



DATE: February 14, 2024

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD

FROM: MONICA PINAGLIA – CODE COMPLIANCE SUPERVISOR *mp*

SUBJECT: TOWN & COUNTRY CLUB PARK RENT CONTROL REPORT

The Town & Country Club Park was inspected on February 13, 2024, with the lighting inspection conducted the prior evening. The inspection was done as part of the rent control review process. Six general park violations and two lighting violations were found during the inspection and they are noted in the attached report.

The resident meeting for Town and Country Club Park was held on February 12, 2024. Sixty-one residents attended the meeting along with two park managers. Four city staff and one consultant also participated in the meeting. No code issues were discussed.

CC: Christopher W. McKinney, Deputy City Manager
Danielle Lopez, Manager of Housing and Neighborhood Services Division.



February 14, 2024

MOBILEHOME PARK RENT CONTROL
CODE ENFORCEMENT INSPECTION REPORT

Park Name: Town and Country Club Park

Park Owner: Valley Parkway MHP LLC
C/O Kleege Enterprise
12625 Highbluff Drive #310
San Diego, CA 92130

Park Manager: Mary Hunt Gregory **Phone:** (760) 745-2706

Inspection Date: 2-13-2024 **Inspector(s):** Stephen Jacobson & Eric Field

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1; the California Code of Regulations, Title 25; the Escondido Zoning Code, Article 45; and the Escondido Municipal Code. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owners and managers of the park.

General Violations:

1. There is a warped clubhouse door, facing the pool, that is in disrepair. **25 CCR 1608(a)(6).**
2. There is a broken swimming pool stair rail at the park's swimming pool which is a hazard. **25 CCR 1608(6).**
3. There is a broken security entry gate leading into the swimming pool which is a hazard. **25 CCR 1608(6).**

Town and Country Club Park
February 14, 2024 Rent Control Inspection Report
Page 2

4. There are two broken faucet knobs in the women's sauna restroom. **25 CCR 1608(6).**
5. There is a broken interior light above the kitchen sink in the club house. **25 CCR 1608(6).**
6. The dishwasher in the club house kitchen is being kept in an unsanitary condition. **25 CCR 1608(6).**

**Areas of the park needing illumination
Lighting Inspection – Conducted 2-12-2024.**

There were two exterior light violations noted:

1. The exterior light above the kitchen door leading to the club house. **25 CCR 1108.**
2. The exterior light next to the sauna above the clock facing the swimming pool. **25 CCR 1108.**



Code Enforcement Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4650 Fax: 760-432-6819

February 27, 2024

Valley Parkway MHP LLC
C/o Kleege Enterprise
12625 Highbluff Drive #310
San Diego CA 9230

Park Owner

Town and Country Club Park
C/O Manager – Mary Hunt
2280 E Valley Parkway- Office
Escondido, CA 92027

Park Managers

Dear George & Mary

This notice is to formally advise you that the six general park violations and the two lighting violations noted in the rent control inspection report dated February 14, 2024 have been corrected.

We appreciate your cooperation during this process. Our mutual efforts are important in maintaining safe and healthy parks in our city. Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Monica Pinaglia". The signature is stylized and somewhat cursive.

Monica Pinaglia
Code Compliance Supervisor

CC: Christopher W. McKinney, Deputy City Manager
Danielle Lopez, Manager of Housing and Neighborhood Service Division