

TOP 10 MISTAKES PARK OWNERS MAKE THAT RESULT IN AVOIDABLE LIABILITY LOSSES

- 1.) **Failing to consistently and respectfully enforce all park rules.** Clean, well-managed parks with consistent rules stay fuller. You might make Bubba unhappy when he has to remove his junker car, but you made all your other tenants happy;
- 2.) **Using uninsured contractors.** When they cause problems, you are left holding the bills;
- 3.) **Failure to use Performance Agreements/Contracts with all contractors.** Written agreements save lots of time and money when things turn sour;
- 4.) **Allowing tenants to own dangerous dogs....**chows, pit bulls, wolf hybrids, German Shepherds, and Rottweilers are too dangerous. They cause park owners large losses;
- 5.) **Failure to make sure all public walkways and streets are free from slip and fall hazards.** Slip and falls are the number one cause of loss for park owners;
- 6.) **Being too friendly or too combative with tenants.** The best managers are consistent, direct and respectful, but not friends with tenants;
- 7.) **Deferring maintenance on rental homes.** These can be excellent investments, but must be properly maintained. Many of the largest liability losses are the result of poor home maintenance;
- 8.) **Neglecting to have sturdy steps with handrails and working smoke detectors in all park owned homes.** These are minimum requirements;
- 9.) **Not meeting all safety codes and requirements with a pool.** The risks for pools are manageable, but fences and safety equipment must be 100% up to code 100% of the time;
- 10.) **Failing to have management walk the park regularly.** Great way to find out what is going on in your park, and get rid of hazards like trampolines, kiddie pools, and other attractive nuisances before they bite you;