

July 2, 2025

VIA EMAIL ONLY

clerk@morganhill.ca.gov

City of Morgan Hill
Attn: Morgan Hill City Clerk
17575 Peak Avenue
Morgan Hill, CA 95037

Re: **Windmill Mobile Estates**
Petition for Hearing for Fair Return Rent Increase-Chapter 5.36

Dear Sir or Madam:

Our office represents the landlord/owners of Windmill Mobile Estates (“Windmill”). Enclosed is Windmill’s petition for hearing pursuant to Chapter 5.36 of the City of Morgan Hill’s (“City”) rent control Chapter for mobilehome parks (“Chapter”). Enclosed you will find the applicable petition for a fair return increase as well as a copy of any and all documentation upon which Windmill relied in determining the proposed rent increase. Windmill today served all of the mobilehome owners and mobilehome tenants with the rent increase notice as required by Chapter 5.36.080.

The proposed rent increase consists of both a permanent base increase and temporary pass through for capital improvements. Windmill are seeking a proposed permanent base rent increase of \$423.45 and a proposed temporary increase of \$5.43 per space for a total rent increase of \$428.88.

City of Morgan Hill Petition for Hearing

July 2, 2025

Page 2

The petition includes the following which are bates-labeled as follows:

- (1) Cover Letter [Windmill 1-2]
- (2) Index [Windmill 3]
- (3) Petition Form [Windmill 4-98]
- (4) Brian Eid Expert Report [Windmill 99-130]
- (5) Brian Eid supporting materials [Windmill 131-429]

Concurrently with the filing of the petition, we filed with the City a copy of the notice of rent increase mailed to the mobilehome owners and mobilehome tenants in compliance with Chapter 5.36.080, affidavit of proof of service of all tenants subject to rent increase in compliance with Chapter 5.36.100, and copy of the notice that tenants have right to utilize the rental dispute hearing process in compliance with Chapter 5.36.130.

Please provide notice of the time, date and place of the administrative hearing and name of the administrative hearing officer assigned to hear the petition within ten working days of receipt of this petition pursuant to Chapter 5.36.150.

If you have any questions please do not hesitate to contact me directly by email dan@rudderowlaw.com or by phone 949-565-1344.

Sincerely,

RUDDEROW LAW GROUP



Daniel T. Rudderow, Esq.

cc: landlord

Encl.

**WINDMILL MOBILE ESTATES
INDEX**

| No. | Documents Title | Dated | Vol. | Bates |
|-----|--|-----------|------|------------------------------|
| 1 | Cover Letter | 7/2/2025 | 1 | WINDMILL 001 WINDMILL 002 |
| 2 | Index | 7/2/2025 | 1 | WINDMILL 003 |
| 3 | Petition | 7/2/2025 | 1 | WINDMILL 004 WINDMILL 098 |
| 4 | Brian Eid Expert Report with Exhibits 1-9 | 6/26/2025 | 1 | WINDMILL 099 WINDMILL 130 |
| 5 | SUPPORTING DOCUMENTS: | 6/26/2025 | 1 | WINDMILL 131 WINDMILL 429 |



CITY OF MORGAN HILL

17575 Peak Avenue, Morgan Hill, CA 95037 (408) 779-7259

RESIDENT PETITION FOR HEARING/SPACE RENT REVIEW

Hearing requested for: Rent Increase
 Service Reduction
 Other

Mobile Home Park Name:

Windmill Mobile Estates

Designated Representative to Receive Correspondence:

Daniel T. Rudderow, Rudderow Law Group

Address: 1301 Dove Street, Suite 800, Newport Beach, CA 92660

Telephone: 949-565-1344

RESIDENT - Petition for Hearing

(Provide the following if it applies to your petition)

| | |
|---|---|
| Date of Service Reduction and/or Park Owner Notice of Increase: | Spaces Affected by Service Reduction and/or Notice: |
|---|---|

Rent Increase:

Copy of "Owner's Notice of Space Rent Increase"
 Computation of Consumer Price Index for the Months Prior to Notice.
 Other information: _____

Service Reduction:

Full Computation of Value and Evidence of Service Reduction
 Other information: _____

Request for Hearing:

We/I hereby request the City of Morgan Hill to invoke the rental dispute hearing process under chapter 5.36 of the Morgan Hill Municipal Code.
 Attach a written summary of the details for the petition and attach signatures of effected tenants as required.

PROPERTY OWNER - Petition for Hearing

(Provide the following if it applies to your petition)

Rent Increase:

Computation of Consumer Price Index for the Months Prior to Notice.
 Other information: Please see Supporting documentation attached hereto

Request for Hearing:

We/I hereby request the City of Morgan Hill to invoke the rental dispute hearing process under chapter 5.36 of the Morgan Hill Municipal Code.

- Attach proof that all tenants subject to such rental increase have been provided a written summary of the details of the Notice of Space Rent Increase (Chapter 5.36.080).
- Provide a copy of the owner's notice of space rent increase (Chapter 5.36.100).
- Provide a copy of the notice that tenants have right to utilize the rental dispute hearing process (Chapter 5.36.130).

AFFIDAVIT OF PROOF OF SERVICE
WINDMILL MOBILE ESTATES
LANDLORD RENT PETITION

STATE OF CALIFORNIA, COUNTY OF ORANGE

I am employed in the County of Orange, State of California. I am over the age of 18 years and am not a party to the within action. My business address is 1301 Dove Street, Suite 800, Newport Beach, California 92660. On **July 2, 2025** I caused the foregoing document(s) described as **NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT UNDER MORGAN HILL ORDINANCE CODE 5.36** to be served on the interested parties in this action as follows:

SEE ATTACHED SERVICE LIST

By placing the original a true copy thereof enclosed in sealed envelopes addressed as stated below or by sending a copy as stated below:

BY REGULAR MAIL: I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid Newport Beach, California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if the postal cancellation date or postage meter date is more than one day after date of deposit for mailing in the affidavit.

BY OVERNIGHT DELIVERY: I enclosed the documents in an envelope or package provided by an overnight delivery carrier and addressed to the persons identified herein. I placed the envelope or package for collection and overnight delivery at an office or a regularly utilized drop box of the overnight delivery carrier. **BY ELECTRONIC SERVICE.** I certify that I electronically filed the foregoing with the Clerk of the Court for the Fourth Appellate District of California by using the TRUEFILING system. I certify that service will be accomplished by the TRUEFILING system.

[State] I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on **July 2, 2025**, at Newport Beach, California.



Jon Klein

SERVICE LIST
WINDMILL MOBILE ESTATES
LANDLORD RENT PETITION

Jake Mendez
575 San Pedro Avenue
Space 1
Morgan Hill, CA 95037

Colby Jones
575 San Pedro Avenue
Space 2
Morgan Hill, CA 95037

Mark Bristol
Linda Bristol
575 San Pedro Avenue
Space 3
Morgan Hill, CA 95037

Clara Woods
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Space 5
Morgan Hill, CA 95037

J.M. Barrora
D. M. Rabago
575 San Pedro Avenue
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Javier Castillo Sanchez
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Michael Gruenwald
575 San Pedro Avenue
Space 12
Morgan Hill, CA 95037

Maria Sharon Phaeton
575 San Pedro Avenue
Space 13
Morgan Hill, CA 95037

Scot Eugene Brackevsick
575 San Pedro Avenue
Space 14
Morgan Hill, CA 95037

P. Rigler
M. Rigler
Shane Paas
575 San Pedro Avenue
Space 15
Morgan Hill, CA 95037

W.J. Ante Ponce
A.A. Tinoco
575 San Pedro Avenue
Space 16
Morgan Hill, CA 95037

Mark Moore
575 San Pedro Avenue
Space 19
Morgan Hill, CA 95037

Patrick Castillo
575 San Pedro Avenue
Space 20
Morgan Hill, CA 95037

Charlestina S. Tiscareno-Jaime
575 San Pedro Avenue
Space 21
Morgan Hill, CA 95037

F.R. Orozco
M. Ambriz
575 San Pedro Avenue
Space 22
Morgan Hill, CA 95037

Juanita Piazza
575 San Pedro Avenue
Space 23
Morgan Hill, CA 95037

Ricardo I. Reyes
Marina Reyes
575 San Pedro Avenue
Space 24
Morgan Hill, CA 95037

Charlie Dale
575 San Pedro Avenue
Space 25
Morgan Hill, CA 95037

Jesus Robles Quintanar
575 San Pedro Avenue
Space 26
Morgan Hill, CA 95037

Michelle Haung
575 San Pedro Avenue
Space 27
Morgan Hill, CA 95037

Deborah A. Cogliandro
575 San Pedro Avenue
Space 29
Morgan Hill, CA 95037

Rebecca Dirubio
575 San Pedro Avenue
Space 30
Morgan Hill, CA 95037

Doloras M. Baraona
Paula M. Baraona
575 San Pedro Avenue
Space 31
Morgan Hill, CA 95037

Sheila Hernandez
575 San Pedro Avenue
Space 32
Morgan Hill, CA 95037

Graciela Pinot
575 San Pedro Avenue
Space 33
Morgan Hill, CA 95037

Vinh Thue Le
AI Thuy Truong
575 San Pedro Avenue
Space 34
Morgan Hill, CA 95037

Gabriel Mares Flores
575 San Pedro Avenue
Space 35
Morgan Hill, CA 95037

Susana Moynihan
575 San Pedro Avenue
Space 36
Morgan Hill, CA 95037

Alan Calkins
575 San Pedro Avenue
Space 37
Morgan Hill, CA 95037

A. Quesada
Z. Villarreal
575 San Pedro Avenue
Space 38
Morgan Hill, CA 95037

Ramon Betancourt
Maira Betancourt
575 San Pedro Avenue
Space 39
Morgan Hill, CA 95037

Dustin Robert Rowland
Mimi Luu Rowland
575 San Pedro Avenue
Space 40
Morgan Hill, CA 95037

Rogelio Cevallos
575 San Pedro Avenue
Space 41
Morgan Hill, CA 95037

Marta Vale
575 San Pedro Avenue
Space 42
Morgan Hill, CA 95037

Stormi Maxcy
575 San Pedro Avenue
Space 43
Morgan Hill, CA 95037

Raymond Scott Kinkel
575 San Pedro Avenue
Space 44
Morgan Hill, CA 95037

Edward White
Karen White
575 San Pedro Avenue
Space 45
Morgan Hill, CA 95037

Bob Graves
Peggy Graves
575 San Pedro Avenue
Space 46
Morgan Hill, CA 95037

Nancy Stewart
575 San Pedro Avenue
Space 47
Morgan Hill, CA 95037

Chuang Ying
Tsung Ying
Afen Ying
575 San Pedro Avenue
Space 48
Morgan Hill, CA 95037

Amber Nicole Andrede
575 San Pedro Avenue
Space 49
Morgan Hill, CA 95037

Marina Briscoe
575 San Pedro Avenue
Space 50
Morgan Hill, CA 95037

M. Narvaez
E. Narvaez
T. Lovelace
575 San Pedro Avenue
Space 51
Morgan Hill, CA 95037

C. Guerrero
575 San Pedro Avenue
Space 52
Morgan Hill, CA 95037

Susanne Young
575 San Pedro Avenue
Space 53
Morgan Hill, CA 95037

Julie Wade Qualtieri
Marla Qualtieri
575 San Pedro Avenue
Space 54
Morgan Hill, CA 95037

Donna Krein
575 San Pedro Avenue
Space 55
Morgan Hill, CA 95037

Pat Semuda
M. I. Toledo
575 San Pedro Avenue
Space 56
Morgan Hill, CA 95037

Eva Mancera
575 San Pedro Avenue
Space 57
Morgan Hill, CA 95037

Charles Beecroft
Maria Beecroft
575 San Pedro Avenue
Space 58
Morgan Hill, CA 95037

Jeanette Weinert
David Smith
575 San Pedro Avenue
Space 59
Morgan Hill, CA 95037

Norma G. Wendt
Joel C. Garcia
575 San Pedro Avenue
Space 60
Morgan Hill, CA 95037

David Lavoie William
575 San Pedro Avenue
Space 61
Morgan Hill, CA 95037

C. Rodriguez
L. Quintero
575 San Pedro Avenue
Space 63
Morgan Hill, CA 95037

Marlene Rower
Kimbra Rower
Lynn Rower
575 San Pedro Avenue
Space 64
Morgan Hill, CA 95037

Suzanne Afshar
575 San Pedro Avenue
Space 65
Morgan Hill, CA 95037

Gladis Gallardo
575 San Pedro Avenue
Space 66
Morgan Hill, CA 95037

David Huerta
Fernando Huerta
Linda Huerta
575 San Pedro Avenue
Space 67
Morgan Hill, CA 95037

Marilyn Lee
Amber Kalpin
575 San Pedro Avenue
Space 68
Morgan Hill, CA 95037

David Rios
Paula M. Baraona
575 San Pedro Avenue
Space 69
Morgan Hill, CA 95037

Richard Valdez
575 San Pedro Avenue
Space 70
Morgan Hill, CA 95037

Darlene Barroza
575 San Pedro Avenue
Space 71
Morgan Hill, CA 95037

P. Frausto
L. Gutierrez
575 San Pedro Avenue
Space 72
Morgan Hill, CA 95037

Adrian Marshall
Ashley Marshall
575 San Pedro Avenue
Space 73
Morgan Hill, CA 95037

Kevin Moore
575 San Pedro Avenue
Space 74
Morgan Hill, CA 95037

Nicole M. Wright
Barbara Wright
575 San Pedro Avenue
Space 75
Morgan Hill, CA 95037

D. Horback
L. Kreklau
575 San Pedro Avenue
Space 76
Morgan Hill, CA 95037

Isaac J. Estrada
Tara C. Estrada
575 San Pedro Avenue
Space 77
Morgan Hill, CA 95037

Lizsa Stover
575 San Pedro Avenue
Space 78
Morgan Hill, CA 95037

T. Horstman
E. Horstman
S. Smith
575 San Pedro Avenue
Space 79
Morgan Hill, CA 95037

Brian Haug
Brittany Haug
575 San Pedro Avenue
Space 80
Morgan Hill, CA 95037

Carrie Martinez
575 San Pedro Avenue
Space 81
Morgan Hill, CA 95037

Loren St. Clair
575 San Pedro Avenue
Space 82
Morgan Hill, CA 95037

Kristin Bustamante
575 San Pedro Avenue
Space 83
Morgan Hill, CA 95037

Janah Van Koathoven
575 San Pedro Avenue
Space 84
Morgan Hill, CA 95037

Elaine Collins
575 San Pedro Avenue
Space 85
Morgan Hill, CA 95037

Ofelia S. Tenedora
575 San Pedro Avenue
Space 86
Morgan Hill, CA 95037

Ralph W. Jessen
575 San Pedro Avenue
Space 87
Morgan Hill, CA 95037

Clark Bolivar
Babs Bolivar
575 San Pedro Avenue
Space 88
Morgan Hill, CA 95037

M. Boyle
K. Boyle
F. Collier
575 San Pedro Avenue
Space 89
Morgan Hill, CA 95037

Mario Couto
Lisa Couto
575 San Pedro Avenue
Space 90
Morgan Hill, CA 95037

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Jake Mendes
575 San Pedro Avenue
Space 1
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

Dear mobilehome owner or mobilehome tenant:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code. A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Colby Jones
575 San Pedro Avenue
Space 2
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Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Mark Bristol, Linda Bristol
575 San Pedro Avenue
Space 3
Morgan Hill, CA 95037

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July 2, 2025

Clara Woods
575 San Pedro Avenue
Space 5
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575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

J.M. Barrora, D.M. Rabago
575 San Pedro Avenue
Space 6
Morgan Hill, CA 95037

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July 2, 2025

Javier Castillo Sanchez
575 San Pedro Avenue
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July 2, 2025

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WINDMILL MOBILE ESTATES

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July 2, 2025

Vrej Mekhalian, Maida Mekhalian
575 San Pedro Avenue
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July 2, 2025

Nancy Retiz
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July 2, 2025

John Fancher
575 San Pedro Avenue
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Michael Gruenwald
575 San Pedro Avenue
Space 12
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UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Scot Eugene Brackevsick
575 San Pedro Avenue
Space 14
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

P. Rigler, M. Rigler, Shane Paas
575 San Pedro Avenue
Space 15
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

W.J. Ante Ponce, A.A. Tinoco
575 San Pedro Avenue
Space 16
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Mark Moore
575 San Pedro Avenue
Space 19
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Patrick Castillo
575 San Pedro Avenue
Space 20
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Charlestina S. Tiscareno-Jaime
575 San Pedro Avenue
Space 21
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

F.R. Orozco, M. Ambriz
575 San Pedro Avenue
Space 22
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Juanita Piazza
575 San Pedro Avenue
Space 23
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Ricardo I. Reyes, Marina Reyes
575 San Pedro Avenue
Space 24
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Charlie Dale
575 San Pedro Avenue
Space 25
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Jesus Robles Quintanar
575 San Pedro Avenue
Space 26
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Michelle Haug
575 San Pedro Avenue
Space 27
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Deborah A. Cogliandro
575 San Pedro Avenue
Space 29
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Rebecca Dirubio
575 San Pedro Avenue
Space 30
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037

July 2, 2025

Doloras M. Baraona, Paula M. Baraona
575 San Pedro Avenue
Space 31
Morgan Hill, CA 95037

NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Sheila Hernandez
575 San Pedro Avenue
Space 32
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Graciela Pinot
575 San Pedro Avenue
Space 33
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Vinh Thue Le, Al Thuy Truong
575 San Pedro Avenue
Space 34
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Gabriel Mares Flores
575 San Pedro Avenue
Space 35
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Susana Moynihan
575 San Pedro Avenue
Space 36
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Alan Calkins
575 San Pedro Avenue
Space 37
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

A. Quesada, Z. Villarreal
575 San Pedro Avenue
Space 38
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Ramon Betancout, Maira Bentancourt
575 San Pedro Avenue
Space 39
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Dustin Robert Rowland, Mimi Luu Rowland
575 San Pedro Avenue
Space 40
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

Dear mobilehome owner or mobilehome tenant:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code. A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Rogelio Cevallos
575 San Pedro Avenue
Space 41
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

Dear mobilehome owner or mobilehome tenant:

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Marta Valle
575 San Pedro Avenue
Space 42
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Stromi Maxcy
575 San Pedro Avenue
Space 43
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Raymond Scott Kinkel
575 San Pedro Avenue
Space 44
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Edward White, Karen White
575 San Pedro Avenue
Space 45
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Bob Graves, Peggy Graves
575 San Pedro Avenue
Space 46
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Nancy Stewart
575 San Pedro Avenue
Space 47
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Chuang Ying, Tsung Ying, Afen Ying
575 San Pedro Avenue
Space 48
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Amber Nicole Andrade
575 San Pedro Avenue
Space 49
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Marina Briscoe
575 San Pedro Avenue
Space 50
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

M. Narvaez, E. Narvaez, T. Lovelace
575 San Pedro Avenue
Space 51
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

C. Guerrero
575 San Pedro Avenue
Space 52
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Susanne Young
575 San Pedro Avenue
Space 53
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Julie Wade Qualtieri, Marla Qualtieri
575 San Pedro Avenue
Space 54
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Donna Krein
575 San Pedro Avenue
Space 55
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Pat Semuda, M I Toledo
575 San Pedro Avenue
Space 56
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Eva Mancera
575 San Pedro Avenue
Space 57
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Charles Beecroft, Maria Beecroft
575 San Pedro Avenue
Space 58
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Jeanette Weinert, David Smith
575 San Pedro Avenue
Space 59
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Norma G. Wendt, Joel C. Garcia
575 San Pedro Avenue
Space 60
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

David Lavoie William
575 San Pedro Avenue
Space 61
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037

July 2, 2025

C. Rodriguez, L Quintero
575 San Pedro Avenue
Space 63
Morgan Hill, CA 95037

NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Marlene Rower, Kimbra Rower, Lynn Rower
575 San Pedro Avenue
Space 64
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Suzanne Afshar
575 San Pedro Avenue
Space 65
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

Dear mobilehome owner or mobilehome tenant:

The owner of Windmill Mobile Estates has filed a petition with the City of Morgan Hill to increase your space rent in an amount in excess of the limits found in the City's rent control ordinance. The owner is proposing a rent increase of \$428.88 of which \$423.45 is permanent and \$5.43 is temporary. If the proposed rent increase is approved in whole or in part by the City's hearing panel, you will be provided with an explanation of the increase and how it was calculated. The increase will take effect on your next anniversary date of your lease agreement.

You have the right to utilize the rental dispute hearing process provided in Chapter 5.36 of Morgan Hill Municipal code. A copy of the Mobile Home Rent Control Ordinance Summary is being provided to you as an enclosure to this letter. Also, please note that you may contact Morgan Hill City Clerk at (408) 779-7259, or at 17575 Peak Avenue Morgan Hill, CA 95037, for more information regarding this process.

WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Gladis Gallardo
575 San Pedro Avenue
Space 66
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

David Huerta, Fernando Huerta, Linda Huerta
575 San Pedro Avenue
Space 67
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Marilyn Lee, Amber Kalpin
575 San Pedro Avenue
Space 68
Morgan Hill, CA 95037

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UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

David Rios, Paula M. Baraona
575 San Pedro Avenue
Space 69
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Richard Valdez
575 San Pedro Avenue
Space 70
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Darlene Barroza
575 San Pedro Avenue
Space 71
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

Enclosure

**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

P. Frausto, L. Gutierrez
575 San Pedro Avenue
Space 72
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Adrian Marshall, Ashley Marshall
575 San Pedro Avenue
Space 73
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
UNDER MORGAN HILL ORDINANCE CODE, CHAPTER 5.36**

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WINDMILL MOBILE ESTATES

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**WINDMILL MOBILE ESTATES
575 San Pedro Ave, Morgan Hill, CA 95037**

July 2, 2025

Kevin Moore
575 San Pedro Avenue
Space 74
Morgan Hill, CA 95037

**NOTICE OF PROPOSED RENT INCREASE OF MONTHLY SPACE RENT
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