



Westwinds Residents Organization

I live in Westwinds and want it to remain an affordable mobile home park. I want to join the Westwinds Residents Organization to support their objective of creating a resident-owned community as the best way to accomplish that goal.

Name: _____

Address: _____

_____ adults (age 18 or over) and _____ children (younger than 18) live at my address.

Telephone: _____ Email: _____

I understand this information is only for use by the Westwinds Residents Organization and will not be shared with anyone else without my permission.

Signature: _____

Our Primary Goal: Affordability

WRO does not exist for the financial gain or profit of our members. We have always existed to communicate among residents, to represent residents and, most importantly, to preserve our park as an affordable mobile home community. We decided early on that a co-op (a Limited Equity Housing Cooperative) was our best option. Some residents have urged us to explore what is sometimes called the "condo" option of subdividing the land into 723 separate parcels and selling them individually. This is not your decision or mine. The landowner would choose to take on this significant added time and expense only to get more money. If this happened, anyone who wanted to stay here would have to pay market value for their plot.

What is market value? Zillow says my home would be worth over \$330,000. A traditional 20% down payment translates to over \$60,000 cash up front. (Those who qualify can put up less, but their monthly payments are higher.) Zillow estimates a mortgage payment of \$1,420 a month for 30 years. Property tax would be \$275 a month. So far, that makes almost \$1,700 a month, not including utilities. HOA fees to maintain and repair gas, electric, and water lines, roads, pools, buildings, playgrounds, and the lake would be significant.

I hear from many residents who are barely able to make ends meet as it is. If we went this "condo" route, those families would be displaced because they could not afford it. That's why we still believe in, and are working toward, a co-op.

Sincerely, Patrick Grimes, President, Westwinds Residents Organization