



JULIE LEWIS | THE DAILY STAR

**MEADOW VALLEY PARK INC.** board members — President Ruth Bush, far left, Vice President Jim Barnhart, Secretary Pat Scheidegger and Treasurer Terri Aker — stand Friday overlooking a section of the manufactured home park on state Route 7 in Unadilla.

## Community unites to buy manufactured home park

**BY MARK BOSHNACK**  
STAFF WRITER

Members of a Unadilla community face a more certain future after they recently decided to take a big step, several residents said Friday.

Facing a Sept. 29 foreclosure sale of the Meadow Valley Manufactured Home Park on state Route 7, residents worked with an organization that assists people in such situations to take ownership.

Despite the new responsibilities, members of the five-person board of direc-

tors of the recently formed nonprofit, Meadow Valley Park Inc., said they have no regrets. It took title on the property Oct. 29.

Operations manager Lynn Wilcox was the only member of the board not available for an interview Friday afternoon.

“We’ve made the choice to become a resident-owned community to help secure our future and for all the families who will flourish in this community for years to

come,” board President Ruth Bush said.

Seventy-two percent of the 45 members are senior citizens, she said. There are 52 manufactured homes in the development.

Each household pays a one-time membership fee of \$100 for voting rights and the chance to serve on the board, she said. Homeowners also pay rent that goes

to maintaining the operation.

Since learning about the

possibility of ownership from PathStone Corp., a community development organization based in Rochester that runs a manufactured home cooperative program, “our feet hit the ground, and we have been running ever since,” she said.

Meadow Valley Park is the 17th resident-owned manufactured home community in New York and the first to be purchased out of a foreclosure auction, according to a media release from PathStone.



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Many residents found out about the impending foreclosure in The Daily Star on Sept. 3, Meadow Valley Secretary Pat Scheidegger said.

Soon after, employees of PathStone informed residents of their services, she said.

It successfully helped the board apply for a \$755,000 loan financed by ROC USA Capital, the finance arm of a nonprofit social enterprise that supports resident ownership of manufactured home communities nationwide, according to a PathStone media release.

It will continue to provide technical assistance on how to run the operation for a fee, Scheidegger, a retired expediter for Amphenol Corp. in Sidney, said.

Bush said that PathStone provided a checklist the board followed in the process. She drives a school bus for Sidney Central School but plans to retire in June.

"There were no surprises," she said.

"It was important to get involved," board Treasurer Terri Aker said. She is a machine operator at

MeadWestvaco in Sidney. Otherwise, there was no telling who would own the property, she said.

The homes in the community will continue to be individually owned, but the land, roads, water and sewer system and other infrastructure will be owned cooperatively by homeowners on a

nonprofit basis, according to a release from PathStone.

Because Scheidegger and board Vice President Jim Barnhart are retired, a lot of the leg work at this stage has fallen into their laps, Bush said. But Barnhart quickly said, "we are doing it for everyone."