



SUNCREST COUNTRY CLUB RESIDENTS' ASSOCIATION

2022 - 2023 Suncrest Country Club Rent Increase? We have received many emails to Suncrest Country Club Residents' Association asking this question.

Rent increases for Mobilehome communities throughout California are regulated via the local governments and California State Law. The City of Palm Desert California regulates Mobilehome Park rent increases tightly according to their website.

Time to know the 2022 California Mobilehome Residency Law and the City of Palm Desert California Mobile Home Rent Review Program. What the State of California Law spells out: **798.30 NOTICE OF RENT INCREASE**: “The management shall give a homeowner written notice of any increase in his or her rent at least 90 days before the date of the increase.”

What "my" Suncrest Country Club lease agreement says: **“Rent increases will occur each year September 1st.”** “You will be given a **90-day notice** of the exact amount of each rent increase.” **Check your individual lease agreements.** It is September 20, 2022. I have not received a rent increase notice. No increase for the next 12 months?

3. RENT AND ANNUAL RENT ADJUSTMENTS: Through August 31, 20____ you will pay us monthly rent of \$ _____ per month for your space. The rent and all other charges in this Rental Agreement must be paid without deduction or offset and in advance on the first day of each month. Utilities are billed each month for the usage of the preceding month. Rent increases will occur each September 1st. The rent increase formula is spelled out below. You will be given a 90 day notice of the exact amount of each rent increase.

3.1. "Rent" includes all monies paid to management by homeowner other than permissible separate charges for utilities and services rendered as defined by the Mobilehome Residency Law.

3.2. (INFLATION LOSS ADJUSTMENT): Monthly rent will only be increased per annum on the date specified above by the annual percent increase in the Consumer Price Index, All Urban Consumers, Los Angeles-Anaheim-Riverside (1967=100) to be determined by comparing the applicable April CPI to the April CPI 12 months earlier. If the CPI is discontinued or modified, we will apply a fair replacement index. In no event shall monthly rent be decreased.

3.3. If you don't maintain your mobilehome or space as required by the Rules and Regulations, we may give you notice requiring you to comply within 14 days. If you don't comply, we may charge you a reasonable fee for having this maintenance work done.

3.4. All rents, utilities and other charges owed by you will be paid by check or money order. We may, on 10 days written notice to you, require payment in cash. Payment shall be made at the place designated by management, subject to change on 10 days notice. Payments shall not be made at the Park office. If the entire amount owed by you is not paid by the fifth (5th) day following its due date, you must pay a late charge of _____ per month. A handling charge of \$25.00 will be charged to defray

What the City Of Palm Desert has on their website about Hardship or Capital Improvement rent increases : "The City's Rent Review Board consists of three members and two alternates who meet on an as-needed basis to receive and review petitions submitted for consideration of a Hardship or Capital Improvement rent increase and other issues related to rent control. **All park owners desiring to increase park rents for either hardship or capital improvements must request, complete, and submit a petition prior to rent increase. Prior to a Commission meeting, a Notice of Hearing is mailed to both park owners and the park HOA, as well as legal representatives on any issue to be considered by the Commission relating to the program and/or increases.**" The city currently has four mobile home parks under the rent control program: Silver Spur Mobile Manor, Palm Desert Mobile Estates, Indian Springs Mobile Home Park, and Suncrest Country Club. Click the links below

MOBILE HOME RENT REVIEW PROGRAM

Update on Suncrest Country Club



August 23, 2022

Current Resident(s)
Suncrest Country Club
73450 Country Club Drive
Palm Desert, CA 92260

RE: Asphalt Repair-update

Dear Current Resident(s):

We would like to thank all of the Suncrest Country Club residents for your cooperation with the roadwork that occurred on August 15th and 16th. Due to the park's insurance recommendations, Park Management was required to start this work immediately. Our vendor, JB Bostick patched the worst cracks in the park with asphalt. All the remaining cracks were sealed with hot rubber. Some of the cracks will require multiple applications due to the depth of the crack.

Park Management is also aware that the heat played a role in some of the cracks not curing correctly. Due to the strict guidelines placed upon Suncrest Country Club by the insurance company, Park Management could not risk losing coverage of the park by delaying the work until the winter months. Once the temperatures cool down JB Bostick will be back to repair the areas that did not settle smoothly. Park Management will give proper notice to all residents regarding the future dates once we receive them from the vendor. The street slurry will not commence until the crack repairs are completed.

Should you have any further questions please contact Melissa Sullenger or Denise Gruett at 714-974-0397.

Sincerely,

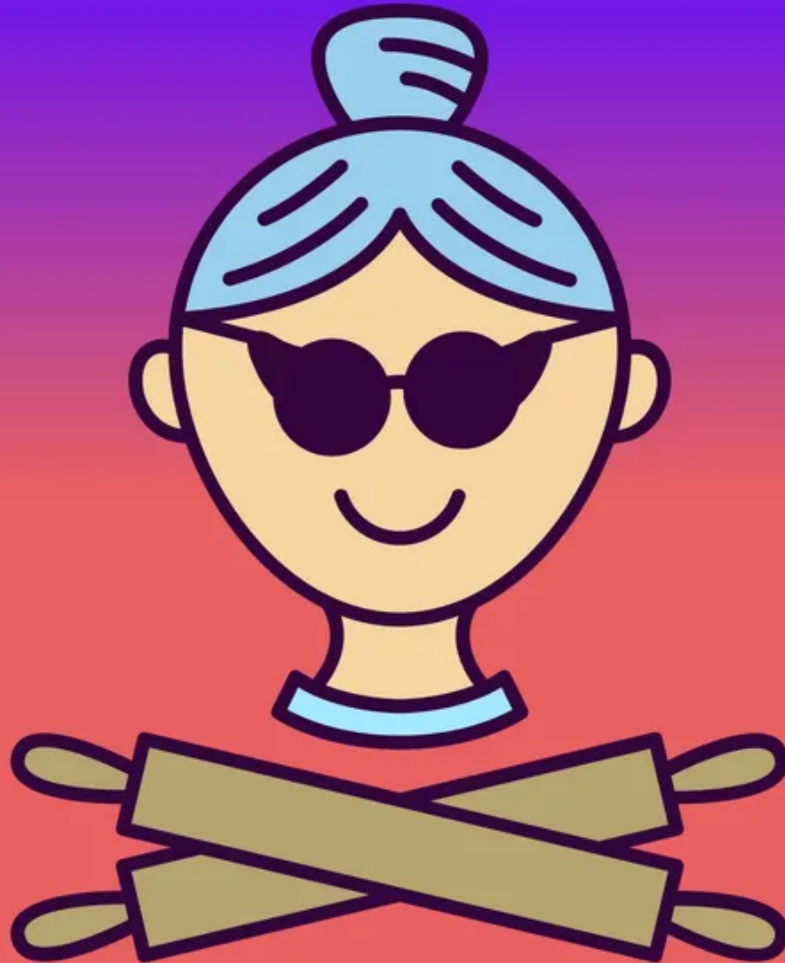
A handwritten signature in cursive script that reads "Melissa A. Sullenger".

Melissa Sullenger
Regional Property Manager

22880 Savi Ranch Parkway • Yorba Linda, CA 92887-4610 • (714) 974-0397

road repair work: From J&H Property Management: Dear Current Resident(s): “We would like to thank all of the Suncrest Country Club residents for your cooperation with the roadwork that occurred on August 15th and 16th. Due to the park’s insurance recommendations, Park Management was required to start this work immediately. Our vendor, JB Bostick patched the worst cracks in the park with asphalt. All the remaining cracks were sealed with hot rubber. Some of the cracks will require multiple applications due to the depth of the crack. Park Management is also aware that the heat played a role in some of the cracks not curing correctly. Due to the strict guidelines placed upon Suncrest Country Club by the insurance company, Park Management could not risk losing coverage of the park by delaying the work until the winter months. Once the temperatures cool down JB Bostick will be back to repair the areas that did not settle smoothly. Park Management will give proper notice to all residents regarding the future dates once we receive them from the vendor. The street slurry will not commence until the crack repairs are completed. **Should you have any further questions please contact Melissa Sullenger or Denise Gruett at 714-974-0397.” Sincerely, Melissa Sullenger Regional**

Property Manager Melissa
Sullenger, Regional Property
Manager (714) 974-0397, Email:
melissa@jandhmgmt.com or Thomas
Pacelli, Regional Property Manager
(714) 974-0397, Email:
thomas@jandhmgmt.com



TELL DORIS

New Tell Doris

Hello Suncrest, My name is Doris: **This is a column about us.** You tell me about anything you want to know, and I tell you what old age wisdom can offer. You want to know what type of cherries should you bake in a pie or what is the movie "Ten Little Indians" all about or can I walk my dog, cat, or bunny in Suncrest? You want to tell me that your neighbor smokes too much or you like sitting on the patio at the clubhouse. I can agree with you or tell you that "you bit the hand that feeds you," or just to "Simmer down." I promise that I will use my measuring cup as much as the recipe requests as I never will use salty words and sugary answers in my advice. I will not include anyone's information, recalling what my grandmother said to me, "Child if they want you to know their name, they will tell you."

August 27, 2022

Dear Doris,

There is so much happening here in Suncrest with the new security system at the front gates; stickers for our cars; new signs; speed bumps; and Managers in the office who won't answer our questions and I am tracking tar into my home from the streets being torn up. I am not upset by the changes but rather why are so many things a mess?

Maddy

Dear Maddy,

Miss Mona has the most beautiful roses that she enters into the Madison County fair. She always wins and it makes me upset because I create a royal shambles in my greenhouse trying to discover her secret. Maddy, life is messy especially when someone else causes the commotion.

Would your sentiment feel different had you received a written comprehensive notice in advance of the changes? I suggest you and your Garden club address these issues by sending an email to Jennifer at suncrest@jandhmgt.com. But to your question, I visited my Pap at the Nursing Home looking for advice on how not to be bothered about what is happening here at home but also to see if he had an answer how to win the Blue Ribbon at the fair. He replied with a question. Did I know why roses have a distinctive scent? I did not know. He said because the best place to grow roses is next to the messy outhouse, because surrounded by boo, boo, the best things eventually happen. Keep your boots on Girl!

And now you have "the rest of the story."



Frequently Asked Questions regarding the 2022 California Mobilehome Park Residency Laws that effect Suncrest Country Club:

26-40. State Laws and Park Rules Park Rules vs. Mobilehome Residency Law (MRL):

Question? Do mobilehome park rules prevail over state law?

Answer? No. The park rental agreement and the park rules and regulations must be consistent with the MRL and other laws that apply in parks. For example, a park rental agreement or rule that provides the park may increase the rent with a 30-day notice to a homeowner who owns the mobilehome in the park would be in conflict with Civil Code Sec. 798.30, which provides that such a rent increase requires a 90-day notice. In this example, the MRL prevails over the conflicting park rule.

Recap: State laws prevail over park rules.

41-51. Park Maintenance, Inspections and Services Failure to Maintain the Park:

Question? How do residents get the park owner to fix the failing utility systems?

Answer: Contact the Department of Housing and Community Development (HCD) or local government, whichever has jurisdiction to inspect mobilehome parks. In more serious cases, residents may wish to consider legal counsel.

Recap: Contact the code enforcement agency – either state Dept. of Housing or local health department.

26.1. Annual Distribution of MRL to Residents:

Question? Is the park manager responsible for distributing the Mobilehome Residency Law to every resident annually?

Answer: Prior to February 1 of each year, if a significant change was made to the MRL, the park owner or manager shall provide all homeowners with a copy of the MRL, or provide written notice to all homeowners that there has been a change to the MRL and that **homeowners may obtain a copy of the MRL from the management at no charge.** Upon request of the homeowner, management must provide a copy within seven days. (Civil Code §798.15(c)). NOTE: The management must provide a copy of the MRL only, as specified. The MRL is Civil Code 798-798.88. Management is not required to distribute the handbook published by the State Senate, casually referred to as “The MRL.”

28. Park Rule Changes:

Question? Is the new park management allowed to change rules on long-time residents or are these residents “grandfathered-in” under the old rules?

Answer: Existing residents are not exempt from park rule changes. According to the MRL (Civil Code §798.25), the park can change a park rule and regulation as it applies to existing residents, after giving residents six-month’s notice of the change, or a 60-day notice if it involves changes in rules relating to the park’s recreational facilities, such as the swimming pool or recreational facilities within the clubhouse. The management must also meet and confer with park residents, at the residents’ request, upon a 6-month notice regarding a change in park rules but is not bound to accept residents’ suggestions or requests regarding the rules. (Civil Code §798.25(b))

Recap: Existing residents are not exempt from park rule changes. A 6-month advance written notice is required for a rule change. A 60-day

advance written notice is required if a rule change affects the common recreational facilities.

Clubhouse Hours and Use:

Question? Does state law guarantee the park's clubhouse to be open and available at reasonable hours?

Answer: Yes. In parks that have clubhouses or meeting halls, the MRL requires the common facilities to be open and available at reasonable hours, which are to be posted. (**Civil Code §798.24**) Homeowners may hold meetings at reasonable hours and in a reasonable manner in the clubhouse – when it is not otherwise in use – for any lawful purpose, including homeowner association meetings and meetings with public officials or candidates for public office. (**Civil Code §798.51**)

38. Subletting

Question: Can the park prevent residents from subleasing their mobilehome?

Answer: Yes. Most mobilehome parks have rules that prohibit homeowners from subleasing their mobilehomes, even in hardship cases. However, in cases of seniors who require medical convalescence away from their homes, they may sublet for up to one year. (Civil Code §798.23.5)

Recap: The park may prohibit a resident from subleasing.

[CLICK HERE FOR MORE Mobilehome Residency Law FAQs](#)

**Late Rent Penalty in effect
September 1, 2022.** See pic attached. (This stipulation is in our Suncrest Country Club Lease)
“Commencing September 1, 2022, any resident who does not make a full rent payment by the fifth (5th) of the month will be charged a late fee of ten percent (10%). Should you have any questions regarding this matter, please contact the Community Manager or undersigned at the number listed



August 1, 2022

Current Resident
Suncrest Country Club
73450 Country Club Drive
Palm Desert, CA 92260

RE: Late Fees

Dear Current Resident(s):

Commencing September 1, 2022, any resident who does not make a full rent payment by the fifth (5th) of the month will be charged a late fee of ten percent (10%).

Should you have any questions regarding this matter, please contact the Community Manager or the undersigned at the number listed below.

Sincerely,

Melissa Sullenger
Regional Property Manager

Thomas Pacelli
Regional Property Manager
D.R.# 01862463

TP/MS

Cc: Park Office

22880 Savi Ranch Parkway • Yorba Linda, CA 92887-4610 • (714) 974-0397

Project Description

Chapter 2 Project Description

The proposed project involves the construction and operation of approximately 12 miles of NPW pipeline segments and connections to provide irrigation water to nine new end users, which include seven local golf courses, one community church, and one sports and entertainment venue, as listed below in Table 2. These end users currently use on-site pumped groundwater or CVWD-supplied potable water for irrigation; there are no connections to canal water at this time. Under the proposed project, those water sources would shift to Blended Recycled Water provided from CVWD's existing WRP10 facility, located at 43000 Cook Street in Palm Desert. WRP10 is equipped with a tertiary treatment design capacity of 15 mgd. During the winter months, when current demand for recycled water is less than the available supply, a portion of the recycled water (tertiary water) is disposed through on-site percolation-evaporation ponds, which would be eliminated as more NPW users are connected to the NPW distribution system (CVWD 2016).

Table 2 Proposed Project Non-Potable Water End User Connections

Land Use Type	Connection Name	Location
Golf Course	Annenberg Estate aka Annenberg Retreat at Sunnyside Golf Course	37977 Bob Hope Drive Rancho Mirage, CA 92270
Golf Course	Rancho Mirage Country Club	38500 Bob Hope Drive Rancho Mirage, CA 92270
Golf Course	Tamarisk Country Club	70240 Frank Sinatra Drive Rancho Mirage, CA 92270
Golf Course	Suncrest Country Club	73450 Country Club Drive Palm Desert, CA 92260
Golf Course	Jack Wey Ranch Country Club	74580 Varner Road Thousand Palms, CA 92276
Golf Course	Tri-Palm Estates and Country Club	32700 Desert Moon Drive Thousand Palms, CA 92276
Golf Course	Palm Royale Country Club	78250 Indigo Drive La Quinta, CA 92253
Church	Southwest Community Church	44175 Washington Street Indian Wells, CA 92210
Sports and Entertainment Venue	Indian Wells Tennis Garden	78200 Miles Avenue Indian Wells, CA 92210

The length of pipeline segments traversing each of these jurisdictions is identified in Table 3, and the Assessor's Parcel Numbers (APNs) transected by the project alignment are listed in Table 4.

below.” Melissa Sullenger, Regional Property Manager (714) 974-0397, Email: melissa@jandhgmt.com or Thomas Pacelli, Regional Property Manager (714) 974-0397, Email: thomas@jandhgmt.com

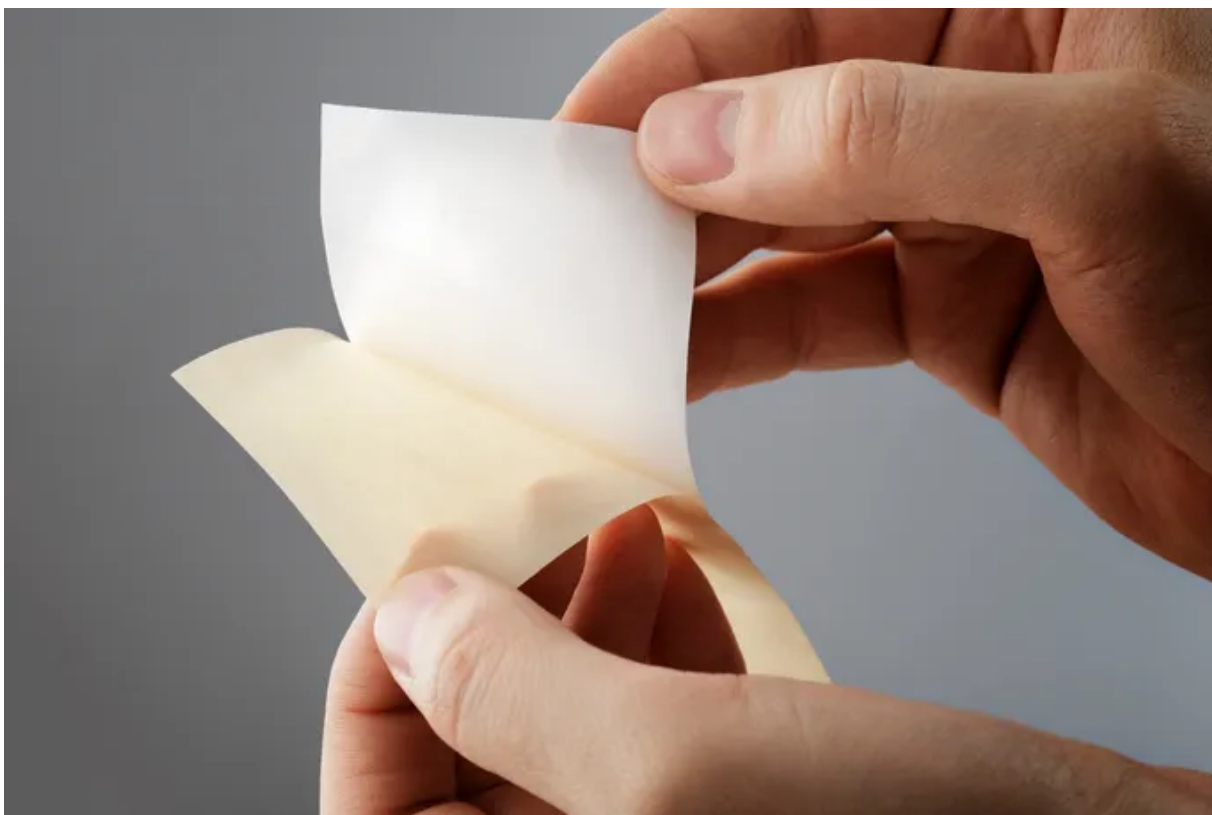
Suncrest is making every drop count with CVWD’s Water Management. Water Conservation? Suncrest is joining a prestigious group of County Clubs here in our beautiful valley to make every drop of water count? Suncrest is working with Coachella Valley Water District (CVWD’s) to connect our irrigation system to their Irrigation Water Sources for neighborhoods. Delivering clean, safe, irrigation water to our community. Please click the links below to see the map of neighborhoods here in our valley that are already connected, and others in the works:

[Map-Showing-Water-Sources-for-All-Golf-Courses-PDF](#)

Proposed Project Non-Potable Water End User Connections

Front Gate sticker installation and registration: J&H Property Management: “If you have not already done so, car stickers are available on Tuesdays and Wednesdays from 2:00pm – 3:00pm. If you can not come at those times, please call the office for an appointment. We will not issue car stickers at any other times. Car stickers are \$20 for each registered resident vehicle and authorized staff only. You will get a personal gate code when you receive your sticker. Please do NOT give this code to anyone except your immediate family or caregivers. Any other person (s) coming to visit you, (friends, grocery, food, vendor, utilities) can reach you from the call box. “

Jennifer Latteri, Resident Manager, SUNCREST COUNTRY CLUB OFFICE, J&H Property Management, Email: suncrest@jandhmgmt.com, Phone: (760) 346-5866, 73450 Country Club Drive, Palm Desert. CA 92260



SUNCREST AFTER HOURS EMERGENCY PHONE NUMBER:

1-877-569-8733.



Jennifer Latteri, Resident Manager, SUNCREST COUNTRY CLUB
OFFICE, J&H Property Management, Email: suncrest@jandhmgt.com,
Phone: (760) 346-5866, 73450 Country Club Drive, Palm Desert. CA
92260



May 24, 2022

TO ALL RESIDENTS
Suncrest Country Club
73450 Country Club Dr
Palm Desert, CA 92260

RE: Theft & After Hour Emergencies-Utilities

Dear Resident(s):

Due to a recent uptick in home and vehicle thefts within the Coachella Valley we would like to send a friendly reminder to all within the community that upon leaving your residence all residents should double check that all the doors are locked, and any windows left are closed.

In the unfortunate event your home or vehicle is burglarized we ask that you take the following steps:

- Call local law enforcement at 911 and file a report with the Palm Desert Police Station and
- Make an appointment with the onsite management team and file an incident report. Please provide your police report/case number in the incident report.

In the event you witness a home or vehicle being burglarized please dial 911 or the Valley Crime Stoppers at 760-341-7867.

Park Management recently sent a letter to all homeowners regarding the after-hours emergency number. If the emergency is due to electrical, gas, sewer, or water please contact the local utility company handling your account. If additional assistance is needed, please contact the after-hours emergency line at 1-877-569-8733.

Sincerely,

Handwritten signature of Melissa A. Sullenger in black ink.

Melissa Sullenger
Regional Property Manager

Handwritten signature of Thomas Pacelli in black ink.

Thomas Pacelli
Regional Property Manager
D.R.E# 01862463

MS/CR

Cc: Park Office, Park Ownership

22880 Savi Ranch Parkway • Yorba Linda, CA 92887-4610 • (714) 974-0397

EMAIL SENT FROM J&H Suncrest Management:

Dear Residents, As a reminder, space rent is due by the 1st of each month. If it is not received in the office by the 5th of the month your

Dear Residents,

As a reminder, space rent is due by the 1st of each month. If it is not received in the office by the 5th of the month your space rent will be considered late. The late fee is 10% of your rent. If you mail your check, please ensure it is mailed in time that is received on or before the 5th of the month. There are several options to make your rent payments, you may hand deliver to the office, a drop box has been installed outside the office window, in addition you have the option to pay online. If you choose online pay, please call the office for your account number so that you can set that up.

If you have not already done so, car stickers are available on Tuesdays and Wednesdays from 2:00pm – 3:00pm. If you can not come at those times, please call the office for an appointment. We will not issue car stickers at any other times. Car stickers are \$20 for each registered resident vehicle and authorized staff only. You will get a personal gate code when you receive your sticker. Please do NOT give this code to anyone except your immediate family or caregivers. Any other person (s) coming to visit you, (friends, grocery, food, vendor, utilities) can reach you from the call box.

We will be continuing to make repairs to the streets within Suncrest. The work is scheduled to be completed by mid to late October. We are excited about all the new property improvements and appreciate your patience during this time.

AS A REMINDER:

- The speed limit in the park is 15MPH.
- The golf course will be closed for the months of September and October. We will notify you of reopening dates for the season.
- Pop's Café will remain open Monday – Friday until 1:00pm.

Suncrest Office Hours will be as follows until further notification:

Monday – Friday
9:00 AM – 11:30 AM
12:00PM – 2:00PM (Office will be closed daily)
1:30PM – 4:30 PM

(Closed Saturday and Sunday)

Suncrest Country Club Management
73450 Country Club Drive
Palm Desert, CA 92260
(760) 346-5866

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REMINDER: •The speed limit in the park is 15MPH. •

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**Jennifer Latteri, Resident Manager,
SUNCREST COUNTRY CLUB
OFFICE, J&H Property**

Management, Email:

suncrest@jandhgmt.com, Phone:

(760) 346-5866, 73450 Country

Club Drive, Palm Desert. CA 92260

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