

Our park "supposedly" sold the end of last year to a Canadian corporation that specializes in buying MH parks and turning them into retirement communities on a high-end scale. Our MH park of about 185 spaces includes affordable housing for a variety of tenants. We have not yet had concrete proof that the park was sold. Partly because not the previous owner, nor the new owner, used attorneys who were proficient in Oregon's laws for manufactured home parks and thus did not report the sale to the proper authorities. Also, the 10 days to respond to a park buy from the tenants is too short to be able to respond if the tenants and the OSTA Chapter were caught off-guard by being continually reassured by the owner that she would never sell the park, first throughout the whole time she and her family owned it (approximately three years) and up to approximately a month before we received her notice to sell, but then found out that the purchaser had submitted an intent to buy in August 2020 but then has not filed a final sale document (as of 3-11-2021) and the former owner said she sold the park in December 2020 --- all of which combines to create a tenant base that is incapable of correctly responding in a timely way. True, no one should have been unprepared, but getting all Park Buy ducks in a row quickly is too enormous of a task because of such handicaps and such little time. Even the 20 days seem insufficient, because if the tenants in a park are generally seniors (as this park is) there is usually a frequent turnover of the members of the Park Buy Committee which is difficult to remedy especially if the Tenant Association is not working nor even meeting and hasn't been for a couple of years. I previously had a Committee of Seven but most of the members either passed on or dropped out. Consequently, with so many diverse obstacles to deal with, perhaps the park's tenant associations could be forewarned when there is an initial notice filed in the appropriate office that deals with parks being bought and sold, all in a timely way. Also, as a final comment: just why is the time for tenants to respond to buy a park so incredibly short in the first place?