

Clarification of Dealer Sales Activity in Oakridge

Due to some untruthful information being circulated out there by a few unscrupulous sources in the manufactured-housing industry and within the community, we once again find it necessary to reiterate Oakridge's position related to dealer activity in the park. As Oakridge's position has long been known, we have to assume that the rumors and blatant lies are, for whatever reason, being created and spread purposely and with malicious intent, rather than merely being a product of honest misunderstanding.

1. Models and "spec" homes: Oakridge has chosen three dealers to set up display homes and to have a sales presence within the park, and has not yet allowed any specific spec homes. During this period of re-construction, that's all we can handle, as it's already a state of organized chaos there. As the re-construction and re-population process moves forward, there may well be a time when it makes sense to consider other dealers for placement of more models.

2. Under California law, Oakridge can choose whichever dealer (s), (or no dealers at all) which it wishes to allow to operate within the park. Oakridge cannot of course dictate to potential customers the dealers from which they can or cannot buy a new home, nor would it want to even if it could. As has always been the case, all licensed dealers are welcome to sell a new home into Oakridge, regardless of whether they have a presence within the park. Anyone who claims that Oakridge personnel have said anything to the contrary has either misunderstood or is lying.

3. If a given dealer actually believes that Oakridge is making it difficult for him to make sales into Oakridge because of the new-home approval process, that dealer should consider another line of work, as that process would pose no hardship to anyone qualified to be in any sort of new-housing business. It is obviously in Oakridge's best interest to re-populate the park as quickly as possible, but this difficult process needs to be done in an efficient and consistent manner while ensuring the long-term quality of the community. We've always maintained high standards in Oakridge, and this will not change simply to accommodate those who won't take the time to understand or meet those standards.

4. "Kickbacks": The notion that Oakridge (or any person or entity associated with Oakridge) is, has, or will be taking kickbacks from any dealer, or anyone else, whether operating in the park or not, is probably the most imaginative yet ridiculous of all of the statements that have been put out there. Nobody associated with Oakridge, Continental Mobile Housing, or R&B Communities has ever solicited or taken any such money from anyone in their history, nor will they ever. Oakridge of course receives space-rent payment from the dealers who are siting display homes there.

There unfortunately are some businesses and individuals out there who have personal agendas, and the welfare of Oakridge and its residents is not high on their priority lists. We dislike having to spend time on negative, non-productive stuff like this, but are concerned that some folks may start to believe some of the untruthful things that have been said if we simply ignore them. Our primary interest is the re-construction and re-population of the park. That has taken a major part of our lives since the fire and will continue to do so for some time. Most of that effort has been toward positive things for Oakridge; we'll hopefully not be compelled to waste more time on negative things in the future. As we've said before, unless Oakridge-related information comes from us, it is not necessarily true and should not be relied on.