

Ex. 6

Rent
Control
11/5/2025
Copies



Short on time? Try Generative summary



On top of our actual operating expenses for 2024, we should adjust the amount to reflect that in order to complete the projects listed the park will have to borrow the funds. This will add \$ 38,687.40 (3,223.95 per month) of mortgage interest and principal to the cash requirement.

Therefore:

Reasonable Operating Expenses with Capital Adjustment = \$ 173,998.00

2. Fair Market Value (FMV) of the property : We are going to make the case that FMV of the property is \$ 2,400,000.00.

We have knowledge that another park in Orange County was sold in 2021 in the amount of \$ 55,000.00/per pad. With inflation continuing to rise we are using \$ 60,000.00/per pad as FMV.

3. Institutional Rate of Return or Debt Service Rate. After talking with professionals in the world of business, we have found the Debt Service Rate to be currently at 8%.

Therefore, plugging these values into the fair rent formula:

$$\begin{aligned}
 \text{The Fair Park Rent} &= \text{Reasonable Operating} + \left[\text{Fair Market Value of Property} \times \text{Institutional Rate of Return} \right] \\
 &= \$ 173,998.00 + (\$ 2,400,000.00 \times 8\%) \\
 &= \$ 173,998.00 + \$ 192,000.00 \\
 &= \$ 365,998.00
 \end{aligned}$$

On a per lot monthly basis, the park rent should be:

$$\$ 365,998.00 / 40 \text{ lots} / 12 \text{ Months} = \$ 762.50$$

Therefore, we are proposing a rate of \$ 760.00 per lot

2



Com... High... Draw Text Fill ... Mor...



Short on time? Try Generative summary



Carriage Town Park Request for Lot Rent Increase

Within the Town of Merrimac's Rent Control Rules and Regulations, the guidelines for granting an increase are:

Under:

Section 1 Definitions

M. FAIR NET OPERATING INCOME: Fair Net Operating Income shall be that income which will yield a return, after all reasonable operating expenses, on the fair market value of the property, equal to the debt service rate for similar-type property generally available from institutional first mortgage lenders. The Board, in any given case, may, on the basis of evidence presents to it, adopt a different rate of return is such a different rate of return is deemed by the Board to be more appropriate to the circumstances of the case before it.

The way that we interpret this is as follows:

$$\begin{array}{lclclcl} \text{The Fair} & & \text{Reasonable} & & \text{[Fair Market} & & \text{Institutional]} \\ \text{Park Rent} & = & \text{Operating} & + & \text{[Value of Property]} & * & \text{Rate of Return} \end{array}$$

Therefore, to calculate "The Fair Park Rent", we need 3 things:

1. The reasonable Operating Expenses.
2. The Fair Market Value of the property (FMV).
3. The current Institutional Rate of Return

1. Reasonable Operating Expenses: For this we are going to use the fullest year 2024 (without the mortgage principal).



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Short on time? Try Generative summary



Carriage Town Park Trust

Proposed Projects

The following are proposed projects that need to be completed soon:

1. Repair (16) water shut offs \$25,000.00
2. Trash Area:
 - New Fence \$ 16000.00
 - Concrete Pads for dumpsters \$ 15500.00
3. Paving Expense to Roadways \$75,000.00
4. Create Reserves (per year) \$ 20,000.00
5. Repairs and Purchase of Sander \$ 7500.00
- Total Proposed Projects \$ 159,000.00

Additional Items we would like to bring to the Boards Attention:

Percent Changes in the Following Expenses:

Utilities	up 12%
Trash Removal	up 69%
Wages	up 117%
Insurance	up 196%

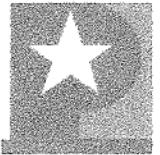
Also, we have been notified that the snow removal contract will increase \$ 16,000.00 next Season.

That is an average increase of expenses of 27.78% over 2022 to 2024 expenses.

3



Com... High... Draw Text Fill ... Mor...

[HOME](#)[SEARCH](#)[SUMMARY](#)[INTERIOR](#)[EXTERIOR](#)[SALES](#)[ABOUT](#)

| [Printable Record Card](#) | [Previous Assessment](#) | [Condo Info](#) | [Sales](#) | [Zoning](#) | [Comments](#) |

WebPro

Card 1 of 1

Location **124 WEST MAIN ST**

Property Account Number

Parcel ID **46 1 5.A**

Old Parcel ID --

Current Property Mailing Address

Owner **SB PROPERTIES LLC**
RUSSELL E HERTRICH ROVOCABLE TRUST
Address **281A BROADWAY**

City **LAWRENCE**
State **MA**
Zip **01841**
Zoning **RH**

Current Property Sales Information

Sale Date **10/13/2020**
Sale Price **1**

Legal Reference **39046-510**
Grantor(Seller) **CARRIAGE TOWN PARK TRUST,**

Current Property Assessment

Year **2025**
Land Area **4.494 acres**

Card 1 Value
Building Value **0**
Xtra Features Value **159,500**
Land Value **856,800**
Total Value **1,016,300**

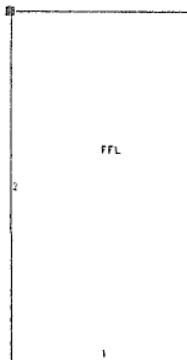
Assessed

Narrative Description

This property contains 4.494 acres of land mainly classified as MOBIL H with a(n) N/A style building, built about , having N/A exterior and N/A roof cover, with 0 unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

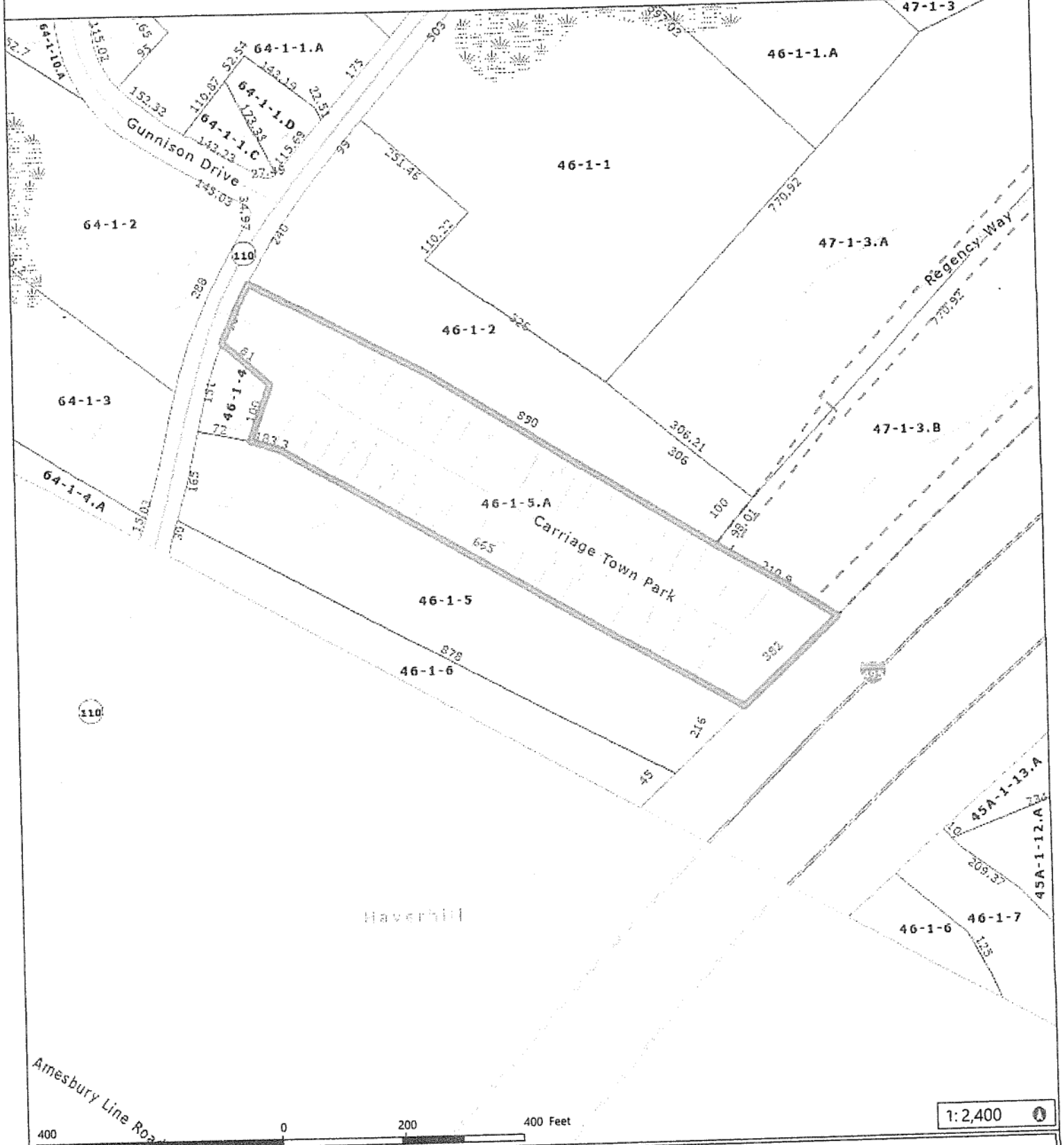
Property Images



No Picture
Available

Town of Merrimac

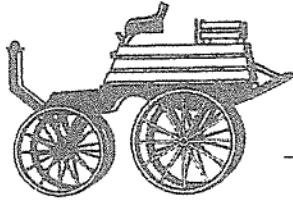
10/30/2025



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of Merrimac & MassGIS. MVPC AND THE TOWN OF MERRIMAC MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF MERRIMAC AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



Legend
 Municipal Boundary
 Interstate
 Local Road
 Major Road
 Other Legal Interest
 Hydrographic Features
 Easements
 Streams
 Roads
 Wetlands



Carriage Town Park

Route 110 • Merrimac, Massachusetts 01860

2015
Rent Control

Fax 978-688-0110

June 1, 2015

MAILING ADDRESS:

281A Broadway
Lawrence, MA 01841
978-688-8880
978-685-8186

To The Residents of Carriage Town Park:

Thank you for meeting with us and the Rent Control Board. As we stated, over the past 16 years with the rent being fixed at \$ 263.00/month and our expenses constantly increasing, we have been operating the park at a loss. On Saturday May 30, 2015 the Rent Control Board rendered their decision in regard to a rent increase. Their decision is as follows;

Starting

July 1, 2015 Rent To Increase.....\$ 40.00

Rent of \$ 263.00 to \$ 303.00

Therefore you pay:

\$ 303.00 & \$ 12.00 = \$ 315.00

January 1, 2016 Rent To Increase.....\$ 40.00

Rent of \$ 303.00 to \$ 343.00

Therefore you pay:

\$ 343.00 & \$ 12.00 = \$ 355.00

July 1, 2016 Rent To Increase.....\$ 30.00

Rent of \$ 343.00 to \$ 373.00

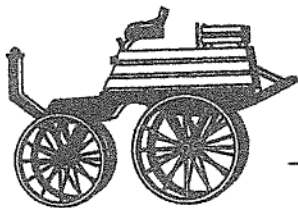
Therefore you pay:

\$ 373.00 & \$ 12.00 = \$ 385.00

Thank you for participating in this process and understanding the necessity for this increase. We will continue to keep Carriage Town Park a *Great* community to live in.

Sincerely,

Russ Hertrich
Stephen Baker



Carriage Town Park

Route 110 • Merrimac, Massachusetts 01860

Fax 978-688-0110

MAILING ADDRESS:

281A Broadway
Lawrence, MA 01841
978-688-8880
978-685-8186

April 28, 2015

LEGAL NOTICE

The Merrimac Rent Control Board will hold a hearing on Saturday, May 9, 2015 at 9:00 a.m. It will be at the Senior Center, 100 East Main Street, Merrimac, MA.

The hearing is to discuss a rent adjustment for Carriage Town Park.

Arthur Evans
Rent Control Board

Statement of Support for a \$ 110.00 Rent Adjustment

As a final summarization of position for the requested \$ 110.00 rent adjustment at Carriage Town Park, we have chosen this amount for the following reasons;

1. We felt that the calculated rent of \$ 476.00 under **Scenario # 1** (although this scenario is probably the most accurately representative of the prescribed formula of the Rent Control rules) was too high an increase in one adjustment and we tended to favor an increase that would be more palatable.
2. **Scenario # 2** brought a couple more pieces of information to the table, specifically;

A) A fair market rent of \$ 365.00 (2008).

B) A hypothetical value of \$ 1,200,000.00.

The more valuable piece of information is their opinion of a fair rental rate of \$ 365.00/month as of 2008.

This opinion of rent would have translated into an increase of \$ 102.00/month, from \$ 263.00 to \$ 365.00. This opinion also weighed into our request of \$ 110.00/month.

The valuation of the park at \$ 1,200,000.00 is somewhat nebulous as they state "hypothetical value" of this property.

I know from years of experience, that appraisers greatly hesitate to set value on any income property without actual and current real supporting rental incomes.

3. Under **Scenario # 3** we showed where rent in CTP would be if it had been adjusted by a CPI-U Index, year by year. Again, this figure of \$ 390.00/month is greater than our requested rent of \$ 373.00.

\$40.00 7-1-15
\$ 40.00 1-1-15
\$ 30.00 7-1-15

\$385

263
12
275

263
110
373
12
285

4. A fourth factor that the Board and Owners are aware of is our other park (North Shore Community). This park is the best and only real and existing, apples to apples, comparable in this rent controlled community of Merrimac, Massachusetts.

The rent at North Shore Community as of May 2015 is \$ 372.00/month.

It is our hope that the Board can see that the requested increase of \$ 110.00/month is fair and reasonable and is a compromise and a blend of a lesser amount than prescribed in any of the 3 Scenario's.

**Statement for Requested Capital Improvement
Line Item Expense of \$ 10,000.00/Year**

If you read and understand the essence of the 3 Scenario's under "Item H":

Any \$ 10,000.00 Capital Improvement money put aside would actually be coming out of the Owner's return on investment money and would not be over and above it, unless we were getting Scenarios # 1's projected rent of \$ 476.76!

Currently, as stated at the meeting of May 9, 2015, we are not even meeting current expenses, let alone a fair return on investment and money for Capital Improvement Reserves.

It is our hope that in the future, we can get a fair return on our investment and we can have a few dollars to replace capital items when needed and not be in the position we are in now, namely;

We need (and are promising) a new road and driveways and have absolutely no money to do this work.

We are forced to draw on other personal resources outside the confines of this park and this business!

In summary, the \$ 10,000.00 Capital Improvement Expense is really coming out of the Owner's Return on Investment and there is not actually enough money even after the increase is received to legitimize it as an expense over and above the Owner's return on investment.

Thank you for your time and consideration.

Stephen Baker
Russ Hertrich

6/5/12

Record and return to:
NORTHMARK BANK
P.O. BOX 825
NORTH ANDOVER, MA 01845

2012060500311 Bk:31405 Pg:218
06/05/2012 12:37 MTG Pg 1/13

Mortgaged Property Location:
122 & 124 West Main Street
Merrimac, MA 01860

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE DEED AND SECURITY AGREEMENT (hereinafter referred to as the "Mortgage") is given by Stephen Baker a/k/a Stephen J. Baker, Trustee of Carriage Town Park Trust u/d/t dated April 15, 1998 recorded at Essex Registry of Deeds in Book 14742, Page 378 (hereinafter referred to as the "Mortgagor"), to NORTHMARK BANK, a Massachusetts trust company with its principal place of business at 89 Turnpike Street, P.O. Box 825, North Andover, Massachusetts (hereinafter referred to as the "Mortgagee").

WITNESSETH

GRANT OF MORTGAGE. That the Mortgagor, in consideration of the promise of the Mortgagee to lend to the Mortgagor and in order to secure

- (a) The repayment of the Mortgagor's promissory note of even or near even date herewith payable to the order of the Mortgagee in the amount of One Million and 00/100 US Dollars (\$1,000,000.00) together with interest as set forth therein as well as all extensions, amendments, modifications and renewals thereof, any and all promissory notes issued in replacement or substitution therefor, and any and all funds advanced, re-advanced or reloaned on any of them (collectively the "Mortgagor's Promissory Note");
- (b) The payment and performance of all provisions of any and all "Related Documents" (as hereinafter defined) made in connection with the Mortgagor's Promissory Note; and
- (c) The payment and performance of any and all other debts, liabilities or obligations of the Mortgagor to the Mortgagee, whether immediate or remote, whether now existing or hereafter created or arising, due or to become due, direct or indirect, absolute or contingent and whether joint, several, or joint and several;

(hereafter (a), (b) and (c) are referred to collectively as the "Indebtedness")

and in order to secure performance of all obligations contained in this Mortgage and the Related Documents, the Mortgagor hereby grants to the Mortgagee, with MORTGAGE COVENANTS, the "Mortgaged Property" as defined hereafter, located in Essex County, Commonwealth of Massachusetts, more particularly described in Exhibit A attached hereto.

GRANT OF SECURITY INTEREST. As further security for the Indebtedness, the Mortgagor grants to the Mortgagee a security interest in the "Collateral" (as hereinafter defined) under the Uniform Commercial Code. Neither this grant of a security interest nor the filing of a financing statement shall,

MORTGAGOR(S)' INITIALS

Page 1 of 11

Box 136

Property Address: 122 & 124 West Main Street, Merrimac, MA 01860



*Town of Merrimac
2 School Street
Merrimac, Mass. 01860
(508) 346-9356
FAX (508) 346-8198*

*Present to Rent
Control
10/6/1999*

Decision of Merrimac Rent Control Board

On October 6, 1999 a petition for rent adjustment with requisite filing fee was filed by Carriage Town Park Trust, of 281A Broadway, Lawrence, Mass., the record owner of Carriage Town Park, a Trailer Park located at 104 West Main Street, Merrimac, Mass.

A hearing on said petition was held on November 16, 1999 and continued to December 7, 1999 and January 10, 2000. Evidence was presented by the park owners and several residents regarding the proposed rent adjustment. At the public meeting held on January 10, 2000, the Rent Control Board made the following findings of fact based upon the evidence submitted and made the following ruling based upon said evidence in accordance with the provisions of the Merrimac Rent Control By-Law.

Findings of Fact

1. The petition requested an increase in park rent from \$212.40 + \$12.00 license fee per month to \$286.00 + \$12.00 license fee per month.
2. No increase in park rent had been requested nor had any increase been effected since 1994.
3. The Park owners purchased the park from the prior owners approximately 18 months ago at a purchase price of \$490,000.
4. Since purchasing the property the owners have made certain capital improvements to the property the cost of which totaled \$115,009.
5. The expense budget for the park was found to be \$43,904 for the current year.
6. The park currently consists of 30 mobile home sites but has the potential to expand to 39 sites in the future.

Discussion

The Park owners have argued that rent should be calculated using the formula in the rent control by-law. Under said by-law, the park owners are entitled to receive a "fair net operating income" as that term is defined in said by-law. Specifically the by-law defines that term as follows:

Fair Net Operating Income shall be that income which shall yield a return, after all reasonable operating expenses, on the fair market value of the property, equal to the debt service rate for similar-type property generally available from

institutional first mortgage lenders. The Board in any given case may, on the basis of evidence presented to it, adopt a different rate of return if such a different rate of return is deemed by the Board to be more appropriate to the circumstances of the case before it.

\$1465,000.
is what they
paid

In this case the park owners argued that the fair market value of the park should be calculated by taking their purchase price of \$510,000 (\$490,000 plus closing costs) and adding to it the value of the capital improvements of \$115,009 to arrive at a fair market value of \$625,009. To this they would assign a rate of return of 9 1/2 % to arrive at a fair operating income of \$59,375.85. According to the by-law, rent is calculated by adding the annual operating expenses (\$43,903.85) to the fair operating income (\$59,375.85) and then dividing the total (\$103,279.70) by the total number of lots (30) and then by dividing the annual rent by 12 to produce the monthly rent as follows:

★
Plus
Closing

$\$625,009 \times .095 = \$59,375.85$ (fair operating income)
 $\$59,375.85$ (fair operating income) + $\$43,903.85$ (operating expense) = $\$103,279.70$
 $\$103,279.70$ (total rent) ÷ 30 (lots) = $\$3,442.65$ (annual rent per lot)
 $\$3,442.65$ (annual rent per lot) ÷ 12 (months) = $\$286$ (per month per lot)
Monthly Increase \$73.60

The Board made a finding that the method employed by the park owners, while consistent with the Rent Control By-Law, produced a rent increase that was too much to impose at this time. Furthermore, the Board disputed that the fair market value of the property was \$625,009 as presented by the park owners. In fact the Board found that the fair market value of the property was \$490,000. In addition, the Board took note that the park had the potential to expand to 39 lots that would, over time, produce more income for the park owners.

Consistent with the Rent Control By-Law, the Board decided to employ another method of determining a fair rate of return in determining the rent increase. The Board noted that the cumulative increase in the Consumer Price Index (Inflation Indicator) for the period of time since the last increase was 12.4%. Additionally, the Board took note that improvements had been made to the park since the last increase and decided that the new rent should reflect these improvements.

Therefore, the Board decided that rent should be increased by 12.4%, compounded over 5 years, to reflect the increase in the cost of living since the last rent increase and calculated an additional rent increase based upon a reasonable rate of return for the capital improvements made by the new park owners. The increase was calculated as follows:

$\$212.40$ (current rent) $\times 1.124$ (Cost of Living Adjustment Compounded) = $\$240.01$
 $\$115,009$ (capital improvements) $\times .095$ (rate of return) = $\$10,925.85$
 $\$10,925.85$ (additional rent) ÷ 39 units ÷ 12 months = $\$23.35$ per month additional rent
 $\$240.01$ (Cost of Living Adjustment) + $\$23.35$ (Capital improvement) = $\$263.36$
 $\$263.36$ (Total Rent Calculation)

Decision

It was felt by the Board that this rent adjustment should be phased in over the first year. The Board voted to set Park Rent at \$242.00 + 12.00 license fee per month effective March 1, 2000 and further voted to increase Park Rent to \$263.00 + \$12.00 license fee per month effective February 1, 2001.

Respectfully Submitted,
MERRIMAC RENT CONTROL BOARD

Sandra H. Venner, Chairperson

Unofficial Property Record Card - Merrimac, MA

General Property Data

Parcel ID 4615.A
 Prior Parcel ID --
 Property Owner BAKER STEPHEN J
 CARRIAGE TOWN PARK TRUST
 Mailing Address 281A BROADWAY

City LAWRENCE
 Mailing State MA Zip 01841
 Parcel Zoning RH

Account Number

Property Location 124 WEST MAIN ST
 Property Use MOBIL H
 Most Recent Sale Date 4/17/1998
 Legal Reference 14742-383
 Grantor NANGLE LEONARD
 Sale Price 465,000
 Land Area 4.494 acres

Current Property Assessment

Card 1 Value Building Value 0 Xtra Features Value 87,500 Land Value 854,500 Total Value 942,000

Building Description

Building Style RANCH
 # of Living Units 0
 Year Built N/A
 Building Grade
 Building Condition N/A
 Finished Area (SF) N/A
 Number Rooms 0
 # of 3/4 Baths 0

Foundation Type
 Frame Type
 Roof Structure
 Roof Cover
 Siding
 Interior Walls N/A
 # of Bedrooms 0
 # of 1/2 Baths 0

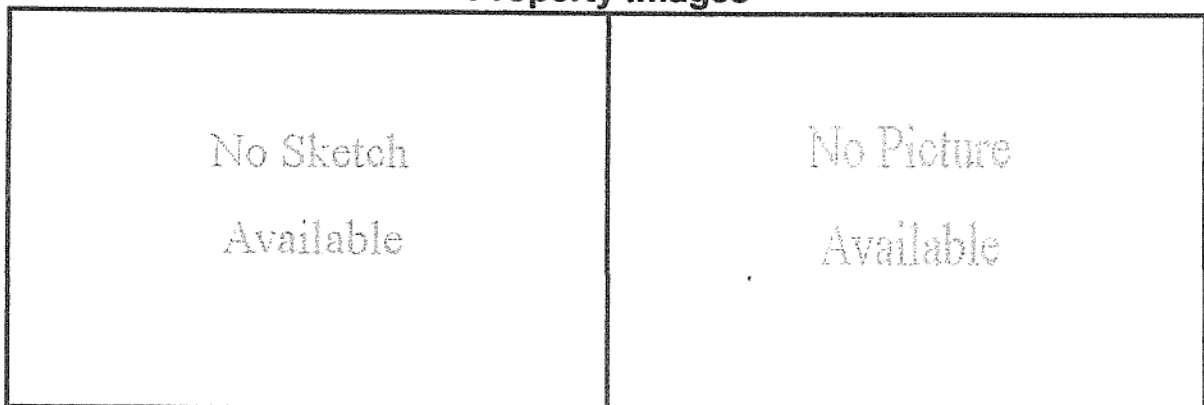
Flooring Type N/A
 Basement Floor N/A
 Heating Type N/A
 Heating Fuel N/A
 Air Conditioning 0%
 # of Bsmt Garages 0
 # of Full Baths 0
 # of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 4.494 acres of land mainly classified as MOBIL H with a(n) RANCH style building, built about N/A, having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

4/17/98

04/17/98 8:20 inst. 39
BK 14742 PG 383

DEED

We, the undersigned, Linda Waraska, of Newbury, Essex County, Commonwealth of Massachusetts, and John F. Bradley II, of Andover, Essex County, Commonwealth of Massachusetts, as trustees of the L/JN Essex Trust, u/d/t dated July 18, 1997, recorded at Book 14222, Page 504 in Essex County (Massachusetts) South District Registry of Deeds, and not individually, for consideration paid and in full consideration of Four Hundred Sixty-five Thousand Dollars (\$465,000), hereby grant, transfer, convey and assign to Stephen Baker of 281A Broadway, Lawrence (Essex County) Massachusetts, as Trustee of Carriage Town Park Trust recorded herewith, with QUITCLAIM COVENANTS:

A Paid

Address: 104 West Main Street (Route 110)
Merrimac, Massachusetts

Two parcels of land with the buildings thereon situated on West Main Street in Merrimac, Essex County, Massachusetts, bounded and described as follows:

Parcel #1: Beginning at a point on West Main Street, sometimes called Amesbury Road, by land now or formerly of Stevens, thence running Southeasterly by land now or formerly of said Stevens nine hundred fifty-seven and twenty hundredths (957.20) feet to land now or formerly of Davis; then running Southwesterly by land now or formerly of said Davis two hundred five (205) feet to Parcel "A" as shown on the Plan hereinafter mentioned; thence running Northwesterly by said Parcel "A" in two courses, six hundred sixty-five (665) feet and one hundred eighty-three and thirty hundredths (183.30) feet to land now or formerly of Magwood; thence running Northeasterly one hundred and twenty-five hundredths (100.25) feet by land now or formerly of said Magwood; thence running Northwesterly ninety-one and fifty hundredths (91.50) feet by land now or formerly of Magwood to said West Main Street; and thence running Northeasterly by said West Main Street one hundred eight (108) feet to land now or formerly of said Stevens and the point of beginning; together with the buildings thereon.

Being the Lot shown as "Parcel "B" on Plan of Land in Merrimac, Massachusetts, as surveyed for Frank H. Lowery et al, May 1953, Wendell Smith Winfield, Civil Engineer." which Plan has been recorded with Essex South District Registry of Deeds, Book 83, Plan 82.

Parcel #2. Beginning at the most northerly corner thereof at land now or formerly of Snow and land now or formerly of Crosby; thence SOUTHEASTERLY by said Crosby land and the following the line of a stone wall 100 feet to other land now or formerly of Snow, thence SOUTHWESTERLY by said other land now or formerly of Snow 382 feet more or less to land now or formerly of Mikonis, thence NORTHWESTERLY by said Mikonis land and following the line of a stone wall 100 feet to land now or formerly of

01632(1)-JBRADLEY
35001-07022

CANCELLED

DEEDS REG
ESSEX SOUTH

04/17/98

TAX 2120.40
CASH 2120.406121000 08:18
EXCISE TAX

124 W. Main St
122 W. Main St

June 1, 2021

Enclosed are pictures of the dumpster here at Carriage Town Park of which many tenants have been complaining about since March. we are unable to dispose of our trash on a weekly basis. Also a copy of email sent to the Health Board. The dumpster have been used by various tenants to dipose of furniture, mattresses, bookshelves, etct. These items fill the dumpsters to a point that with in a few days of having them empty, that many of us have to hold our trash and recyables from week to week. As you can see by some of the pictures enclosed, some of the tenants have gotten so upset about having to hold trash that they have just disposed of the trash on the outside. The recycable dumpster is filled constantly and has to be dumped evèry week, not every other week.

These dumpster have been placed in the front of our community and giving the outside community of what the real meaning of Trailer Trash is. This is unfair to the tenants in this park who strive to keep their property up so our community looks decent and inviting.

These dumsters should be placed on the other side of the Mail House and further into the woods in order to look presentable and to stop outsiders from dumping their trash. Many of the tenents have reported that they have had to make sure that outsiders have left and not dumped, but that is only when we catch them. It was stated many years ago at the Rent Constrol Meeting that these dumpsters would be fence in, only not to be done in all these years.

This problem has been approached by some of this community to you our property manager, the Health Board (myself included) and Senior Citizen Center as I have been told. Our rent that we pay is to cover trash pick-up which is not being done. Either this park should be brought back to the old way of handling which was pick-up in front of our units or if dumpster are to be continued then they must be moved and empty onf a weekly basis.

If this problem continues than I am going to notify the Attorney General Office in charge of Mobile Homes and withhold my rent until this situation rectified.

Lillian Clark
Unit 35, Carriage Town Park

I am writing in regards to Mobile Unit 1A. I am wondering how he has managed to get by with all the various vehicles and equipment he has stored on his lot. He has broken umpteen rules and regulations of this park and the community can't understand how.

We had one neighbor that was told to move a boat that was parked on his lot. It was on a trailer, the boat was covered and was parked to the back of his lot. Essentially only three neighbors had site of this and not one registered a complaint. He was told he had to remove it and was even asked about a small plow that he attaches to his truck to plow his drive-way.

We now can be officially called "Trailer Trash" due to the Junk Yard that has been created at the beginning of this park. Unit 1A has just about broken every regulation set down in the Park's Contract. If need be I will call out each one to remind you what is in the Rules and Regulations of Carriage Town Park.

We put up with him dumping and filling up the dumpster during the summer as we had to hold and drive around with our trash because he left us no room after he dump machines, bookcases, machine parts, etc. with nothing being done to stop him. Some got so tired and discussed they actually were hanging their bags from the outside of the Dumpster. Until the Merrimac Health Board was called and notified nothing was done to correct the situation even though calls and pictures were sent.

Now we find ourselves in the same situations with this man. He had an RV parked on the property all summer long and hadn't removed it until a few weeks back where I am sure it finally found a place for storage for the winter. If he is here next summer I can assure you it will be back.

He has run a business out of here all summer repairing lawn mowers and wave runners. He has complaint to many of us in regards to our head lights shining into his home when at night as we pull in to get our mail. Yet, many of us have been blinded by his flood lights when we come into the park at night by that uses at to repair the engines he works on. Now the winter is here he has swarped over to Ski Mobile and I am sure soon will be the Snow Blowers. We have a sign that was posted by the park no solicitation that has stood for years. Since he started working here, that sign has disappeared.

We aren't even concerned about the two truck and his SUV that that is always parked here, we can all manage to get around them even though rules and regulations say two vehicles per unit. What we can not understand is how he has managed to put behind his unit, which now is quite visible since the leaves have fallen, a Junk Yard. He has so many thing stored back there that he has actually gone over to the back of his next store neighbor.

First we have the Portable Garage he erected (who knows what is in that), then we have what looks to be Ski Mobiles or Wave Runners, although one would think they would be in the Covered flatbed that is about 15-20 feet long that is stored there, but he does also have another flatbed (15-20 feet long) for

who knows what. He has put so much crap back there, I think he has even run out of forest.

He did stop and accused a neighbor on calling and reporting him (they were not the neighbors that did call), but he said he was asked only to move a large plow that is parked on his lot which he stated that he uses to plow streets in Merrimac.

He has manage to just about break every regulation in this park and no one here can understand why or how he is getting away with this. Practically everyone in this park keeps their property up to the best of their ability creating a most desirable park. To have this Junk Yard representing this Community and nothing is being done to correct the situation does not make any since to the people in this park.

I am a business person if this is allowed, hell I am ready to put out my sign and I am sure my neighbor who also has business would be glad to put her sign out. Is he related, is he paying extra fees, what I do know is if he continues to get by with not adhering to the rules and regulations, then further steps will have to be sought by the tenants in this Park..

Lillian M. Clark





Inside Mail House





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