

05/27/2025

Dwight E. Landers
49 Louie Lane
Raynham, MA 02767-1070

Any and All Occupants

This letter serves as formal written notice that your monthly rent for the premises located at: 49 Louie Lane
Raynham, MA 02767-1070

will increase from \$ 591 to \$ 605 per month, effective on **July 1, 2025**.

Massachusetts law requires that any changes to the rental agreement be made with at least 30 days' notice or one full rental period's notice. This notice satisfies that requirement.

Please indicate your acceptance of this new rental amount by paying the updated rent beginning with the payment due on **July 1, 2025**. If you do not agree to the new terms, please make arrangements to vacate the premises by **July 1, 2025**, as your current tenancy will end on that date.

Should you have any questions or wish to discuss this matter, please feel free to contact me.

Sincerely,

Debra Johnson
Park Manager
Pine Hill Estates, Inc.



May 22, 2025

Pine Hill Estates
272 Hill Street
Raynham, MA 02767

To All Phase I Residents:

The Raynham Rent Control Board held a duly posted hearing on May 21, 2025.
The results of the meeting is as follows:

	Rent starting July 1, 2025
Current Rent	\$591
Increase Per Lease	\$25
Pass Thru	-11
New Rent 7/1/2025	\$605

The rent increase will go into effect as of July 1, 2025.

Attached you will find the Raynham Rent Control Board minutes of the May 21, 2025 meeting.

Thank you.

Debra Johnson

Debra Johnson
Park Manager

RAYNHAM RENT CONTROL BOARD
MINUTES OF MAY 21, 2025 MEETING

Meeting at Raynham Town Hall in Selectmen's meeting room called to order at 10:00 A.M.

In attendance for the Board; Joseph A. Bettencourt, Gordon Francis and Belcher Stanley

For Pine Hills Estates; Peter Bumila, Debbi Johnson and an Attorney from Gay & Gay..

There were three other people in attendance.

The board received a request for a rent increase for the FINAL YEAR of the five year lease.

Motion to set the rent for Section 1 @ \$605./ mo. and section 2 @ \$680. / mo. Effective 7/1/2025.

Made by Mr. Stanley second by Mr. Francis Voted 3-0.

Pass Thru Costs:

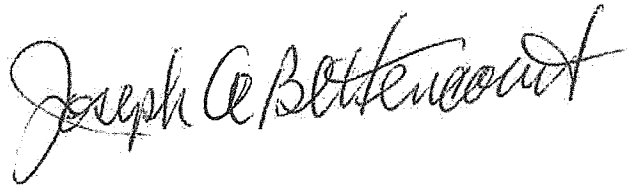
FIXED	\$12.00	
RE TAXES	23.51	
RUBBISH	16.73	
WATER	19.89	
SEWER	41.00	
TOTAL	\$113.16	Rounded \$113.00
BASE RENTAL		492.00
TOTAL MONTHLY RATE		\$605.00
LAWN CARE		75.00
SECTION 2 RATE		\$680.00

Motion to adjourn made by FRANCIS second by STANLEY Voted 3-0 at 10:09 A.M.

Submitted by Joseph A. Bettencourt Chair

Belcher Stanley

Gordon Francis



RECEIVED
TOWN OF RAYNHAM
25 MAY 21 AM 11:47
TOWN OF RAYNHAM
TOWN CLERK'S OFFICE

Pine Hill Estates
272 Hill Street
Raynham, MA 02767
(508) 822-9800 ext. 212

Dear Residents,

Any exterior additions or modifications need park management approval prior to start.

Please note that if you hire a contractor to perform any work outside of your home it is your responsibility to have the contractor provide the following:

1. The contractor must register at our office before commencing any work at your home per our insurance requirements.
2. The contractor must present a current Certificate of Insurance for Public Liability & Bodily Injury.
3. The contractor must present current Certificate of Insurance for Workmen's Compensation and Employer's Liability minimum required by the Commonwealth of Massachusetts.
4. The Certificate must list homeowners name, address and scope of work. Description of scope of work i.e. roofing, replacing windows, painting, power washing, lawn care, shrub removal, deck or step repairs, etc.
5. Pine Hill Estates, Inc. must be listed as "Certificate Holder".

Failure to complete the above list will result in ceasing the job.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

Thank you,
Pine Hill Estates, Management