

# county of ventura

*By Email and Postal Mail*

August 1, 2017

Mr. C. William Dahlin  
Hart King Law Firm  
4 Hutton Center Drive, Suite 900  
Santa Ana, CA 92707

**Subject: Ventura County Planning Division Response to July 17, 2017, Email Discretionary Rent Increase Application Case No. MH17-0002 Ojai Valley Estates Mobile Home Park 1975 Maricopa Highway, Ojai**

Dear Mr. C. William Dahlin:

This letter confirms receipt of your July 17, 2017, email message and the attachment with additional accounting detail. Thank you for the additional documentation.

The intent of this letter is to provide responses to the questions raised in your email message. Below you should find our responses:

1. **Accounting Disclaimer** – Staff has considered the alternative statement you submitted. We do not object to the language you propose.
2. **Draft Staff Report** – The staff report will be published and available on August 3, 2017, as agreed to in the conference call of June 5, 2017.

Requested Information:

1. What are “management fees” and “asset management fees”? An explanation for these expenses is needed in order to determine whether these expenses are allowable expenses.
2. What type of maintenance and repair work comprises the \$79,121.34 – “Building Structure” expense listed under “maintenance and repair”?



3. The following items listed under "maintenance and repair" appear to qualify as capital improvements:

- a. Furniture – \$3,084.52
- b. Street Repairs - \$57,936.25
- c. Building Structure – \$79,121.34

4. Under the "maintenance and repair" expenses, electrical maintenance is listed twice. What is the difference between "Electrical Maintenance" (\$256.81) and "Electric System Maintenance" (\$11,682.70)? Additionally, the "Electrical System Maintenance" expenses of \$11,682.70 does not match the 2016 P & L statement, which shows a (\$43,113.91) income. Please provide an explanation for this discrepancy.

5. Please provide clarification for the following, under the "maintenance and repair" expenses, the amount listed for "Less Reclasses for Capital Improvements" is (\$60,963.72). However, this amount does not match the capital improvement amount of \$50,127.00 as listed in the NOI Worksheet. Please provide an explanation for this discrepancy.

Additional comments in regard to other data provided by the Applicant:

6. The "accounting" expenses of \$14,904.75 listed in the NOI Worksheet should be included under "maintenance and repairs" expenses. Additionally, the \$14,904.75 accounting expenses was not traceable to the 2016 P & L statements. Please provide an explanation for this discrepancy.

Please provide this requested information as soon as possible. If you have any questions about this letter, please contact Franca Rosengren at (805) 654-2045 or by email at Franca.Rosengren@ventura.org.

Sincerely,



Denice Thomas, Planning Programs Manager  
Ventura County Planning Division  
Resource Management Agency

c: Ojai Valley Estates, LLC., c/o Larry Mar, 16902 Bolsa Chica Street, Suite 203, Huntington Beach, CA 92649  
Newport Pacific, c/o Mary Orr, 17300 Red Hill Avenue, Suite 280, Irvine, CA 9261