

# Update - CAMOA Hits The Ground Running

Last issue (Insert G) we wrote about a park's notice to residents requiring them to purchase fire insurance from an approved vendor and to add the park as a coinsured. Two parks were involved, Valle Verde in Chatsworth and Sierra Springs in Van Nuys.

## OOPS

There is one typo. The paragraph "*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.*" was not part of the park notice to rescind the request, but actually our opinion on the issue. Sorry for that. Darn, we're not perfect!

## FIRE INSURANCE REQUIRED

Remember, this issue was resolved when Ventura Management rescinded their notice, i.e. residents wouldn't be required to purchase or show proof of fire insurance. After the meeting, we heard a third park (Tahitian Terrace in Sylmar). This time a different management company, so we will be advising them also! Perhaps they will just read the July issue of MHMag and know what to do.

## DATE RENT IS LATE & LATE FEES

The next issue we discovered is about late fees. Rent is late five days after the date it is due, i.e. if rent is due on the 1st of the month, it is late if not paid on or before the sixth. Ventura Management had always told residents they would be assessed a late fee if not paid on or before the 5th. We were led to believe the two parks (Valle Verde & Sierra Springs) would correct the issue regarding rents. They are not due on the 5th, but rather on the 6th. They did not correct their error!

With regards to the late fee, a park just up the street charges \$50, rather the \$200 by Valle Verde, which we feel is very excessive. We are waiting for others to let us know what their late fee is so we have some ammunition.

## RETALIATION?

Now residents received a notice of a 3% rent increase. This is

legal; however their increased rents were calculated using 10% causing wide-spread panic among residents. Is this a simple mistake or retaliation? Fortunately the park did give residents a notice saying this was a mistake. Mistakes like this are really stressful to residents and should be avoided.

## WHAT WOULD WE ADVISE?

Number one, know the law. If you don't know it, call us. In the case of the late fee date, the law is clear. Rents can be paid on or before the sixth of the month when rents are due on the first. Late fees should be reflective of costs incurred by the park and not a way to scam residents. Do your homework! Find out what other parks charge. This is a good example why networking is so important. Not only should a park have a HOA, but the HOA's of local parks should network.

## GO FOR IT!

The residents of Valle Verde (and Sierra Springs) must take the ball and run with it. Of course we are available to consult. Residents should form a HOA and they should support membership in CAMOA. They should call a meeting and decide what to do. Of course this takes time and effort, but CAMOA can't do it for them.

## \$2 SPELLS VICTORY

What's \$2 a month if it gives you peace of mind that someone has your back. That's seven cents a day! A small price to pay. But the only way it will work is if everyone gets on board! Every HOA should promote membership in CAMOA. And CAMOA will support every HOA that does. Remember our pledge, we get results!

## LET CAMOA BE THE HUB OF THE WHEEL

Communicate with us. Give us the names and contact information for your board. We will help you network with other parks.

## NEW PHONE NUMBER

There was a problem with CAMOA's phone number in the July issue. The new number is 888-982-2553. We are sorry for any inconvenience this may have caused.



## What a difference one neighbor, one month and one MHMag can make.

Last month, one of our Mobilehome Magazine readers shared her copy with a contact in a nearby park. After reading, it he called us to complain about their park's manager: she keeps their community building locked, makes up rules as she goes along, has favorites, won't give him a copy of the MRL, and now thinks he's a trouble maker! We advised him to keep a record (who, what, where, etc.) We told him to have other residents do the same thing, and only talk to the manager or owner with a witness present.

Last week we met with a group of residents from this same park because they had just received "service" from the Park's attorney about rules and regulations calling for a meeting.

Fortunately, the interval required between "service" date and the meeting date did not meet the MRL requirement of 10-days. They have notified the attorney that a new meeting date will have to be established. Now they will have time to review, raise questions and make recommendations. For sure, they will not be easily coerced into signing anything.

The good news is that they are starting an HOA! They will be contacting Housing and Community Development about safety concerns. We are giving them contact information about elder and ethnic abuse. We'll keep you posted.

William Schlegel, CAMOA President. [bill@camoa.org](mailto:bill@camoa.org). Phone: 888-982-2553. P.O. Box 663, Chula Vista, CA. 91912

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## Elder Abuse Complaint Prompts Quick Change Of Park Management!

Following is a letter that was recently sent to the owners of a Mobilehome Park in the San Diego area. The owners acted to replace the manager with a temporary, pending arrangements to provide new management. It shows what can be accomplished by one person, fighting for their rights. Congratulations on your new manager!

Elder abuse is serious and it happens far too often in MH parks. If you believe it is happening in your park, let us know and perhaps we can help.

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It is with much concern about your Park's manager that I feel I must write you, because in my experience it could be a matter of elder abuse! I have worked for the Department of Social Services for 15 years in conjunction with my business, Angels in Disguise. My responsibility and job is to work with seniors and the disabled.

In March, I visited my mother-in-law, in your Mobilehome Park. I found her ill and living in unhealthy surroundings. She was not taking her medications correctly, if at all! The house was untidy. I immediately set out to clean things up and help her. I found myself staying with her for what I thought would be a short time until I could arrange to have her daughter or someone come live with her. That did not work out. So I was essentially it. The 2nd of April we received a notice that if someone is living with a home owner for more than 20 days that they needed to be added to the "lease". So the next day, I went to the office and talked to the woman there. She told me her name.

I explained to her that Mom was ill and needed someone to take care of her. Your manager replied that: "if she can't take care of herself, then she needs to be put in a home"! Well! I said to Mrs. Manager that it wasn't right that because Mom was sick she shouldn't have to leave their home, and especially if she has someone there to help her. She scolded me like I was a child and responded: "I don't make up the rules". She pulled out a bunch of papers saying I needed to pay a \$25 application fee and \$25 for a CREDIT CHECK! ALSO, she needed proof of income for

3 months and bank statements. She slammed the papers on the counter and wanted to know if I was paying any rent, and how much, so she could figure out how much an additional deposit would be required! What? Then she ordered me to come up with the money right away! I returned to talk with Mom and she became very angry and upset. She told me none of what had taken place sounded right or fair to her and she just wanted me to stay.

Another month passed and we were once again assailed by your manager. So, I collected and filled out the forms, got the "proofs" and money together, and went to the office. There was a woman with a man in a wheelchair in the office when I arrived. They were apparently questioning why a utility bill had gone up so fast. All of a sudden Mrs. Manager became very irritated and started yelling at the woman. Her yelling turned into screaming. She ordered them out of her office! The woman started to cry and the disabled man was very visibly shaken. I left with them, so stunned and hurt by what I had just witnessed! Feeling guilty I hadn't done something to help them. A few days later I collected myself and return to the office. It was a Wednesday and NOBODY was in the office. (Later, when I finally caught up with the manager she said she said that she had already worked the number of hours she was limited to and had locked up for the day!)

I never kept track of the many times I could hear shouting and screaming coming from the office! (Mom's house is close by!) Be assured, such occasions are common and numerous in your Park. If your manager was only an embarrassment, that would be one thing. But she is disrespectful, hurtful to the seniors and a bully in your park! You would be well advised to separate your company from her ASAP!

My conscience does not allow me to remain silent! Elder abuse is a crime! I am available should you like to discuss this further. Sincerely, Owner Of Angels in Disguise San Diego (You can reach her through Mobilehome Magazine).

# Mobilehome Park Managers

The duties of a mobilehome park manager are not the same as a manager in an apartment complex. An apartment manager only has to keep the tenant happy, see that an apartment is ready for rent and approve a new renter. A mobilehome park manager must know the Mobilehome Parks Act, the laws concerning what must be provided under the terms and conditions of tenancy, and the Mobilehome Residency Laws, the tenancy rights of the homeowners.

## RESIDENT MANAGEMENT

As per the Mobilehome Parks Act (Health and Safety code & Title 25) #118603: Resident Management: There shall be a person available who shall be responsible for the operation and maintenance of the mobilehome park. In every mobilehome park with 50 or more units, the person responsible or his designee shall reside in the park and shall have knowledge of emergency procedures concerning utility systems and common area facilities under the ownership and control of the owner of the park.

## DUTIES OF THE MANAGER

Besides being responsible for the safe operation and maintenance of park and knowing the MH laws, the manager's duties include collecting the rent, seeing that the park rule and regulations are enforced, approving a resale of homes, and signing in new residents.

## PARK PROBLEMS

Park problems that I have run into during my 25 years of advisory.

1. A Manager's selective enforcement of park rules and regulations.
2. A manager gives approval to a homeowner and then there is change of ownership and the new manager issues a violation notice.
3. Homeowners receiving a park notice for something that was not a term or conditions of park residency, in their required written rental agreement.
4. A manager's harassment, and intimidation when a homeowner tries to stand up for their rights.

5. Homeowners having problems with management at the time of wanting to resell their home investment.

6. Homeowners being coerced into signing a lease when the lease does not have the required written rental agreement provisions.

## DEALING WITH PROBLEMS

My suggestions for avoiding or correcting problems

1. If permission is granted, anything is said that you disagree with, or there is a question of your rights, always request that it be in writing, then there cannot be a problem at a later date.

2. Always answer any park notice received. If you disagree give the reasons, and I recommend the answer be sent with a proof of service, then there can be no question that it has not been received. When you do not know the park owner's address a copy of your answer can also be sent to the park owner, at the park address, with a proof of service.

3. Remember under MRL provisions a lease is a rental agreement, MRL 798.8, and 798.9: Homeowner is a person who has a tenancy in a mobilehome park under a rental agreement; therefore any lease is under the over fifty (50 ) MRL

rental agreement provisions and under contract law for agreements.

4. Remember MRL 798.19 states "No rental agreement for a mobilehome shall contain a provision by which the homeowner waives his or her rights under the provisions of Article 1-8, inclusive. Any such waiver shall be deemed contrary to public policy and void. ( This would also include the MPA provisions).

5. The homeowner has a right to see that the Mobilehome Parks Act and the Mobilehome Residency laws are enforced without intimidation. Bane Act. "Whenever a person interferes by threats, intimidations, or coercion or attempts to interfere by threats, intimidation, or coercion with another person's rights and interests."

Donna Matthews. Donna can be reached through Mobilehome Magazine.



# Lawsuits Against Kort & Scott / Sierra Management

We are happy to announce the residents at Royal Western are close to settling their lawsuit against Sierra Management and Kort and Scott. Paul Masminster, the President of Save Our Souls (SOS), has told MHMag that the settlement will be finalized before the September issue.



Paul is a fighter (see photo above of Paul with Utah Senator Karen Mayne. He has documented years of abuse and failure to maintain issues in his park. He has taken thousands of photos and has written hundreds of letters. All this documentation is known as a paper trail, which Paul took to the San Diego Attorney group of Endemen, Lincoln, Turek and Heater. They litigated on behalf of the residents at Royal Western.

Paul is available to consult with anyone having questions about failure to maintain cases, and/or other problems such as intimidation, harassment, senior abuse, etc. You can reach Paul through Mobilehome Magazine.

## ANOTHER SIERRA LAWSUIT

On May 28, 2014 a group of attorneys representing two residents of Bayshore Villa MHP in Redwood City filed a lawsuit against Sierra Corporate Management and Trailer Rancho Associates. The lawsuit lists six complaints for damages including: 1) Violation of the Mobilehome Residency Law (MRL), 2) Violation of the San Mateo County Mobilehome Park Rent Ordinance, 3) Breach of Contract, 4) Breach of the Covenant of Good Faith and Fair Dealing, 5) Violations of the Business and Professional Code, and 6) Unjust Enrichment.

## STRATEGY TO BREAK RENT CONTROL ORDINANCE

In 2003 the County of San Mateo, reacting to soaring rents at Bayshore and the County's one other mobilehome park, enacted a Mobilehome Rent Control Ordinance. To circumvent the Ordinance, mobilehome park owners and operators, such as Sierra and Trailer Rancho Associates, have induced their residents, through the promise of lower rents, to sign long-term leases that they claim to be exempt from rent control. However,

the leases contain terms that do not comply with the MRL's requirements for exempt leases. In reality, after two or three years, Sierra massively inflate the rents based on a conflicting amount stated in the lease. The resulting rent leaves residents paying hundreds of dollars more per month and thousands more per year. For many of these residents, the new space rents are completely unaffordable, putting them at serious risk of losing their homes and their investments in those homes.

## OTHER FACTS

Mobilehome owners purchase and own their mobilehomes, but pay rent for the land upon which the mobilehomes are installed. Thus give the singular nature of mobilehome tenancies, mobilehome park tenants are particularly vulnerable both to eviction and to rent increases. It is necessary that the owners of mobilehomes occupied within mobilehome parks be provided with the unique protection from actual or constructive eviction afforded by the provisions of the MRL.

The MRL requires that rental agreements be in writing and include the term of the tenancy and the rent therefore. Local jurisdictions are permitted to enact mobilehome rent control laws that apply to mobilehome park residencies.

The MRL lists, in considerable detail, the form and contents of lease agreements in general and of long-term lease agreements that may be exempt from locally enacted rent control.

Park Management must provide prospective residents with a separate disclosure statement that simply states the rent and explains that long-term leases may be exempt from local rent control.

The MRL forbids rental agreements that require a waiver of any of a mobilehome owner's rights.

Watch Out Unscrupulous Park Owner's, The Sheriff's in Town!



# Letters to the Editor

## HOA SYNDROME

Quite honestly I usually don't read the Mobilehome Magazine and toss it to the pile of unread material/recycling. Your June issue recently caught my attention. The article written by a psychologist in Nevada, Gary Solomon. His writing this article has opened my eyes and I hope many others as well.

I am in a "senior" park where the managers are not the problem of psychological abuse and intimidation, but some individuals on the HOA board are a problem. The power game these people play by bullying, and verbal abuse to others in the park is ridiculous. Then they write notes to the manager that so and so isn't following the By-Laws or the CCR's.

I mean stupid things and just down right mean spirited people! A couple of them have been so involved in everything at this park that they have bamboozle the "old" folks by intimidation. It gets overwhelming where we aren't able to use the club house kitchen for events unless we get permission from a committee of 3 people. The 3 people have the only keys to the kitchen cabinets to obtain kitchen supplies. The cabinets and drawers each individually have a lock where one must use a key to open. I recently had a birthday party for my mom who is 84, I am 62 and we live in the park together. Instead of the hassle of asking for use of the kitchen utensils/cabinet supplies and keys, I just arranged for a potluck and we all brought everything we needed to have the 84 year celebration.

Anyway, instead of making this a complaint writing of a frustrated, irritated MH owner I am responding to the article because it mentions that a copy is free by email of other articles written by Dr. Solomon. May I have copies or attachments of these articles?

I am not sure what can be done with these few people but they make big waves and it would be helpful if you or someone could offer some ideas. Thank you so much! (Name withheld).

*Editor's Note: In fact I hope you can see that Gary Solomon's psychological abuse article applies to many different situations. Of course park managers are the first to come to mind; however HOA's in parks also can be abusive as this letter demonstrates.*

*We always promote the formation of an HOA in your park; however we warn it's leaders should be 100% for the residents, and without egos; otherwise a situation this reader describes can happen. We have written in the past about "roadies" who are pro park management.*

## ROOMMATE VS GUEST

To whom it may concern:

I have been denied a roommate in my mobile home since according to park laws a roommate is considered a guest in the Rules and Regulations book.

As a guest, said roommate is not allowed to be left in the

mobile, (should I go to visit my family) not allowed to walk the dog without me along, not allowed pool privileges without me along, not allowed to use the washing machines or attend dinners without me along etc ad finitum.

These rules will not allow 99% of us to have a roommate even though at this juncture unless we are disabled then a "caregiver" is allowed. Living with a roommate could help prevent us from becoming disabled by "having someone available" if and when.

Please let me know what steps to take to get this obsolete and detrimental park rule changed.

Allowing seniors to have a roommate has far reaching positive reasons that are only too obvious, however I elucidate below.

1-Safety for the senior in case of illness, ie: heart attack, stroke, fall, disease etc.(There is a documented case in 2014 when a senior who had a stroke was not seen for 5 days). I can get this to you immediately.

2-Helping to share the rent for seniors on a low fixed income. (section 8 considered)

3-Sharing the cost of food, housekeeping and cooking

4-Available for grocery, physicians, dentists if senior can no longer drive or is ill.

There are countless other reasons that I do not belabor in this missive. I'm sure you have thought of some yourself.

If you are fortunate, you too will become a senior and as a senior you will expect to be respected as a member of society and someone who can hold their head up and not have to panic come the end of the month only days away from your Social Security check.

A roommate situation would solve this immediately.

This law (or the interpretation thereof) disregards the needs of this population and turns a blind eye to the possibilities of what can happen and does if we are prevented a roommate.

Please let me know what I have to do to change this law. It is understood that the roommate must be suitable and be background and credit checked etc.

If all the criteria is appropriate and the roommate candidate is believed to be an excellent person to live with the senior (after meeting with the park manager) is as well over 55 (or whatever age is the park rule) the senior should be allowed to share their home to make their life easier and without a doubt immensely safer.

Please let me know what I as a senior would have to do to get these Rules and Regulations (as it stands now) changed for the benefit of all seniors in Napa CA.?

Barbra Hana Austin (81 yrs. of age), Calistoga

# Mobilehome Magazine Under Fire

We know we are having an affect when park owners interfere with the distribution of MHMag. This interference violates the Mobilehome Residency Law (MRL), which guarantees the distribution of information by residents.

Two such parks are Windsor MHP in Windsor (ROP, Inc. - Maurice Priest) and Oaktree Vinyard in Napa (Francis Property Management).

In general, the park's strategy usually involves one or all of the following: a) Claim the tubes, receptacles, boxes belong to the park or are maintained by the park; therefor they are for park use only, b) Claim residents have complained about the literature, c) Claim residents confuse the literature with information provided by the park, and d) Recommend placing the literature in a clubhouse or laundry room or mailing the information directly to residents.

In fact, this scenario occurred 10 years ago in Chatsworth MHP. This park owner went to the extreme of having the manager paint "Park Use Only" on the mailboxes! In that case, the mailboxes were attached directly to residents homes; therefore were the property of the residents.

Parks are not the only ones interfering. Some advocates (regional and local) and HOA leaders also thwart outside information getting to their members. One regional leader's email stated: *The mobile home magazine (National Enquirer) is not always FACT but FICTION. I am asking you again to not read or distribute this rag of a magazine. TELL EVERYONE. Put it in the recycle bin.*

Another advocate, speaking in Petaluma, said everything written in Mobilehome Magazine is false. Can you believe this? Who in their right mind would believe such lies! Folks like this are not your friends or our friends. They only want to retain their power. They have NO place in advocacy.

## THESE PARK OWNERS & ADVOCATES ARE AFRAID

We would guess these park owners, HOA and advocate leaders are all afraid. These park owners don't want their residents receiving outside information, so that they continue to be the only source of information. This way residents have no reason to question anything they say. And yes, ultimately it is about money!!! Your money!!!

The same with HOA and advocate leaders. They don't want their members knowing the truth; therefore they feel THEY are better off by keeping the magazine from their members. They are afraid they would lose their power. These folks are not interested helping those they serve, they are only interested in themselves and their egos. Our suggestion: suggest they get with the program and work together. If they don't change, kick the bums out and get leaders that really care about you! Divisiveness and censorship hurts us all and shouldn't be tolerated.

## ACCURATE, INFORMATIVE & HONEST

The content of Mobilehome magazine is accurate, informative and honest. No one has proven otherwise. Sure, we make a mistake now and then. We are only human. However, our mistakes are quickly corrected. We always welcome comments and suggestions. We have no "agenda" except providing MH owners the most current, most helpful content possible. And we can "back up" anything we publish.

## DON'T TAKE OUR WORD

We are grateful to those readers who write us little notes. A recent one from Chula Vista read: *Outstanding Magazine!!! Keep up the good work.*

Another from L.A. Co.: *We have nothing in our park. No HOA, no advocate. Our only information is MHMag. If I need help, I call Frank. Thank God for MHMag and Frank!*

## AN OPPORTUNITY

Mobilehome Magazine (soon to be Manufactured-Home Life) is not just another pretty face. It is a means to affect change and make your life better. It started out as the "peoples' magazine" and shall remain "your magazine." We welcome your articles and now with the new name, we will accept articles on all aspects of MH living. The magazine is your voice. Speak up! Never have you had such an opportunity. When others censor the magazine, they are censoring YOU! Is that what you want? Sometimes you have to stand up and fight for your rights.

The magazine already is having a big effect. It is networking and organizing MH owners. And now we have a means to praise good park owners and managers and expose bad ones.

## QUESTION QUESTION QUESTION

When you live in a mobile/manufactured home park, you should question everything. Don't blindly accept what your manager says. Managers often ad lib and make up things as they go because many don't really understand the law.

Also question your leaders, especially those leaders who censor. They are hiding something! They don't have your best interest at heart.

If you belong to an organization, you must take an active role, especially if the leadership is only interested in their own power.

We at Mobilehome Magazine have only one focus: YOU. We want to bring you the most up to date information, and the best tips and suggestions we can. We don't answer to anyone but you. You are our complete focus. And we appreciate your support. And don't worry, we are here for the duration! We're not going anywhere.

# It's Important You Know the Basics

We get it! You are busy with your life, working, and having quality time with your family. You don't have time to read all the fine print and you don't have time to read every MHMag. But let us say, it is important that you know the basics.

As a practical matter, you don't have to read and understand the entire Mobilehome Residency Law (MRL) or our FAQ Handbook for that matter. Who does? But you must be armed with basic information if you are going to defend yourself and keep as much of your hard earned money as possible.

For example, a neighbor hired a handyman to install a wheel chair ramp. He charged her \$900 and she paid it. Had she known a handyman can not charge more than \$500 for a job, she could have saved herself \$400! It is also important to know the cost of the job up front!

Another example, a park is charging a \$200 late fee when residents pay rent on or after the 6th of the month. Not only is this fee excessive, but the law states that residents CAN pay rent on the 6th and not incur a late charge. Don't rely on what your park tells you, check it out with us!

One last example, a park is making up new Rules and Regulations on the fly, without having a park meeting. Any resident with a basic understanding would know these R&R are not legal and would confront the park.

## A LITTLE INFORMATION

As you can see, a little information goes a long way. If nothing else, remember that we are on your side and have been providing you important information, free of charge, for several years. Anyone willing to distribute can receive enough magazines for their entire park. Every one in every park across California should step up and volunteer to receive magazines! And if you have questions, you can contact CAMOA at 888-982-2553.

## DONATIONS ARE IMPORTANT!

Now for a reality check. Requests for Handbooks, an extremely important reference, and donations are both down 50% from last year, although we're printing more magazines. Don't let us go the way of so many others, please support MHMag! If everyone donated just a couple dollars a year, we could continue and even expand what we provide today!

## TIPS & SUGGESTIONS

- *Put everything in writing to management. Have a witness if you personally deliver a letter to management or use the proof of service method when mailing a letter (details upon request).*
- *Do not sign long term rental agreements or leases. Anything over 12 months voids rent control. Do not sign new Rules and Regulations.*
- *Know the Mobilehome Residency Law (MRL). It has taken years to legislate these laws and they were written to protect you. Purchase a FAQ Handbook from MHMag. It lists over 50 frequently asked questions, with corresponding answers that were compiled by the Senate Select Committee on Manufactured Home Communities. The answers are easy to understand. The Handbook is in large type, so it is easy to read also. (\$6.00 through MHMag).*
- *When you receive a 7 day notice, be sure that management is enforcing the rules and regulations fairly, i.e. if others are violating the same R&R, they too must be given a 7 day notice.*
- *Maintain your property. This helps keep the value of your mobilehome, and motivates your neighbors to also maintain their properties.*
- *Know that you rent is late 5 days from the date it is due, i.e. if your rent is due on the 1st of the month, you have until the 6th to pay without a late fee. It is late if paid after the 6th. If you have not paid during this grace period, the park can give you a 3 day notice to pay or quit. If you do not pay in this 3 day period, the park can take action to evict you. You have no defense!*
- *Late fees need to be reasonable. Perhaps in the \$50 range, but not \$200 as one park charges.*
- *When the park introduces new Rules and Regulations, the park must hold a meeting with all park residents invited. Six months after the meeting, the new R&R become effective. If there are rules or regulations you are not happy with, you must make the park aware. When a park gives you new Rules and Regulations without following the above procedure, these new Rules and Regulations are null and void. Do not sign new Rules and Regulations!*
- *Pass-throughs in rent stabilization (control) ordinances. Pass-through provisions allow park owners to charge residents a portion of capital improvements. For example in Los Angeles, 50% of expenses for capital improvements may be charged to residents, but not more than \$55/month. In the case of one park in the San Fernando, residents will be paying \$55/month for the next 20 years to pay for new park utilities!*
- *If the park tells you to do something, ask them to show you where it is written - in the MRL, Title 25, or R&R.*
- *Tell your friends and neighbors about CAMOA. CAMOA's success will be accelerated with your active participation.*
- *Believe there is hope to combat some of the injustices we see daily in our parks. Support CAMOA.*
- *If you hire a handyman, he can not charge more than \$500 for the job. If he charges more, he is violating the law. You must hire a contractor if your job is more than \$500.*

# CAMOA President's Corner

A reader has asked: How are GSMOL and CAMOA different: Answer: Maybe by a mile or in a way, an eyelash. Golden State Manufactured –Homeowner's League has worked long and hard (50 years) to give us our MRL (Mobilehome Residents" Law) without it we'd really be tossed about like a cork on stormy seas. With it, we enjoy some measure of comfort and some easing of stress.. GSMOL has been our voice, our only voice in Sacramento. It has been successful in many ways, keeping the wolves away from our doors. But, by the way it's constituted and necessarily busily focused on legislation, it cannot, in today's fast moving world, be a do all, do everything, be everywhere , all knowing , an all present organization! Simply put, we who own homes and live in mobile homes in California still largely get kicked around!



in a park. But when you read the MRL, really read it, you get an uneasy, and I'm- all-alone-feeling. Our MRL is weak in enforcement! W when it comes to the "biggies" you are left with one of two options: 1) move; (abandon the house when the park owner makes it impossible to sell!) Or, 2) get an attorney.

We, who function at the grass roots level of living in a mobile home park, every day, have come to know all too well the many needs not being met! Knowing this, we, you and I, are compelled to take these matters into our own hands: hence CAMOA! If your want to see why we reached this conclusion for yourself, be you home owner, (manufactured or stick built) GSMOL member, politician or attorney:

Go to a mobile home park in California, knock on any door, seem genuinely concerned, and you will be surprised, no shocked, at what you will hear, and then see.

We have covered the mile of difference we wrote about above, the eyelash is that both organizations look to improve the lives of people who live in mobile home parks! Please support both to the best of your ability.

## 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!
- CAMOA Park Promotion: CAMOA REP: \_\_\_\_\_  
(Earn \$2.50 for each CAMOA member obtained. \$\$ goes to: HOA \_\_\_\_\_ CAMOA \_\_\_\_\_ Self \_\_\_\_\_)

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

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

8/14

**THANK YOU!**