MH park rent averages for those MH parks cited in previous Brabant reports so that current numbers can be “plugged into” a past report to establish a valid present-day comparison. Rancho San Marcos, is now an outlier because of its leases and large vacancy rent increases. I do know that average space rents at nearby Vista Meadows are roughly \$200/month less than Springdale Estates, which is remarkable considering the rents were similar when the two parks were annexed into San Marcos around 35 years ago and considering Vista Meadows has more amenities. The distinction is that Villa Vista (now Springdale) went several years with all but two spaces being exempt from the rent ordinance and many spaces receiving annual rent increases of as high as 12%, regardless of

inflation, and vacancy rent increases upon sale of homes that more than doubled the space rent in some cases. I have attached a letter from the SMMRA president in 1992, notifying City officials about the scheme to evade the rent ordinance. Unfortunately, the City took no action until several years later to force the park owner to offer month-to-month rental agreements in good faith but did not succeed in voiding the onerous leases, which continued for years.

Moving forward, I think we are all concerned with the time, hassle and expense of the rent review process and want to note that SMMRA representatives have suggested possible solutions including: revisiting the ACCORD lease with modifications to make it acceptable to MH park residents, a “short-form” rent increase application to enable a permissive annual rent increase (similar to Escondido), and a per-space fee to help support costs of administrating the rent and other MH park related ordinances. I participated in previous ACCORD discussions/negotiations and in doing so have been unfairly attacked by some Springdale residents, alleging I had colluded with the City to abolish the rent ordinance...I still feel it remains a potential solution if done correctly and hope we can explore possibilities in the future.

Thank you for your service!

Sincerely,

Tim Sheahan  
President, San Marcos Mobilehome Residents Association (SMMRA)  
760.521.2490

SAN MARCOS MOBILE HOME RESIDENTS ASSOCIATION  
PO BOX 4104  
SAN MARCOS, CA 92069

October 2, 1992

City of San Marcos  
105 Richmar Avenue  
San Marcos, CA 92069

Attention: Mr. Daniel S. Hentschke  
City Attorney

Dear Mr. Hentschke:

It has been brought to the attention of SMMRA that the owner of the VILLA VISTA MOBILE HOME PARK, located at 2907 South Santa Fe in San Marcos, is in violation of California state law, as well as pertinent San Marcos code as pertains to residents option in signing a month-to-month rental agreement Vs a long term lease. The owner of VILLA VISTA MHP is as follows:

Mr. John Baldwin  
BALDWIN PACIFIC CORPORATION  
225 Broadway, Suite 1201  
San Diego, CA 92101

It is our understanding that Mr. Baldwin requires that individuals interested in purchasing at VILLA VISTA MHP are required to sign a long term lease, clearly in violation of standing law.

It is requested that you notify Mr. Baldwin in writing to cease and desist that practice and operate in accordance with existing law. We would appreciate a copy of your correspondence.

Thank you for your courtesy and cooperation.

Yours truly,

Frederick H. Black, Jr.  
Chairman

5/17

cc: Mayor Lee B. Thibadeau  
Councilman Corky Smith  
Villa Vista MHP Resident Association

