

LIVING IN A MOBILEHOME PARK # 2

Because mobilehome parks are unique, and homeowners have been enticed to place their home investment in the parks, agreed to improve and maintain the park owner's lot, pay an agreed monthly rent for the use of the lot, installations to the lot, and park facilities, it is important for subscribers of the Mobilehome Magazine to be kept informed of their rights and what is happening throughout the state. Gain Information that would be a benefit to them. Education plus Action equals Justice.

Over the years I have learned what the Mobilehome Parks Act standards and requirements are for a park owner's permit to operate, and it is a mobilehome owners duty to see that the Department of Housing and Community Development (HCD) the governmental enforcement agency does its statutory duty to see that these MPA laws are enforced. Laws that require the park owner to do his contractual duty to maintain the park, to protect the homeowner's home investment.

We mobilehome owners cannot enjoy the normal influences of a free market in the same way the apartment or house renters; who have no investment in their living

unit and are free to move. Nor do we homeowners in parks have equal bargaining power. This leads to an environment that is inherently fertile for illegal and immoral practices, abuse by greedy or unscrupulous park owners. Therefore the Legislature has enacted these unique mobilehome laws to protect the homeowner's investment. The laws are there, it is so important that homeowners know their rights, under these laws. Advise the management that they know their rights. Not be intimidated by dictatorial managers, or stand for selective enforcement of the park rules and regulations.

Remember you have rights under the laws. The Mobilehome Residency Law, states a rental agreement cannot contain a provision by which a homeowner waives his or her rights. This would include all the MPA standards and requirements for the park owner's permit to operate.

The key is to know the standards and requirements for the park owner's permit to operate and see that HCD Administrators are enforcing these laws.

Donna Matthews, long time mobilehome owner

No Longer Business As Usual?

YEARS PAST

For years it has been business as usual for park owners and managers. Those crossing the line have done so without much resistance. (Interference of sales, harassment, intimidation, senior abuse, etc.) So you might say, how can they get away with this? What about the Mobilehome Residency Law and Title 25 that are supposed to protect residents against this behavior?

Of course, the answer is enforcement. We strongly believe laws without enforcement are essentially useless. It is that simple. But how should the laws be enforced? Golden State Manufactured-Home Owners League (GSMOL) has convinced us that our only option is to hire an attorney and go to court. Housing & Community Development (HCD) says the same thing. And many of us have bought into this idea!

We all know attorneys are expensive and any litigation takes time. And ultimately there is no guarantee of winning in court. If you lose, you may have to pay the attorneys fees of the park. This has meant hundreds of thousands of mobilehome owners in California have opted not to litigate infractions of the law and just let parks and managers take advantage of them. They have been helpless. They could not afford a high priced attorney, and few attorneys would take cases on a contingency basis.

TODAY THERE IS ANOTHER OPTION

We endorse the new non-profit CAMOA 100%. They are a group of dedicated mobile/manufactured home owners wanting to make a difference. We are sure they will make a difference if you give them a chance. That means joining and promoting them. We are sure your money and time will be well spent.

WE WILL DO OUR PART

Mobilehome Magazine will do our part. We will use the magazine as the carrot and stick when dealing with some illegal acts, i.e. we will expose those breaking the law, and praise those following the law via the magazine.

We understand CAMOA will provide some form of legal assistance to its membership, perhaps in the form of a stipend to hire an attorney to write a letter. This is not unlike COMO-CAL's efforts and we found often a letter from an attorney resolves an issue.

UNITY SO IMPORTANT

Another goal of CAMOA is unity. They will promote everyone working together. That's the only way we will be able to combat those park owners crossing the line!

Letters to the Editor - Home Owner Associations

LETTER TO THE EDITOR

You have made a stupendous blunder with the article on abuse in Mobile/Manufactured-Home Parks. This article is about HOAs in condominium associations or resident owned parks. While there is some truth in respect to those HOAs, it is way off the mark for HOAs in leased/rental parks. Not until the very end of the article is it mentioned that life in the HOAs as described are in "communities" which are run by an HOA.

We need every leased/rental park to have an HOA, which function totally opposite of those described, and this Nevada piece will confuse and frighten homeowners. This piece is a huge disservice to California leased/rental park homeowners and has no place in your publication without explicit explanations as to the differences.

Lloyd Rochambeau, President, Lakeview Mobile Estates HOA

LETTER TO THE EDITOR

While I've enjoyed many of the articles in Mobilehome Magazine, I was appalled that you chose to run "Psychological Abuse in Mobile/Manufactured-Home Parks" in your June 2014 issue. Not only is the situation described by Gary Solomon irrelevant to owners in non-resident owned parks, his characterization of HOA boards as "predators" who volunteer to be on the board to "gain power and an inflated sense of self" is insulting to anyone who works on a homeowners' association. I'm afraid your caveats that Dr. Solomon doesn't live in a mobile home park aren't nearly enough to mitigate the damage done by reprinting this article. In fact, at the very end you write that "the HOA is like a park manager" when in a non-resident owned park the HOA is nothing like a park manager. The park manager has been hired by the park's owner, not the park residents, so the HOA has absolutely no control over the manager's actions. The HOA can communicate with the manager, and in some cases, even the park owner, about abuses of the MRL, Title 25, and the park's rules and regulations (we don't have "CC&Rs") by residents and the owner. The HOA can keep residents informed about issues in the park, advocate for residents in their dealings with managers and owners, and in some cases lead the legal charges that have unfortunately become the only way to get park owners' attention. But the HOA of a non-resident owned park has no power to enforce anything. The only way the HOA can pressure managers and owners to follow the rules is through participation of a large portion of residents in the HOA. I'm afraid that your publishing of this article will damage the already-difficult process of encouraging residents to participate at all, let alone create new HOAs in parks that don't have them.

Sincerely, Anna Alessi, HOA secretary & newsletter editor
Lakeview Mobile Estates, San Marcos

FROM THE EDITOR

Thank you Lloyd and Anna for your emails regarding last month's article about abuse in mobilehome parks. We appreciate your passion to protect the image of resident HOAs.

The HOA Syndrome article was first published in COMO-CAL's THE VOICE in November 2010 and yes it is about HOA's in stick-built communities, not about HOA's in mobile/manufactured home parks. We thought it obvious and our readers would equate Gary Solomon's HOA Syndrome with the conduct of some park managers. We never thought anyone would think we were actually condemning resident Home Owner Associations (HOA) in rental parks. We were not!

THE FACTS

Actually we began the article with an Editor's Note talking about abuses by managers in mobilehome parks. Abuses such as inconsequential notices, making threats, yelling, and saying "if you don't like it here, then move." We also stated that Dr. Solomon didn't live in a mobilehome park, but in a stick built community. At the end of the article we wrote: "The HOA is like a park manager." In hindsight, we could have been clearer by writing: "The HOA (in HOA Syndrome) in a stick built community is like some managers in mobilehome parks. We are sure Lloyd and Anna's HOA at Lakeview Mobile Estates is nothing like the HOA's Dr. Solomon is talking about."

WHY PUBLISH SOLOMON'S ARTICLE?

So why publish this article in the first place? The answer is simple. Because we feel Solomon's HOA Syndrome applies extremely well to some mobile/manufactured home **park managers**. We also wanted to point out that HOA's in stick built communities are being sued for HOA Syndrome and perhaps mobilehome owners could sue their park manager as well for "HOA Syndrome" abuse. After all, we believe such abuse actually shortens residents lives!

We welcome feedback. In fact feedback often leads to a better understanding. We are sure our readers are open enough to accept a hick-up now and then and we are sorry if some misinterpreted the article, we can see how it could happen. Next time we will take extra care to make sure our readers understand our intent. This has been an opportunity to better explain our position, so everyone comes out a winner.

NOT ALL HOA'S ARE CREATED EQUAL

Now, on the other hand, just because your park has an HOA is no guarantee that the HOA is acting in your best interest. In fact some HOA's are created to serve the park owner or management. Some are led by folks only interested in

themselves. Some HOAs believe they can censor information. For example, several HOAs won't distribute MHMag. We feel they do a disservice to their residents and are no better than many managers who also censor information.

We suggest you take an active role in your HOA and in your state-wide organization. Do not follow blindly. Research to find the facts. Be open to others who might know the truth. Don't be scammed into thinking someone is looking out for your best interests, when in fact they are not.

A LONG HISTORY PROMOTING HOA'S

Please keep in mind that we have a long history of providing accurate, honest information to mhos. We welcome any chance to make our position clear.

In fact we have always promoted the formation of HOA's in parks. Anyone who regularly reads MHMag and THE VOICE knows we promote resident HOAs. For example just this year:

January 2014, page 8: The Senator Karen Mayne talks about the importance of having a resident organization with good leaders.

February 2014, page 11: *(When dealing with park problems) residents need to form homeowners' organizations or affiliate with mobilehome groups that advocate for mobilehome owners interests and work as a group in dealing with the park management.*

March 2014, page 9: *(When park owners violate the law,) a solution is to form an HOA, network with other parks in your area and be active.*

April 2014, page 11: *form an HOA*

April 2014, page 14 (SFV issue): *We believe that a group of residents are much more effective combatting many issues in a park than just one or two. There is Strength in Numbers. To that end, we feel every park should have a Home Owners Association (HOA) that advocates for residents rights. Mobilehome Magazine can guide your efforts to form your own HOA. It only takes 3-4 residents who want to make a change.*

In fact we published Lloyd Rochambeau's Article "Time to Get Proactive" in December 2013, page 8: *First off, I contend that every park should have a homeowners association. If there is a city wide group such as we have in San Marcos, that can be more effective than trying to go it alone.*

In the same December 2013, page 9, we offer Tips & Suggestions to form an HOA: *Mobilehome Magazine recommends you form a Home Owners Association (HOA) in your park. Here are some suggestions:*

a. You need a core leadership group, made up of 3-4 park residents. Volunteers should have a basic understanding of the MRL, should be open and willing to learn, and should be motivated by service rather than ego. Egos have NO place in advocacy.

b. The group need not be formal, i.e. incorporated with the California Secretary of State. We believe simple is better and you can focus on issues rather than protocol.

c. Include all park residents in your meetings and information distribution. You can distribute Mobilehome Magazine once a month with an insert about HOA developments.

d. If you live in a large park, it is helpful to have "block captains" so any flier/magazine distribution work is a team effort.

e. Be an open group. Welcome suggestions and comments.

f. If you have a manager that is an issue, you can have the first series of meetings in a residents home, rather than in the clubhouse.

g. Order an instructional manual from Mobilehome Magazine. We have "how to" guides from two different statewide organizations - Utah and Minnesota.

h. Always have an agenda for meetings.

i. Keep control of meetings. No one likes a meeting where residents are shouting at one another. One way of keeping control is the use of question cards, written by residents, and submitted to the front table.

j. Have specific goals.

k. *Use Mobilehome Magazine. We will help.*

UPDATE ON GARY SOLOMON

Shortly after we published the HOA Syndrome article (The Voice November/December 2010), we followed up with an article by Harvey Kahn, a Yucaipa Reporter who interviewed Dr. Solomon:

"Most seniors move into mobile home parks thinking everything will be just fine. They don't bother reading the residency requirements," says psychiatrist Gary Solomon, who spoke on the phone from the College of Southern Nevada, where he is conducting research on Homeowner's Association Syndrome (HOA). "People are being abused in parks and communities, to the point where they are being frightened away from their homes. Some seniors are so afraid of management that they hide inside their homes. They unknowingly moved into an urbanized ghetto and often are harassed to the point of illness."

Solomon said that mobile home parks and private communities (HOA's) differ only due to "legal arguments." Residents of both have given up most of their individual rights, says Solomon. "Management knows the profile of each resident, especially seniors who are easy prey."

EDITOR'S FINAL NOTE

We feel the subject of abuse in mobilehome parks is very important, so we will publish the balance of this interview with Dr. Solomon and much more in the August issue of Mobilehome Magazine. Watch for it.

Announcing a New 501(c)3 Non-Profit California Manufactured-Home Owners Alliance (CAMOA)

We are happy to announce an agreement between Mobilehome Magazine and a new non-profit 501(c)3 Corporation called California Manufactured-Home Owners Alliance (CAMOA). The goal of the new Alliance is to inform, and unite homeowners across California and to offer an inexpensive way to deal with issues and problems faced when living on someone else's land. Mobilehome Magazine interviewed CAMOA organizers and here are some of their answers:

What are your goals?

Our primary goal is to identify ways to help owners enforce a host of "laws" already on the books. We will seek a statewide, unified, community of home owners and other advocacy groups, including GSMOL, to help. We will help residents form Home Owners Associations; thus improving communication and response to issues that may arise. Sharing information, problems, and solutions; having discussions and brainstorming; even meetings and entertainment are all within our purview.

How much does an annual membership cost?

Membership is only \$24 per yr, \$44/2 yr, or \$60/3 years.

How can a homeowner join?

They can mail a check to CAMOA, P.O. Box 663, Chula Vista, CA. 91912. If there is enough interest, we will accept credit cards in the future.

Can a homeowner help CAMOA get members?

Yes. In fact a homeowner can sponsor others. We will pay that homeowner \$2.50 for each new membership application & check we receive where they are indicated as the sponsor for that member. Just our way of saying thank you for your support.

Why is a "big push" initially so important?

CAMOA can work no miracles! We have no magic wand, nor an abundance of "Georges"! But we do have experienced folks willing and able to help you.

CAMOA needs a membership base before much can happen. Just give us a boost to get us going, give us a chance, and we will show you what, for less than a cab ride to the airport, \$24/year can provide.

What will homeowners receive for their membership?

First and foremost, we will provide homeowners legal

assistance. CAMOA also expects \$7 of each membership fee will go to start building a legal fund. We will also form a legal assistance committee of experts to help advise homeowners. We anticipate a "waiting period" before members can request the services of an attorney, perhaps 45 days. Details will be published as we progress.

Our agreement with Mobilehome Magazine provides a way to publish CAMOA information and updates in every magazine.

Will homeowners have a chance to input suggestions and/or comments to CAMOA?

Yes, Yes! We want your input. We want to provide you the best service we can. And in turn we need your complete support. We want you promoting CAMOA to all your friends and neighbors. We need a big push initially to really make a difference.

How transparent will CAMOA be?

We pledge to publish a quarterly report on finances and membership. We pledge to keep you informed.

What about homeowners not currently living in a MHMag local distribution area?

Our goal is to reach as many homeowners as possible. Consequently, any resident of any park located anywhere in California may join. Even if you live in Timbuktu, we will keep you informed. For those living outside the local distribution area of MHMag, CAMOA will mail magazines direct to you using the USPS. We will get the magazine free from MHMag and will pay the postage (which can be considerable).

What else would you like homeowners to know?

We are ready to go to work for you: "paying attention to, and producing results at the grass roots level is our priority! Filling in the gaps left untouched by others!"

Opportunities to improve the lives of those of us who live in California's Mobile Parks don't come around very often. Fifty years ago a statewide organization, GSMOL, (Golden State Manufactured-home Owners League) began, which gave us much needed lobbying representation in Sacramento. Over the years, this resulted in our Mobilehome Residency Law (MRL). This was a start, but as presently crafted, it is without enforcement, and has many ambiguities; thus homeowners are left lacking.

We, all of us, but especially those of us that have park Home Owners' Associations, must now take up a leadership role, on our own, and each other's behalf, and move forward together to take up the slack. We cannot expect a GSMOL to be an omnipresent, know-all, do-all, be everything organization for us! In reality, we, if we really want to, can now plan and work together like never before. There is so much we can do for ourselves! Let's organize more HOA's! (We'll help.) Please, whatever you do, come to the realization that the force is in and with us, and a new opportunity is at hand:

Mobilehome Magazine has been coming to your door and those of your neighbors (largely free) in parks across the State for almost two years. And what an advantage it offers, and, yes, what an opportunity it provides. CAMOA will be using MHMag to communicate, inform, educate, and in every possible way strive together to build a united homeowner community throughout California. We have a common goal: doing our best to make sure that a "home-in-the-park need not be a-home-in-the dark", but a refuge from same. Much of the public and many of our city officials and politicians don't realize the tremendous community value that MHPs offer in affordable housing for the elderly, and the marginalized. We, you and I, can organize, and publicize and open eyes, if we but have the

will.

CAMOA is being formed around advisory committees, schooled or experienced in handling park matters of security, safety, moneyed park owners, and "bait and switch antics", manipulation of sales, and long delays in meeting promises, diminution of services, or activities that lower one's home value. How about management or lack thereof, abuse (especially of the elderly and minorities) unequal application of park rules, foul language, retribution... How about a "true and readily available community" legal fund should one need a lawyer?

California Manufactured-Home Owners Alliance (CAMOA) is a not-for-profit Corporation. You will find in this issue of MHMag details and perks of membership, and a web site of how to reach us if you have a problem, question, or suggestion. We're not asking for much, just a little money, your thoughts, committee participation, and, oh yes, your best wishes and help for our mutual long and continued success!

The Board of CAMOA IS committed to a pledge of help, transparency, hard work, focus, fairness, rapid response and real enforcement. Can we count you to join with us?

California Manufactured-Home Owners Alliance (CAMOA) Membership App. & Donation Form (PLEASE PRINT)

NAME: _____ Date _____

PHONE #: _____ PARK NAME: _____

MAILING ADDRESS: _____

E-MAIL: _____

SPACE # _____ CITY: _____ ZIP: _____

CAMOA Membership (\$24/ 1 yr, \$44/2 yr, \$60/3 years): \$ _____

Give us a little something extra: \$ _____ Thank You!

Sponsored by (only if you have a sponsor): _____

INCLUDE CHECK OR MONEY ORDER. All Checks Payable to "CAMOA"

MAIL TO: CAMOA, P.O. BOX 663, CHULA VISTA, CA. 91912

7/14

THANK YOU!



CAMOA Board of Directors

WILLIAM SCHLEGEL, PRESIDENT OF CAMOA.



Graduate of the University of Nebraska, with a major in Political Science. Served in Public Relations for the Electrical and Natural Gas Industry out of Minnesota. A gardening hobby turned into a commercial green house operation growing hydroponic lettuce and tomatoes. In California, he organized

the Swingtime Orchestra a la the big bands music of the 30's and 40's. Has served as President of the Senior Clubs in both National City and Chula Vista. He is the President of the Home Owners Association of Terry's Mobile Home Park in Chula Vista.

FRANKIE BRUCE, VICE PRESIDENT, CAMOA

Hello to everyone, My name is Frankie Bruce, I have been with GSMOL for 16 yrs and I'm currently a GSMOL Regional 7 Manager. I can't wait for our two organizations to work together.

CAMOA will be the fighter protecting MH owners against park owners and park managers who like to threaten and take advantage of residents. CAMOA will be a organization that will give you instant attention and relief via our panel of well informed Board Members, and advisors or if necessary, by an attorney. I will be doing mediation when needed, on site with residents who do not know how to react to threats by managers and park owners.

My past history is as a Family Therapist, 16 years with GSMOL, I sat on the Escondido Board of Directors, Senior Advocate for 20 yrs, I also was with the Juvenile court in Denver, and was a T.A.S.K. officer for at risk youth in the Drug and Alcohol Department.

I love working with our aging elders...they need all the help

they can get . And so do family Parks. I am available 24/7. I'm looking forward to helping you when you need help.

I have an A.A. and a B.S. in Human Services, and a State License in Drug and Alcohol Addictions Therapy.

OLIVER AUSTRIA, SECRETARY/TREASURER, CAMOA



Oliver Austria holds Bachelors degree in Business Administration and one year of graduate courses from University of Baguio, Philippines. He served as Supply Administration Officer at the Naval Criminal Investigative Service, Far East, Yokosuka, Japan and completed twenty-year career as a Logistics Specialist in the Navy. After retirement he decided to attend school and received his Associate in Arts degree and eventually

earned his certification in Accounting from Southwestern College in Chula Vista, California. Prior to joining the Navy he was a Senior Bookkeeper with the Bank of the Philippine Islands, a part time finance instructor at the University of Cordillera, Baguio Philippines and Cashier at the famous Hotel Del Coronado of San Diego. Currently he holds the position of a Treasurer (HOA) at Terry's Home Park. He also performed volunteer work with Veterans Home of California Chula Vista and is an active member and avid supporter of Dav.org.

CAMOA CONTACT INFORMATION

President William Schlegel: bill@camoa.org

Vice President Frankie Bruce: frankie@camoa.org

Oliver Austria, Secretary/Treasurer: oliver@camoa.org

Phone Number: 1-866-909-8137

CAMOA, P.O. Box 663, Chula Vista, CA 91912.

CAMOA Hits The Ground Running

A week ago CAMOA was called by a resident notifying us that a park in the San Fernando Valley was requiring all residents have a fire insurance a policy written by a company the park approves and also requires the resident add the park as a co-insured. Then a second and a third resident called. Then we got a call from a resident in another park, apparently owned by the same owner.

We consulted with Donna Matthews. In her opinion:

First, I believe every homeowner wants to have fire insurance but I question if the park owner has the right to approve the carrier, that I believe is your constitutional right.

If they show they have the right to require you have fire insurance, I believe they would have the right to have you show them the policy.

There is no way I would have the park owner be co-insurer, unless he paid half the premium..

Whenever I was asked by a member what to do when a park problem came up, my answer was: Remember the MRL 798.15 (b) rental agreement required all provisions governing tenancy. Was this a provision in that rental agreement?.

Then I had them require management show in writing what authority that gives them the right to change the terms and conditions of park tenancy, at this date.

I would list the laws that pertained to the problem and even wrote the letter in some cases.

As I stated before, I always had the homeowner, or I would, send the letter with a Proof of Service. That way they could not say they had not received the letter and you had given them your side of the matter and put the ball back in their hands.

CAMOA also asked a prominent insurance agent. He suggested that few insurance companies will write a policy where an insured is does not have an ownership in the property. He suggested that this was attorney driven and that the park would be covered in the event of a fire. He also said this practice was happening in a park in Orange County.

MEETING SCHEDULED

CAMOA suggested reserving the clubhouse and distributing flyers inviting residents to meet and discuss this matter. However there was a hang-up. *"We just refurbished the clubhouse and anyone reserving it would have to sign a paper to assume liability. They would be charged for any damage."*

The person reserving the clubhouse decided she couldn't assume such liability. Fortunately CAMOA was able to find a resident that would sign the agreement. The meeting was scheduled Tuesday June 10th.

CALL FROM OWNER'S REPRESENTATIVE

The morning of the meeting, CAMOA had a call from the park's representative indicating they had copies of both flyers distributed in the two parks. She indicated that they were only trying to protect residents and would not financially benefit from their request. She said there was a recent fire in a home and if it had spread to other homes, the result would have been serious. She also indicated that the park owner had made many improvements to the park, including refurbishing the clubhouse and working on park lighting. CAMOA suggested she send us an email and we would pass along her thoughts to residents attending the meeting; however we received no email.

Finally the park representative said the park decided to drop their request for residents to obtain fire insurance from a park approved company and name the park as a co-insured.

LETTER TO RESIDENTS

Later that day, the owner issued a letter to residents in both parks.

"We are rescinding the 30 day notice of Change of Terms of Tenancy that was served on June 1, 2014 regarding the requirement that each homeowner purchase or show proof of Homeowner Fire Insurance. It is important that every homeowner carry fire insurance to protect and insure themselves against a loss related to fire and other hazards. The time frame and method of achieving this will be reassessed."

We believe homeowners do not have to comply. Any changes to tenancy after you have signed the original papers require the approval of both parties. Although we are not attorneys, we believe a homeowner has a right to reject this request."

BOTTOM LINE

Amazing things can be accomplished with a little effort. A handful of concerned residents knew to call CAMOA and ask for help. And CAMOA didn't wait, but jumped into action. We gathered information and scheduled a meeting.

By the way, the meeting was very successful. In fact it was attended by residents from both parks, perhaps 60 in all. We used the opportunity to suggest all residents unite and form an HOA, and that we would help. We suggested membership in CAMOA, and several joined.

NEXT ISSUE

One resident mentioned the park charges \$200 for a late fee. We ask everyone reading this to contact MHMag and let them know what your park charges. We want to solve this problem and we are gathering information. Perhaps in August we will have a solution. In the meantime, please JOIN US!

Free CAMOA Membership for Distributors of Mobilehome Magazine

Those of you who distribute MHMag door to door in your park are the life-blood of the magazine. Without you there simply would be no magazine.

The staff of Mobilehome Magazine would like to show our appreciation to you by offering a monthly membership to CAMOA. That means as long as you distribute the magazine, we will pay for your membership in CAMOA. You will receive all the benefits any other member of CAMOA receives.

We are beginning to call all distributors to help make sure distribution runs smoothly. We have hired an experienced lady, named Via, to handle this effort. Please know she is an employee of MHMag and is calling you on our behalf. Those of you who we were able to contact and have said you will continue distributing the magazine are members in CAMOA today and as long as you continue to distribute the magazine.

If we were not able to contact you, please call Frank at 818-886-6479 or email Frank at fawodley@yahoo.com and let him know you will continue to distribute. Then you too will automatically become a CAMOA member.

We thank you all for your service to MHMag and your friends and neighbors. THANK YOU!

OPPORTUNITY TO MAKE SOME \$\$

Please note CAMOA's offer (page D) to pay sponsors \$2.50 for getting a new member. This is an opportunity for all distributors to make money for themselves, or their HOA.

This is how it works. If you are interested, MHMag will print applications for your particular park, naming you as park sponsor. Just let us know you want some pre-printed

application forms. We will email, or snail mail you a template. All you have to do is make copies and distribute them in your park. For instance, let's say Joe is a distributor and wants his HOA to benefit. MHMag will prepare application templates with Joe's park name and address, including city and zip code. We will also add the name of the HOA as the sponsor. There will be two applications per page. All Joe has to do is print enough for his park, cut them in half and distribute them.

When CAMOA receives them, they will track how many are received and will send \$2.50 for each application to the sponsor, i.e. Joe in this example. Sponsors can be individuals, HOA's, or local organizations.

DISTRIBUTORS GET FIRST CRACK

If you are a distributor, you get first crack at being the park sponsor. If you elect not to get involved, then any resident of your park may step up and be a sponsor. First come, first served.

PLEASE VOLUNTEER

We are always looking for folks to volunteer and help out. Even if you are in a park where the magazine is now distributed, please step up and volunteer. Often times our current distributor is sick or has some other issues and can't deliver magazines. We currently have several parks that won't get the magazine because the distributor can't or won't distribute. Remember, all distributors get a monthly membership in CAMOA for as long as they continue to distribute door to door. Just call or email Frank Wodley, MHMag Publisher.

Distributing MHMag Should Be Serious Business

We are very grateful to every mobilehome owner who has volunteered his time and effort to distribute MHMag door to door. And we are sure their friends and neighbors are also grateful. Without the magazine, how will homeowners be updated on developments around California? How will they learn about their rights?

We have over 100 distributors and it is difficult to keep in touch with all of them. We have to trust they are taking their volunteering seriously. As you can read in the article above, we are taking some steps to have more communication with distributors.

Recently, we have learned that some are not distributing the magazine. Of course we are very concerned, not only when magazines are wasted, but also that residents in those parks

will not receive the magazine. We can not and will not let this continue.

We understand folks get sick or take a vacation or have some personal matter that might prevent them from distributing. All we ask is that you notify us, by email or with a call, to tell us that you can not distribute, either a certain month, or that you can not distribute until further notice. We understand. We will take back any magazines you have and will not deliver to you.

Residents too can help. If you're not getting the magazine, give us a call or send us an email. Otherwise we have no way of knowing.

Help us continue to help you. We are making a difference!