

Katie Frankowicz/KMUN

Representatives of the new owners of Beacon RV Park delivered eviction summons to tenants earlier this summer after previous attempts were rescinded or called unlawful by the state.

# **RV park:** Sources told KMUN that a settlement is under discussion

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multiple unlawful attempts by the Werners to force tenants to move since taking ownership of the RV park earlier this year.

In the cease-and-desist order, the state alleges the Werners violated numerous provisions of Washington's landlord-tenant laws. The state's newest filing repeats these claims even more strongly, saying the Werners "have failed in their duties as a mobile home landlord at every turn."

The Werners issued vacate notices the state later told them to rescind. Tenants say the Werners have threatened to turn off utilities and have not maintained the RV park since taking ownership, allowing garbage to pile up. The state noted a rodent infestation.

The state alleges the Werners have aggressively tried to intimidate tenants into moving and entered people's homes, armed and without permission, to hand out unlawful eviction notices. The state alleges the Werners have also failed to offer tenants written rental agreements and have not allowed tenants rent, among other to pay issues. Beacon RV Park is not an isolated incident. In recent filings, the state noted complaints from more than 170 tenants at other properties the Werners operate. In 2019, the attorney general's office issued notices of violation against Woodland East Manufactured Home Community after the Werners allegedly violated landlord-tenant laws.

many of whom have lived there for years — some for decades.

"(The Werner's) unfair and deceptive acts and practices have impacted the public interest," the state concludes. "These practices constitute a pattern of conduct that (the Werners) committed in the course of business and for which (the Werners) continue to repeat and are likely to continue without relief from this court."

TENANTS ARE FREE TO TAKE AN OFFER FROM THE WERNERS IF THEY WANT.

Mike Cassi-Mayor nelli owned Beacon RV for around 30 years. He sold the business to the Werners in April for \$1.5 million. The Werners hold a lease for the land with the Port of Ilwaco. Tenants and advocates have urged the port to cancel the lease with the Werners in light of their actions, but Cassinelli and Butch Smith, the chairman of the Port Commission, have said there is little the city or port can do to address the issues at the park.

issues at the RV park worried about the tenants' ability to find housing in Pacific County if they were displaced. It is already difficult to find any housing in the county, much less affordable housing. From the beginning, tenants told KMUN they needed more time to save money and figure out where to go next.

Most of Beacon's tenants left in recent months several with buyouts from the Werners, others because they needed to line up other options quickly and were afraid of what would happen if they stayed. Around 15 people still remain at the RV park and many are being represented by attorneys through Thurston County Volunteer Legal Services.

They told KMUN that the RV park has started to feel unlivable and they worry about what will happen to some of the most vulnerable residents — the very elderly, disabled and ill.

A hearing on the state's motion for preliminary injunction is scheduled for Friday. KMUN reached out to the Werners' attorney who said he would not comment on pending legal matters. The Werners have not responded to any requests for comment.

#### **OBITUARIES**

## Marlys Hoagland Efaw Seattle

#### Nov. 5, 1942 — Aug. 2, 2022

Marlys Efaw passed away on Aug. 2, high school and college before marrying on Aug. 7, 1965.

Born in Astoria on Nov. 5, 1942, Marlys Lucille Hoagland was the third daughter of Agnes and Frank Hoagland, along with sisters Sheryl, Darle and Nancy.

Marlys was an excellent student and outstanding athlete. As a kid in the 1950s, she played football and baseball with the neighborhood boys. In high school, Marlys played on the Tapiola Puddings, a girls softball team, with her sister, Darle, cousins and friends. She was the hotshot short-

stop, and no ball could get by her; her skilled catches were pure theater.

Another sport she loved was bowling, and Marlys played in several leagues throughout her life, with a high score of a 273 scratch. Marlys was great at any sport, so long as her feet were on the ground.

After graduating from Astoria High School in 1960, Marlys went on to Oregon State University, majoring in physical education. Like her sisters, she joined Delta Gamma sorority.

She also received her master's degree in physical education, followed by teaching a year each in Springfield and Seaside, West Seattle and then 10 years at Franklin High School in Seattle. Marlys was an excellent educator who cared deeply about all her students, and encouraged girls' sports participation.

Marlys met LaMar Efaw in the fourth grade, becoming fast friends. They dated in

Aug. 7, 1965. The couple traveled to the East Coast and 13 countries in Europe before settling in Seattle in 1968. Together they established their interior design firm, Lamar Efaw Interi-

design firm, Lamar Efaw Interiors Inc., where she served as vice president and office manager.

Each of their homes was unique and welcoming to friends, family and clients, and Marlys was an excellent hostess. Though they chose not to have children, Marlys was a magical aunt to her nieces, nephews, great-nieces and

Marlys Efaw

great-nephews.

Sports continued to be one of her loves, especially "her" Mariners and Seahawks (though Marlys hoped for a few adjustments to the current Seahawks staffing roster).

Marlys and LaMar cherished their racehorse, "Mr. LaMar," for all his 30 years. In addition, they raised, as well as owned, several thoroughbred racehorses, though Marlys preferred the Turf Club to the backside and barns. Placing bets and friendly competitions made Marlys smile (even if she did not win).

Marlys is preceded in death by her parents, Agnes and Frank Hoagland; sister, Darle Fearl; and niece, Erin Benevento.

She is survived by her devoted husband, LaMar; loving sisters, Nancy Meyer and Sheryl Ohler; sisters-in-law, Fredene Rogers and Karin Efaw; and many nieces and nephews.

Memorial gifts should be sent to Planned Parenthood.

### Stephen Patrick Kemp Astoria Aug. 30, 1944 — Aug. 23, 2021

Stephen Patrick Kemp died Aug. 23, 2021, at his home in Astoria.

An avid technologist, he began working on mainframes during the 1960s, and earned the title "computer scientist" at Computer Sciences Corp.

He was an early Unix expert, and an enthusiastic member of the Ocean Beach Writers' Group, where he wrote short stories and poetry. His interest in personal computers started in 1979, and he enjoyed teaching his sons about technology and programming.

He loved the beach, and lived

most of his life in San Diego, including Mission Beach, Ocean Beach and Pacific Beach, California.

He moved to Waimea, Kauai, Hawaii in the early 1990s to manage finance systems at

## Nathan Wallace Bucholz

**Stephen Kemp** 

the Pacific Missile Range Facility. Hurricane Iniki passed directly over and he became homeless in its aftermath. He returned to San

Diego before moving to Astoria to be closer to family.

He was born in Salt Lake City on Aug. 30, 1944, to parents Robert and Lucille (née Parsons).

He is survived by his two sons, Jack Victor Kemp with his wife, Shelly (née Draper), of Springfield, and Jeremy William Kemp with his wife, Tracey (née Nakano), of San Jose, California; and grandchildren, Maggie, Milo,

Julia and Catherine. He is also survived by his siblings, Robert (Rocky) Kemp and Roger Kemp.

He was preceded in death by his siblings, Bonnie Lou Anderson (née Kemp) and Jon Tremain Kemp.



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The Werners, who also own the company RV Inn Style Resorts, are already advertising Beacon RV as one of their locations available to campers.

But "the park is not an RV resort that provides 'glamping' accommodations," the state contends. Rather, the state argues, the park was home to around 4.5% of Ilwaco's residents, A port attorney Smith and other port commissioners consulted advised against trying to cancel the lease, but said the port should document and respond to any compliance issues.

In March, Beacon RV included 60 sites and was home to approximately 40 to 50 people, including elderly people and veterans. As many as 100 people have lived at the RV park in the past, according to local estimates.

Many of the tenants live off fixed or very limited incomes. County officials who first alerted the state to Sources told KMUN that a settlement is under discussion between the Werners and the RV park's remaining tenants, but no details have been released.

Brionna Aho, a spokesperson for the attorney general's office, noted that the tenants are free to take an offer from the Werners if they want.

But, she added, the Werners "cannot enter into agreements with the tenants to make our lawsuit go away, that would be between the state and defendants. We can still seek restitution and penalties regardless of what the tenants decide to do."

This story is part of a collaboration between The Astorian and Coast Community Radio.

#### Astoria Oct. 28, 1963 — Aug. 4, 2022

A pillar of Astoria's community and beloved friend to many, Nathan Wallace Bucholz died Aug. 4, 2022. He was 58 years old.

Nate was born in Eugene, Oregon, on Oct. 28, 1963 to Sidney and DeAnne Bucholz. He moved to Astoria in his 20s, and devoted much of his heart and time to theater. When not at the theater, he spent his time helping and guiding others.

Many who had lost hope in the world called Nate a friend due to his optimism

and ability to provide a sense of security and comfort. He was a respected staff member at Tongue Point Job Corps Center, guiding youth to better paths. His presence in this community will be sorely missed.

Nate is preceded in death by his parents. He is survived by his son, Sam Bucholz; his daughter, Linda Brown; and his four brothers, Sid, Jerry, Steve and Dean Bucholz.

A memorial service and potluck will be held on Sunday from 1 to 5 p.m. at the Astor Street Opry Company, 129 W. Bond St.



**Nate Bucholz** 

