



Frequently Asked Questions

On Mountain View Estates in Coxsackie

Q: What are the plans for Mountain View Estates?

A: Mountain View Estates will feature 280 homes built using state-of-the-art modular construction on 108 acres. The site in the Village of Coxsackie is bordered by Van Dyke Street and Lawrence Avenue. The development will provide residents 55 and older with a community featuring quality new homes, a community clubhouse with a view of the Hudson River, a fitness center, swimming pool, walking trails and community gardens. A community manager will live on site to ensure services and security.

Q: Will this be a trailer park?

A: No. Modular homes are built on traditional foundations and are virtually indistinguishable from traditional construction. The homes come in a wide variety of styles and offer quality homes that are affordable and take less time to build. According to the National Modular Housing Council, modular homes are one of the fastest growing sectors of the construction industry.

Q: What impact will the new development have on local schools and community services?

A: The project will be built in phases over several years. Once complete, it is projected to generate more than \$1 million a year in property and school taxes with the limited impact on the village and schools. UMH will be responsible for maintaining the roads and infrastructure within the development. Additionally, it is anticipated that new residents will increase local spending and bring resources to the community.

Q: What is a land-lease community?

A: A land-lease community is a development in which homeowners buy their houses, but lease the land. This arrangement keeps home prices affordable. In Mountain View Estates, UMH will continue to be responsible for the maintenance of the development's roads, community spaces and amenities.

Q: What is UMH?

A: UMH Properties Inc. is a Freehold, N.J.-based publicly-traded real estate investment trust (REIT) that owns and operates manufactured home communities in New York, New Jersey, Ohio, Pennsylvania and Tennessee.

For more information about Mountain View Estates, or to take a look at the model home, contact Henry Rausch at 518.929.8807.