



Q2 2025

## THISTLE ROC



WELCOME TO OUR

# Quarterly Newsletter



## Welcome Sunny Jade!

### SUNNY JADE BECOMES COLORADO'S 13TH RESIDENT-OWNED COMMUNITY

On March 24, 2025, the residents of Sunny Jade in Montrose officially became landowners, forming Colorado's 13th Resident Owned Community. Like many others before them, Sunny Jade residents faced fear and uncertainty when their park went up for sale. "Everyone was scared that an outside investor was going to come in and move the park or raise rents," said Curtis Milton, Board President. "Finding out we had the chance to buy it was a huge relief."

With support from Thistle ROC, the community rallied, organized, and voted overwhelmingly to take ownership of their future. "It was intimidating at first," said Board Secretary Coral Dietrich, "but now that we've done it, it's a huge relief — and I'm excited for the future." With this purchase, residents now control decisions that affect their homes, from lot rents to infrastructure projects. They join a growing network of ROCs committed to community stability, self-determination, and long-term affordability.

Congratulations, Sunny Jade! Your story is a reminder to all of us: when neighbors come together, incredible things are possible.



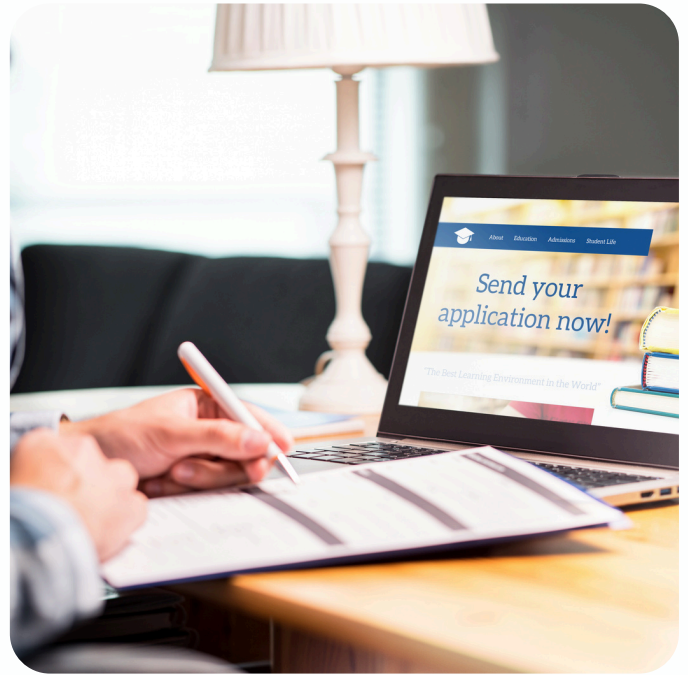
## **Happy Anniversary Animas View!**

On June 17th, Animas View MHP Co-Op celebrated its 4th anniversary as a member of the ROC family. Located in Durango, CO, this community of 120 homes continues to grow and thrive as a resident-owned cooperative. Congratulations on this exciting milestone! Visit the ROC USA website to learn more about Animas View and other ROCs.



## **Happy Anniversary Sans Souci!**

This June 22nd marked the 4th anniversary of Sans Souci Co-Op joining the ROC family. Located in Boulder, CO, this community of 62 homes continues to thrive as a resident-owned cooperative. Congratulations on this milestone, and here's to many more years of success!



## **Grant Opportunity!**

### **SB22-160 Rent Stabilization**

As a quick reminder, the SB22-160 Rent Stabilization Grant Program changes are now active as of 2025:

- Quarterly Application Windows – Communities now apply once per year during one of four quarterly cycles. The Q3 window closes September 30, with awards announced by October 15.
- Increased Grant Cap – The maximum award is now \$80,000, up from \$66,000, helping cover bigger unplanned expenses like infrastructure repairs or surprise operating costs.

This grant is still a great tool for keeping rents stable by absorbing unexpected costs. [Click here for more information on this grant opportunity](#), or contact your TA.





## New Thistle Team Member: Meet Yerania Silva!



We're excited to welcome Yerania Silva to the Thistle ROC team! Yerania is a professional bilingual communicator and community-builder with a background in digital media, public relations, and strategic bilingual communication. She's worked with schools, nonprofits, and public health departments to make vital information more accessible and culturally relevant.

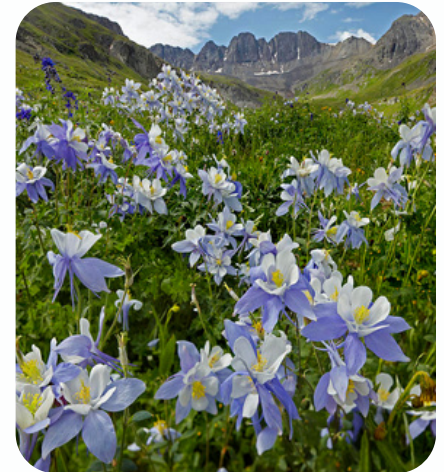
Now, as a ROC Program Specialist, Yerania supports manufactured home communities across Colorado as they move toward resident ownership. She brings a deep passion for grassroots organizing and inclusive communication to the role, helping residents feel confident navigating complex processes and advocating for their futures.

Outside of work, Yerania enjoys hiking, biking, rafting, coaching middle school volleyball, teaching community language classes, and soaking up the sun at the beach.

### Summer in Colorado: Wildflowers Bloom, and So Does Community Pride

As summer arrives in Colorado, meadows and hillsides come alive with the color of wildflowers—columbine, Indian paintbrush, lupine. Each flower is unique, but together they create something stunning. In the same way, every household in a ROC contributes its own story and spirit to the beauty of a shared community. Just as wildflowers thrive where the conditions are right, resident-owned communities flourish when trust, collaboration, and care take root.

Columbine –>  
Colorado's state  
flower, a symbol of  
perseverance and  
beauty in rugged  
terrain.



<- Indian Paintbrush: Bold and bright, it reminds us of the vibrancy that comes from participation and voice.

## New Loan Opportunity from Alpine Bank for ROC Residents

Good news for mobile home owners! Alpine Bank is now offering a special loan designed for manufactured homes—including most homes in our communities. Whether you're looking to buy a home, make repairs or upgrades, consolidate debt, or access some cash, this loan could be a great fit. Any home built after June 15, 1976 may qualify.

### Loan highlights:

- Interest rates: 8–10% (based on credit score & home age)
- Term: Up to 25 years
- Minimum credit score: 640
- Tiny homes are eligible, too!

### To learn more or apply, reach out to:

- Jess Pierce:
  - [jesspierce@alpinebank.com](mailto:jesspierce@alpinebank.com)
  - 970-426-7181
- Maggie Stever:
  - [maggiestever@alpinebank.com](mailto:maggiestever@alpinebank.com)
  - 970-426-7177

# The Way We Were Meant to Live: Reflections on ROCs

For most of human history, people lived in small, tightly connected communities. We built homes near one another. We shared food, work, and responsibility. We raised children together and cared for our elders. These early societies were deeply communal and fiercely egalitarian — not out of idealism, but because that was what allowed us to thrive.

Somewhere along the way, much of that was lost. Modern life has grown more fragmented. We live behind doors and screens. Neighbors may be strangers. Decisions that affect us are often made far away.

But in your resident-owned community, you've chosen a different path — one that in many ways brings us back to what we were built for.

A ROC is more than a legal structure. It is a living example of people reclaiming the right to shape their own community. Decisions are made collectively. Each household has a voice. Neighbors support one another because what happens here matters to all.

When you help plan a community event, serve on a board, check in on a neighbor, or even just attend a meeting — you are carrying forward an ancient human tradition of shared responsibility and mutual care. It isn't always easy work. Community never is. But it is meaningful work — and it taps into something deep within us. We are wired for connection, for cooperation, for building something together.

In choosing to live in a ROC, you are not just preserving affordability or gaining stability — though those things matter. You are also participating in one of the oldest, most human forms of living: small, self-determined, communal, and collaborative.

Thank you for being part of this movement. You are helping to show that the old ways still have a place in the modern world — and that communities can flourish when people come together with trust, care, and courage.



ROC board members, property managers, and Thistle staff gathered in Denver for the 2024 ROC Conference — a modern-day gathering rooted in ancient traditions of collaboration, shared leadership, and community care. Stay tuned for the 2025 date — we hope to see you there!