

# \$5 For An Attorney?

Yep, you read right. \$5 for an attorney. It's happening in Washington State. It's called "the Washington State Manufactured Housing Dispute Resolution Program" Their website is:

<http://www.atg.wa.gov/MHDR.aspx#.UitHbDnn-po>

If you have a computer, just copy and paste this address, it will lead you to the home page of the Washington program. The following information is from their website.

## HOW DID IT START

The 2007 WA State Legislature recognized that there are factors unique to the relationship between a manufactured/mobile home tenant and their landlord. The difficulty and expense of moving and relocating a manufactured/mobile home creates unique challenges. The Legislature found that many tenants who experienced violations of the manufactured/mobile home landlord-tenant act (MHLTA) were often left without protections or access to legal remedies. In response, the State Legislature passed into law RCW 59.30. This law authorizes the Attorney General's Office to administer the Manufactured Housing Dispute Resolution Program and enforce the Manufactured/Mobile Home Landlord-Tenant Act. It also authorizes the Department of Revenue to register manufactured/mobile home communities and collect registration fees.

## WHO CAN USE THE MHDR PROGRAM?

Homeowners are covered by the MHLTA and eligible to participate in the dispute resolution program if they own a manufactured home or mobile home and rent a lot for that home in a community or park. A community, by legal definition, includes rental space for two or more homes that are owner occupied. Homeowners are entitled to protection under the MHLTA only if they are current on their rent.

Landlords are also covered by the MHLTA and eligible to participate in the dispute resolution program. We encourage landlords to use the dispute resolution program as a low-cost alternative to the 15-day notice and eviction process provided by law.

We do not represent landlords or tenants but advance the public interest as a neutral third party negotiating an agreement that complies with the MHLTA. If an agreement cannot be reached we may formally investigate and move forward with enforcement action.

## HOW CAN THIS PROGRAM HELP ME?

Homeowners and landlords may file a request for dispute resolution if they believe that there may be a violation of their rights under the MHLTA. The Attorney General's Office may negotiate with opposing parties, determine whether further investigation is needed, decide whether a violation has occurred and issue fines and other penalties when appropriate in order to bring compliance with the law.

## HOW IS THIS PROGRAM FUNDED?

By law, landlords are required to register each pad in their community or park with the Department of Revenue and pay \$10 per year for each space that is rented to a person who owns their home. Landlords may charge each homeowner a maximum of \$5 per year of this assessment. The fee is then used to fund the MHDRP and cover the DOR registration and licensing costs.

## DOES THE PROGRAM WORK?

In one word, YES! And the program has some teeth. If a park owner is found to be violating the law, he can be fined. Most disputes are resolved between the parties, without further action by the State Attorney General.

## WHERE CAN I GET INFORMATION ABOUT PROGRAM STATISTICS AND CASE OUTCOMES?

Please visit our website where you will find information about program statistics and case outcomes following formal investigations. We have also posted our Annual Reports to the WA State Legislature here as well.

## SUPPORTED BY COMO-CAL?

Remember, we were COMO-CAL (the Coalition of Mobilehome Owners - California) before we were Mobilehome Magazine. In 2006 both COMO-CAL and GSMOL attended the national convention in Minnesota where they learned about the Washington State program. Almost immediately COMO-CAL started promoting it; however at that time we reached only a few mobilehome owners. The real push should be with GSMOL. After all, they are the "go-to" organization for new legislation. Contact GSMOL and suggest they make this priority #1.

COMO-CAL published the following article in their March 2010 newsletter The Voice:

*Finally There Is Hope. We are excited to learn that Assembly member Pedro Nava is introducing a new bill, AB1803, patterned after the Washington State Manufactured Housing Dispute Resolution Program (MHDRP).*

*As per Nava: "My legislation will help both residents and park owners resolve issues in a more amicable and cooperative process," said Assembly Member Nava. "The mediation process will help to level the playing field and reduce the need for costly and lengthy litigation between residents and park owners."*

*CoMO-CAL was founded on the premise that laws require enforcement. We have promoted the MHDRP for over eighteen months, writing about it eleven times in THE VOICE. COMO-CAL.*

Unfortunately this program is not law in California. We hope to have it very soon. Updates as they happen.

# Mobilehome Magazine At The Convention

Yes, Mobilehome Magazine attended the GSMOL April 2014 Convention. Although not allowed to participate (while we submitted our Associate Membership Application and our \$50 as Attorney Bruce Stanton had suggested; our membership was denied without explanation), we talked with many folks and made new friends. Most had never heard of Mobilehome Magazine and several volunteered to distribute MHMag in their park.

We had a nice chat with GSMOL's Community Organizer Darrow Sprague. He is a sharp guy, very knowledgeable and a terrific addition to the GSMOL team. We shared some of our experiences with mobilehome advocacy and he jokingly asked Miss Terri if he could take her photo for Mobilehome Magazine! We had a good time. Thank you Darrow. We are planning to write a book some day about all of this.

## THE CONVENTION

This Convention was typical of past Conventions, with educational seminars the first two days, an award banquet the second evening and a business meeting the last morning.

On January 5, 2014, well before the convention, we suggested that GSMOL set aside some time for the following. Some attending the Convention were very concerned and there was some discussion of (3) and (4).

## PRE CONVENTION SUGGESTIONS

1. A "State of the GSMOL Organization" which includes such topics as details of the sale of the building in Garden Grove in 2012, and where those funds went. What the current projects are? Changes since the sale of the building? A step by step plan to increase membership and provide members with better services and information...etc.

2. Steps being taken to open up the Organization to comments and suggestions from all California mobilehome owners, members and non-members. Why not conduct surveys to ascertain just what mh owners want from GSMOL and report the results in the Californian?

3. A discussion regarding Financial Statements. We feel members need and deserve periodic Financial Statements. Why not publish one in the Californian along with the current GSMOL membership numbers, say every quarter?

4. We would like to see an updated method to elect new board members so that the process is more democratic and involves all GSMOL members.

5. And of course, we at MHMag would like to reiterate our desire to work with GSMOL. To that end, we suggest we schedule regular conference calls to brainstorm. Perhaps we could offer to help distribute the Californian to parks not already getting it? We have a terrific network of volunteers and

currently deliver to over 100 parks across California.

## LETTER TO GSMOL DELEGATES & OBSERVERS

Here is a letter we handed out with the magazine:

*Dear GSMOL Convention Attendee:*

*The 2014 GSMOL Convention is finally here. We understand some of you are concerned about the future of GSMOL. We are too. Our hope is you will be willing to openly express your concerns. We can't lose GSMOL. Mobilehome owners need a strong advocate in Sacramento. In fact, we have recently offered to help build their membership by distributing the Californian with our network, which reaches 25,000 homes per month.*

*Mobilehome Magazine (MHMag) has a strong record of advocacy dating back to 2003, first with GSMOL, then as a state-wide group the Coalition of Mobilehome Owners - California (COMO-CAL), and now as MHMag. MHMag is "for mobilehome owners, by mobilehome owners." We gladly accept articles, especially when others will benefit. Thousands receive MHMag and feel connected and informed. We would like to invite you and your members to receive Mobilehome Magazine free. Just give us a call, send us an email, or see Frank Wodley at the Convention.*

*Contrary to what you may have heard, the 25 articles published in 2013 about GSMOL are all supportive. They include GSMOL legislation, this Convention, GSMOL Conferences, and offers from MHMag to support GSMOL and work together. In fact we have taken multiple surveys of "Joe" mobilehome owner. He wants MHMag and GSMOL working together. As in the saying: "There is Strength in Numbers."*

*For reasons unknown, the GSMOL board refuses to even talk with us. Some board members have even attacked us, saying some articles are detrimental to GSMOL. They probably were referring to sections of an article or two reporting on GSMOL's seriously declining membership. Of course our purpose was not to "torpedo" GSMOL, as a BOD member recently stated, but to make folks aware that without everyone's support, GSMOL may close its doors for good. The same plea was made by Jim Burr, GSMOL Legislative Chair, in December 2009 (we have copies). At that time membership was 15,136, but has shrunk another 4,000-5,000 as of today.*

*You may say: "We want proof MHMag is really helping GSMOL." No problem! In fact many park leaders have sent us emails like the following: "I have signed up GSMOL members because of the magazine;" "Those in our park that read your magazine feel it is a breath of fresh air and have renewed their membership with GSMOL because of it." In fact, most receiving MHMag have never known about GSMOL. Now they are! And that's tens of thousands.*

## CONGRATULATIONS

We want to congratulate Jean Crowder and Miss Terri (Terri Pohrman) on their election wins for board positions of Golden State Manufactured-Home Owners League (GSMOL) President and Zone A-1 VP respectively.

We wish the new BOD all the best and know they will work hard to turn the page to make our much needed state-wide organization. Let's make GSMOL strong again! Let's "Rebuild, Renew and Restore" it as an effective advocate for mhos.

## OPENNESS AND TRANSPARENCY

We strongly believe that any organization serving the public needs to be open and transparent. And this most certainly applies to our state-wide advocate (GSMOL).

The following is an article from the Union Tribune of San Diego. We feel applies:

*Police scandals show need for openness: When Americans are asked about the defining feature of their government, they tend to point to its democratic institutions, but the act of electing our leaders does not necessarily ensure a free and open society.*

*A more important feature may be transparency – the degree that the public can see how officials conduct their business. "A popular government, without popular information, or the means of acquiring it, is but a prologue to a farce or a tragedy; or, perhaps, both," wrote James Madison in an oft-quoted letter about open government.*

*Last week was Sunshine Week, designed to remind Americans about the importance of open records and open meetings. Most people nod at these vague sentiments. But a recent San Diego scandal is a reminder of Madison's words about the sometimes tragic consequences of a less-than-open approach toward the agencies that govern us.*

<http://www.utsandiego.com/news/2014/mar/26/police-scandals-show-need-for-openness/>

## SUGGESTIONS TO IMPROVE GSMOL

We here at Mobilehome Magazine **only** want the best for California's mobilehome owners (mhos). And that means a strong GSMOL in Sacramento. Here are some of our suggestions for improvement:

- *Make GSMOL transparent and open once again. That includes making financial reports, membership totals, and board meeting minutes public. They should be published in the Californian, that's the most cost effective.*
- *GSMOL can't do it alone. Mobilehome Magazine and **others** are willing and ready to help. All of us can commit to promote the "new" GSMOL and help GSMOL grow membership and strength. Let's work together!*
- *Make enforcement the #1 priority in Sacramento, not another law without enforcement. California needs*

*a program like Washington State's Alternate Dispute Resolution Program. See insert page E.*

- *Work to make GSMOL mobilehome owner and GSMOL member oriented. That means being responsive to membership needs and requests.*
- *Give members the right to vote and have a say in their organization.*
- *Sponsor free, open discussions around the state without the requirement that attendees become GSMOL members. Invite members and non-member mobilehome owners to talk about the organization and discuss what they want and need from GSMOL. Get everyone involved.*
- *Make a special effort to eliminate divisiveness.*
- *Promote Mobilehome Magazine. We will in turn promote GSMOL.*

## BOTTOM LINE

Let everyone be assured that Mobilehome Magazine wants nothing more than to promote a new GSMOL. It would be wonderful to only focus on issues, such as interference of sales, senior abuse, rent stabilization, etc. This can be a new day in advocacy. Let's all work for it and keep an eye on the prize.

## USE OUR NETWORK

The new BOD would be smart to sit down with MHMag and brainstorm ways to work together. For instance MHMag could help if and when the day came for GSMOL members to vote for new leaders. Already we are getting the word out about GSMOL. Often GSMOL asks members to call their legislators to support a proposed law. MHMag can help get the word out to all mhos, not just GSMOL members.

The possibilities of working together are endless. That's what mhos want and deserve.

## DREAM A LITTLE DREAM

What about a reorganization? We feel it would be helpful to get everyone working together. Perhaps one where GSMOL is the presence in Sacramento and MHMag provides information to as many mhos in California as possible? What about a new LEGAL "arm?" We are sure that with a little brainstorming, advocates can all be working together, doing what they do best. We believe all mhos, for \$25/year, could be represented in Sacramento, could receive Mobilehome Magazine, and could be covered by some sort of legal fund.

What would MHMag look like? Of course we would publish an expanded magazine, perhaps 24 or even 30 pages. We would publish information from GSMOL about their efforts in Sacramento and the magazine.

Give us your thoughts please! What would your "ideal" advocacy in California look like? Why not dream a little dream?

# Mobilehome Park Rental Agreement

Mobilehome parks are unique. Homeowners are not leasing, they have contracted to place their home investment in a park under a tenancy covered by a required written "Rental Agreement" ( a lease is a rental agreement) MRL 798.8. The Legislators realizing this fact have enacted laws that require protection of these homeowner's investments, in two ways, by the park owners standards and requirements for construction to be installed and provided, and the homeowners' rights of tenancy after contracting to place their home investment in the park.

## PARK OWNERS STANDARDS & REQUIREMENTS

#18251. Standards and Requirements. The Legislature finds and declares that the standards requirements established for construction, maintenance, and use, and design of mobilehome parks should guarantee mobilehome park residents maximum protection of their investment. Permit to Operate This permit is issued in accordance with the provisions of the California Health and Safety Code and is subjected to suspension or revocation.

#18250 Condition and Rights of Residents The Legislature finds and declares that increasing numbers of Californians live in mobilehomes and that most of those living in such mobilehomes reside in mobilehome parks. owners of mobilehomes reside within mobilehome parks for substantial periods of time. Because of the relatively permanent nature of residence in such parks and the substantial investment which a mobilehome represents, residents of mobilehome parks are entitled to live in conditions which assure their health, safety, general welfare, and a decent living environment, and which protect the investment of their mobilehomes.

## HOMEOWNER'S RIGHTS OF TENANCY - RENTAL AGREEMENT

MRL 798.15 the rental agreement shall be in writing and shall contain, in addition to the provisions otherwise required by law to be included , all of the following (a-h)

MRL 798.15 (e). A description of the physical improvements to be provided the homeowner during his or her tenancy.

MRL 798.15(f) A provision listing those services which will be provided at the time the rental agreement is executed and continued to be offered for the term of tenancy and the fees, if any, to be charged fir these services.

MRL 798.12 "Tenancy" is the right of a homeowner to the use of a site within a mobilehome park on which to locate, maintain, and occupy a mobilehome, site improvements, and accessory structures for human habitation, including the use of the services and facilities of the park Rental Agreement.

MRL 798.15 (c). A copy of the text of this chapter shall be attached as an exhibit and shall be incorporated into the rental

agreement by reference.( Mobilehome Residency Because of the high cost of moving mobilehomes, most Law, MRL, Articles (1-8)

MRL 798.19. No rental agreement for a mobilehome shall contain any provision by which the homeowner waives his or her rights under the provisions of Articles 1 to 8, inclusive, of this chapter. Any such waiver shall be deemed contrary to public policy and void.

MRL. 798.31 A homeowner shall not be charged a fee for other than rent, utilities, and incidental reasonable charges for services actually rendered.

MRL 798.9 "Homeowner" is a person who has a tenancy in a mobilehome park under a rental agreement.

MRL 798.56 A tenancy shall not be terminated by the management only for one or more of the following reasons, ( a to e) Nothing in this subdivision shall relieve management from its obligation to demonstrate that a rule or regulation has in fact been violated.

MRL 798.15 (h) All other provisions governing the tenancy. I believe this to be the most important provision in a mobile-home rental agreement.

Why I believe MRL 798.15 (h) All other provisions governing tenancy is so important, because WHY would mobilehome owners contract to place their home investment in the park if ?

- I believe annual rent increases should be a provision governing tenancy, and an annual rent increases provision should not be more than 100% of the Consumer Price index, why? The governmental annual standard of inflation costs for mobilehome parks is only 46% of the CPI, (Rutgers Law Review), Why would a homeowner agreed to a higher rent, that would only increase the park value?
- If no provision for annual rent increases, after the required written rental agreement is given "unconscionable" rent increases would be considered Constitutional Violations "absence of meaningful choice", "procedural unconscionable", "economic servitude", one investor taking unfair advantage of the weaker investor, so why would a homeowner install his home investment in the park?
- If there was a provision in the required written rental agreement stating the park owner could raise the rent at time of resale what mobilehome owner would contract to place his or her investment in the park? This would not benefit the home owner it would just make the homeowners' home investment harder to sell. They could lose a sale and their value of their investment might go down.
- If there was a "Change of Use" provision, MRL 798.10,

# ELS Announces Punitive Damages Jury Verdict in California Lawsuit

Editor's Note: We congratulate our friends at California Hawaiian for this terrific victory. I spoke at this park four years ago as the COMO-CAL President and took the photo at the right. Joan Malone (4th from right) spearheaded this lawsuit against Equity LifeStyle Properties (ELS).

Joan and 60 other residents sued ELS for failure to maintain. They used the "go to" attorney group in San Diego - Endemen, Lincoln, Turek, and Heater. Take special note of the awards - \$15.3 million in compensatory damages and \$95.8 million in punitive damages. We understand ELTH usually receives 40% of all awards.

We wish Joan and the others best of luck with the appeal process. Their efforts help us all and are an example what residents can do if they organize.

The following is a press release by ELS. There had been no press release by Jim Allen at the time we went to print.

Equity LifeStyle Properties, Inc. (ELS) (referred to herein as "we," "us," and "our") announces that, as we disclosed on April 15, 2014, a jury in the California Superior Court for Santa Clara County, Case No. 109CV140751, entered a verdict of compensatory damages in the total amount of \$15.3 million against our operating partnership in favor of certain plaintiffs who are current or former residents of 42 out of the 418 total sites at our California Hawaiian manufactured home property located in San Jose, California (the "Property"). Yesterday, that same jury entered an additional verdict against our operating partnership of \$95.8 million in punitive damages.

Marguerite Nader, our Chief Executive Officer, emphasized that: "We could not disagree more strongly with the jury's verdicts. We will vigorously seek to overturn them in the trial court or on appeal, including but not limited to asking the trial judge to grant a new trial and to reduce the grossly excessive

in the required written rental agreement, that did not give the homeowner the right to negotiate the change of the use in a park owner's Permit to Operate, why risk losing their home investment?

Other things I believe should be considered when talking about mobilehome rental agreements.

1. MRL states leases are rental agreements, MRL 798.8, therefore any lease given and the homeowner is required to sign must abide by all the MRL provisions for written rental agreements. A lease is a rental agreement, MRL798.8

2, Contract Law (1) [4] (b) Uniform Commercial Code.



damages."

With respect to compensatory damages, no evidence was presented that any plaintiff suffered any physical injury requiring medical attention, and the documentary evidence of repairs to plaintiffs' homes or property totaled less than \$3,000 collectively for all plaintiffs. In addition, approximately 75% of the compensatory damages verdict was awarded as compensation for emotional distress even though there was no evidence that any plaintiff had sought or received attention from any healthcare provider of any kind for emotional distress.

California Hawaiian was developed in the 1960s, and is 100% occupied. The plaintiffs' complaints included among others various utility outages, which are not uncommon in properties of similar age, which were remedied.

We own or have an interest in 379 quality properties in 32 states and British Columbia consisting of 140,333 sites. We are a self-administered, self-managed real estate investment trust ("REIT") with headquarters in Chicago.

A contract is the total legal obligation resulting from that agreement.

3. The Mobilehome Residency law is akin to the Consumers Protection Act.

4. The California Court of Appeal confirmed the fundamental concept that an illegal act cannot be enforced by law.

5. Mobilehome owners contract to place their home investment in the park with the justified expectations the provisions of the rental agreement will be binding.

Article by Donna Matthews. Donna can be reached through Mobilehome Magazine

# Can A Mobilehome Owner Rent Their Home?

Please keep in mind that I am not an attorney and that this is my personal opinion. I believe you should be able to rent your home under any conditions and that the Park Owner should not be able to stop you, provided that you follow certain restrictions. Having said that, let's take a look at why you might want to rent your home. Renting, leasing, sub-letting or sub-leasing are similar terms found in Park Rules & Regulations and the MRL.

There are several situations in the MRL and probably in your parks Rules & Regulations that do allow sub-leasing by homeowners. Disregarding those, another reason might be that some personal business or work situation requires you to be away from your home for a year or even two. The homeowner may have passed away and now family members are faced with waiting until one of you reaches the minimum age to entitle occupancy of the home. It may also be that the sale of the home is not progressing and to avoid paying the space rent, you would like to rent it for a year or even several more years. According to the Rules and Regulations, and the Park Manager, You will most likely be told that renting it out is prohibited.

If you were to check, you may find that the Park Owner owns one or more houses in the park which he rents to non-owners, in violation of his own rules.

This type of situation was presented to the California State Attorney General Kamala D. Harris, by Das Williams, a member of the California State Assembly for an opinion. Her Opinion No.11-703 dated July 23, 2013 is eight pagers in length, so I will not present it here.

Assemblyman Williams question was:

"If the management of a mobilehome park has enacted rules and regulations generally prohibiting mobilehome owners from renting their mobilehomes. is park management bound by the same rules and regulations?"

The Attorney General's conclusion was:

"With the possible exception of rentals to park employees under appropriate circumstances that satisfy certain statutory requirements, if the management of a mobilehome park has enacted rules and regulations generally prohibiting

mobilehome owners from renting their mobilehomes, then park management is also bound by these same rules and regulations."

The Attorney General further states that "the plain language of Civil Code Section 798.23 explicitly requires that park owners "shall" comply with "all" park rules and regulations--which would presumably include and encompass any no-rental/no-subletting rule or regulation---that are imposed on homeowners leasing spaces in the park.

The gist of this opinion is that any park wherein the park owner or management is renting a home to a non-owner, then the other homeowners in the park would have the same right, and any rule restricting such subletting is essentially nullified.

To put it more bluntly,...what is good for the goose is good for the gander.

The next question is how does one know if a park owner or management owns any homes in the park and is renting them out in violation of his/her own rules and regulations. One method is to go to the County Recorder's office and computer search the records by the park address. Your own address will show your name as the owner of record. If a home is owned by the park manager, it will show up on the record. There may be other methods for identifying the spaces owned by the Park owner, but occupied by a non-owner renter or tenant.

Should the park owner attempt to impose special rules or requirements to obstruct your rental process, I would suggest going ahead and let them try to evict you or claim you are in violation of their rules, and take them to small claims court to permit the subletting. Not being an attorney, I can only give you my opinion or suggestion.

This needs to be incorporated into the MRL to ensure the equal rights that you should have as a homeowner. I would also take my case to the City and to HCD for support based upon this opinion by the Attorney General.

So the answer to the question is.....Yes, you may well be entitled to rent your mobilehome to a non-owner per this opinion by the Attorney General.

Article by Lloyd Rochambeau, President, SMMRA and Lakeview Mobile Estates.



# Clarifications & Corrections

One thing about us, we admit are not perfect. We get a few emails saying “at least use spell checker” or this article wasn’t correct. We appreciate your input and are happy to correct our mistakes.

Donations: In March we indicated that Indian Springs, our largest donator, is located in Desert Hot Springs. Actually Indian Springs is in Palm Desert. Also Greenbrier Gardens is in El Cajon, not Chula Vista. Sorry about that, guess we need to look at the map next time! In any case, we thank you so much for your support.

Article #1: One year ago, in May 2013, we published an article “Amazing News from Donna - The law states park owners must protect our investment.” To our dismay, our friends at GSMOL have been using this article to convince folks not to trust MHMag. The following recent email, forwarded to MHMag by a reader, is from GSMOL Zone D VP Tim Sheahan.

“I hope the question and answer during the conference (May 2014 Senate Select Conference with Senator Roth) about a Donna Matthews article in the May 2013 issue of Mobilehome Magazine gave you some indication why GSMOL is reluctant to endorse the magazine. While many articles are very good, the credibility of some content is certainly suspect. I’ve attached the inaccurate Matthews article I’m referring to.”

MHMag’s Response: Unfortunately over the years several GSMOL leaders have “bad-mouthed” both COMO-CAL’s Voice and MHMag. We believe the GSMOL BOD would love to see us fail. If they were truly working with us, they could have simply sent us an email in May 2013 or phoned us with their concern. We would have immediately made a correction and this wouldn’t have gone on for a whole year. By the way, we have NEVER asked GSMOL to endorse MHMag, but we have asked them several times to work with us.

Now to the Donna article. This is what was published:

18251. The Legislature finds and declares that the standards and requirements established for construction, maintenance, occupancy, use, and design of mobilehome parks should guarantee park residents maximum protection of their investment.

So we want to correct our statement “Owners of rental parks MUST GUARANTEE BY LAW the maximum protection of our investments!” Actually we should have concluded that Title 25 #18251 says: the Legislature believes the way mobilehome parks are set up (standards and requirements) should guarantee residents maximum protection of their investment. We are sorry if we misled anyone; that was not our intention.

By the way, Mr. Sheahan perhaps didn’t notice that, in this same May 2013 issue, we published his photo at a Santa Cruz

Symposium with a statement:

5) It is advisable (for residents) to support their statewide organization, the Golden State Manufactured-Home League (GSMOL)

and in another article we pledged to:

Work with GSMOL to better serve all mobilehome owners. We will promote GSMOL as the “go to” advocate for their work in Sacramento.

We will continue to make suggestions in an effort to improve both organizations, and improve our working relationship.

We would suggest that GSMOL leadership stop their campaign against us and instead work with us to help mobilehome owners!

Article #2: Again from GSMOL VP Tim Sheahan:

I also want to point out that one of the Magazine’s contributors is park owner Frank Rolfe, who with his partner, David Reynolds, operate “Mobile Home University,” which is essentially a get-rich scheme for buying MH parks and “relentlessly” raising rents. I’ve attached a Rolfe article from the June 2013 issue of MH Magazine, along with an article written by Reynolds that was on the Internet several years ago.

Contrary to what Mr. Sheahan alleges, Frank Rolfe is not a magazine contributor. MHMag has published two or three of Mr. Rolfs articles that we found online or a reader recommended we publish, so our readers could gain an understanding how investors and park owners run their parks.

Also in our May/June 2012 we published an article by Mr. Rolfe titled: How to Handle the Tenants in a Mobilehome Park. Our editor’s note in that article stated: Both (Rolf) websites are a wealth of information - most mobilehome owners would be interested in how the park business is run. This will open your eyes. We hope you enjoy and learn from the article.

## OUR HOPE FOR THE FUTURE

Divisiveness only thwarts our efforts to help mobilehome owners. If we are to really help mobilehome owners, everyone MUST work together. We all believe “There is strength in numbers.” Divisiveness is not our friend, nor is it your friend. In our opinion, anyone that is divisive should get out of advocacy.

We know of several instances where Mr. Sheahan has made decisions that have actually seriously hurt mobilehome owners. We have not made them public, but continued our efforts to work together. We would suggest Mr. Sheahan and some other GSMOL leaders turn over a new page. Let’s all strive to help those we serve by working together ourselves. Mobilehome owners deserve no less.

# Order Form for FAQ Handbook

The FAQ Handbook, is a “must have.” Ordering is simple. Just fill out the form below and send it with a check made out to “Mobilehome Magazine.” We will mail your Handbook within 24 hours of receipt of your order.

## SUPPORT MHMAG

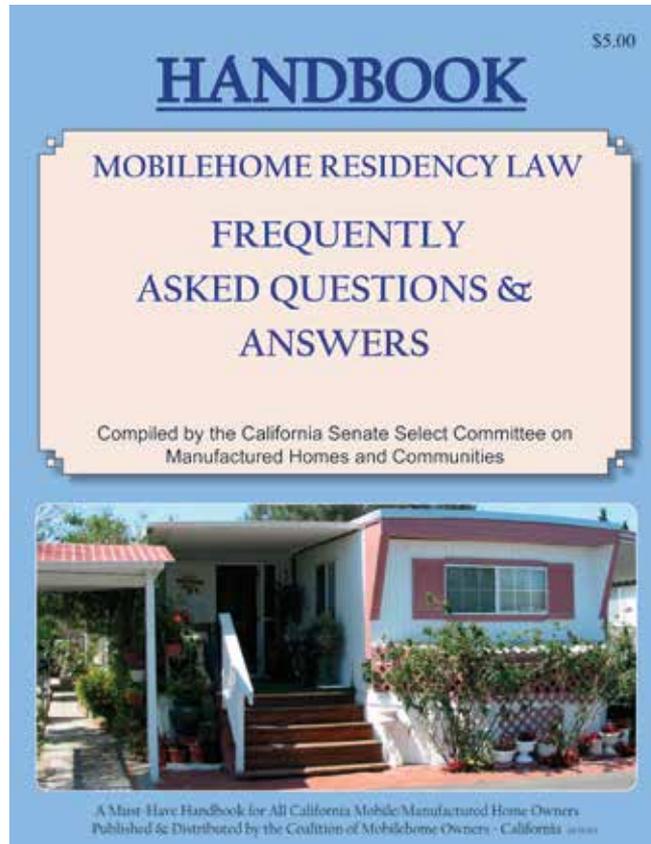
There are several ways you can support Mobilehome Magazine.

### a. Distribute in your park.

Please volunteer to distribute MHMag in your park. Remember the law allows the distribution of the magazine in your park, but only by a park resident. We will pay anyone volunteering to distribute in their park 5 cents per copy. Simply bill us to get reimbursed.

### b. Write an article.

Remember, this is your magazine. Please step up and write an article of interest to other mobilehome owners



- what’s happening in your park, successes you may have had, etc.

**c. Please donate.** We publish Mobilehome Magazine on a “shoestring” budget. We appreciate any donations you might send our way and please know 100% of all donations go to support our efforts to educate and inform California mobilehome owners.

**d. Send us your email address.** We soon will have an email network in California to link residents.

**e. Email or write us.** Tell us how we can improve MHMag. What kind of articles would you like to see? And we appreciate your feedback.

**f. Above all, please read** Mobilehome Magazine and educate yourself. You need to know the basics and where to

go to get assistance. We will continue providing you up to date, accurate information.

**THANK YOU FOR YOUR SUPPORT!**

## Order / Donation Form (PLEASE PRINT)

NAME: \_\_\_\_\_ Date \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

SPACE # \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: CA. ZIP: \_\_\_\_\_

PARK NAME: \_\_\_\_\_ PHONE #: \_\_\_\_\_

- I’ll deliver magazines in my park. I need \_\_\_\_\_ magazines.
- Donation Amount: \$ \_\_\_\_\_
- FAQ Handbook: \$6.00 (delivered to you by first class mail)

**Thank You! Your donation helps us continue our work!**

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5/14