

California

Vol. 3 No. 9 September 2013

Mobilehome Magazine

The #1 Source of Information for
Mobilehome Owners in California

Promoting Good Relations Between Managers and Residents

www.mobilehomemagazine.org



MOBILEHOME INSURANCE

VISA
MASTERCARD
DISCOVER
PAYMENT PLANS
Se Habla Espanol!

LOW RATES!

Policies Include...

*Ask about Extended
Replacement Cost*

- | | | |
|---|---|---|
| <input type="checkbox"/> Fire | <input type="checkbox"/> Replacement Cost Mobile Home | |
| <input type="checkbox"/> Wind | <input type="checkbox"/> Replacement Cost Contents | |
| <input type="checkbox"/> Liability | <input type="checkbox"/> Falling Objects | <input type="checkbox"/> Workers' Comp. |
| <input type="checkbox"/> Tornado | <input type="checkbox"/> Lightning | <input type="checkbox"/> Theft |
| <input type="checkbox"/> Smoke Damage | <input type="checkbox"/> Water Damage | <input type="checkbox"/> Explosion |
| <input type="checkbox"/> Medical Payments | <input type="checkbox"/> Vandalism | <input type="checkbox"/> Hail |

Coverage available to \$400,000!

YOUR CHOICE:

- **Replacement Cost Mobile Home**
- **Stated Value Coverage**
- **Cash Value Coverage**

Hughes West-Brook is your Mobile Home Insurance Specialist.
With us, Mobilehome insurance isn't a sideline. It's all we do. Give us a call!

Hughes West-Brook

(800) 660-0204

www.hwbins.com sales@hwbins.com

HWB

Insuring your home for Over
39 Years
Family Owned Since 1973

LIC#0782241

©2012 Hughes West-Brook, Inc. All Rights Reserved

T A B L E O F C O N T E N T S

From the Desk of the Editor	Page 4
Kort and Scott / Star Management	Page 5
How Seniors Benefit from Computers	Page 7
Did You Know?.....	Page 8
How to Resolve Issues in a Mobilehome Park.....	Page 9
Some Differences Between GSMOL and Mobilehome Magazine	Page 10
Good Things Happen When You Make a Donation	Page 11
Archived Articles Now Available Through Mobilehome Magazine ..	Page 12-13
Well Water Question and Answer.....	Page 14-15
Formation of a Mobilehome Magazine Advisory Committee.....	Page 15
Park Manager - Friend or Foe	Page 16
California Residents Under Siege	Page 18
Order / Donation Form	Page 19



From the Desk of the Editor



When I was a kid, I remember typing the phrase “Now is the time to come to the aid of your country”. I typed it over and over trying to improve my speed and accuracy. I’m sure I wasn’t the only one, if you had a typewriter, you probably did too. And I became a pretty good typist, never knowing how much I’d use it over the years.

What does this phrase have to do with Mobilehome Magazine? Today, it has everything to do with it. It means the future of the magazine! Although today we have a distribution network made up of over a hundred mobilehome owners (thank you all - without you there would be no Magazine), the Magazine is published and funded by one mobile-home owner, namely myself.

I do not receive grants, I do not have corporate sponsors. I do not charge a membership or subscription fee (prior to July 2013 the magazine was by subscription, and the fee was \$15/year). Why no subscriptions? Because I want every one to get a copy, not just the few willing to pay \$15.

Many have asked how do I fund the Magazine? The answer is simple, through advertising and donations. I have struggled with funding. Advertising sales is certainly not my forte and unfortunately today, advertising revenue does not cover expenses. Fortunately, two wonderful businesses have supported the magazine almost from the beginning, namely Weibel Insurance and Hughes West-Brook Insurance. Had it not been for them, there would be no magazine. Thank you Scott Wilson and Myron Hughes.

And as many of you know who have started your own businesses, getting off the ground can take lots of time, energy and money. When I started the magazine two years ago, I estimated the expenses to produce it. Of course printing costs were my biggest estimate. Little did I realize how many other expenses, especially distribution costs, were involved. For example, I publish 25,000 magazines a month. Sending them to contacts in parks costs over \$.10/copy. That’s over \$2,500 per month!

So what’s the bottom line? It is simple. If you are reading this, I need YOUR SUPPORT. The magazine may not continue without it. It is a matter of numbers. Today the magazine reaches 25,000 households. There would be no financial issues if everyone sent just \$2-\$3 a year, a small price to pay for all the magazine provides. Your donation will not only keep the Magazine coming to you, but it will allow me to expand and provide a Magazine to others. Ultimately I want all mobilehome owners in California to receive a Magazine. Wouldn’t that be wonderful? That’s my goal!

Frank A. Wodley,
Editor & Publisher, MHMag

Mobilehome Magazine

Serving the Mobile/Manufactured
Home Community in California

P.O. Box 3774
Chatsworth, CA 91313
(800) 929-6061
(818) 886-6479

fawodley@yahoo.com
www.mobilehomemagazine.org

**Mobilehome Magazine is
published every month
exclusively for owners
of mobile/manufactured
homes in California.**

*MHMag is not responsible
for content contained
in advertising*

PUBLISHER & EDITOR

Frank A. Wodley

ADVERTISING SALES

Rose Rosales

DESIGN

Greg Frazier

CONTRIBUTORS

*Donna Matthews
Suzanne Angeo*

PROOFREADER

Rose Rosales

Kort & Scott and Star Management

Kort & Scott (Sierra Management) and Star Management are two companies that have been on our radar for years. They are notorious for excessive rent increases, failure to maintain and unfair business practices. The following is just the tip of the iceberg.

ROYAL WESTERN MHP (GARDENA)

Paul Masminster, HOA President, is leading a united group of Royal Western MHP (Gardena) residents. They are suing their park owner, Kort and Scott, a second time. MHMag first reported this in Nov/Dec 2012. The first lawsuit in 2007 for failure to maintain and unfair business practices resulted in a \$1.4 million win for Royal Western residents.

So you may ask "Why a second time just a few years later?" The answer is simple. The attorney group Endemen, Lincoln, Turek and Heater of San Diego, the "go-to" group for failure to maintain lawsuits, do not (or can not) force park owners to change, i.e. to maintain their parks and follow legal business practices. As a result, residents are often faced with multiple lawsuits.

So what do Royal Western MHP residents want this time? They want control of the settlement, they want Sierra Management out, they want 50% of their rent over the last four to five years returned to them, they want rents rolled back to \$800 per month, they want all items mentioned in the failure to maintain portion of the lawsuit repaired, no more RV's, and they want a management company that complies with all state and federal laws.

KORT AND SCOTT

Kort and Scott owns or is involved in at least 19 parks in California: Rio Vista (Anaheim), Knolls Lodge & Manor (Torrance), Royal Western (Gardena), Thunderbird MHP (Garden Grove), Tustin Village MHP (Tustin), Continental MHP (Santa Ana), Hollydale MHP (Brea), Glenair MHP & Arrowhead MHP (Glendora), Blue Star (Sylmar), Corona West MHP (Corona), Emerald Meadows (Antelope), Granada Villa MHP (Canyon Country), Mobileaire Estates (Covina), Olympia Glade Mobile Estates (Grass Valley), Royal Oak Manufactured Community (Davis), Vista Diablo MHP (Antioch), and Bayshore Villa Mftg Housing Community (Redwood City).

Many of these parks have been on our radar for years. In the first years of COMO-CAL (2004) we helped residents of Blue Star in Sylmar form an HOA and fight a \$200+ rent increase. As a consequence, group called Neighborhood Friends was formed to advocate for residents; however it lasted only a few years.

About the same time (2004) residents of Knolls Lodge were fighting against the deplorable conditions and high rents. Recently Hollydale (Brea) were involved in a lawsuit.

RANCHO HUNTINGTON (HUNTINGTON BEACH)

One recent edition to the above list is Rancho Huntington. We have reported that residents are being intimidated into signing long term leases. They have organized a HOA to fight.

STAR MOBILEHOME PARK MANAGEMENT

This is from the Western Manufactured Housing Communities Association website:

Star has specialized in the manufactured housing industry since the mid 1950s. We own and manage communities. Our clients rely upon our experience as community owners to effectively manage their communities. In addition to our commitment to excellence in community management, we also offer custom-tailored plans to meet our clients' individual needs.

A quick search finds Star manages as many as 40 parks in California. A few are: Del Francia Mobile Estates (Ojai), Wagon Wheel & Royal Palms (Oxnard), Sea Esta Village (Ventura), Mountain View (West Hills), Willow Creek (San Luis Obispo) and Huntington Shorecliffs (Huntington Beach).

PACIFIC MHP (HUNTINGTON BEACH)

Recently Star Management took over Pacific MHP. We have heard of rent increases of over \$800 a month! So how does an \$800 per month rent increase affect a seller. It is simple. The seller loses about \$80,000 of equity (we use the rule for every \$10 per month increase, you lose \$1000 in equity). We have advised Pacific MHP residents to organize a HOA and network with other parks in Huntington Beach. MHMag will support their efforts.

WHAT IS THE SOLUTION?

We can expose such practices. We can get the information out for thousands of residents to see. And our hope is that residents will view this as an opportunity to network and organize. Together there are solutions. We must work together or we are all lost.

If you live in a Kort and Scott park, call us. If your park is managed by Star Management, call us.

Technology Simplified – New and Improved

If you can point your finger... you can use this computer!

...It's easy to read. It's easy to see. It's even easier to understand and use! Just plug it in!!!

There is finally a computer that's designed for simplicity and ease of use. It's the WOW Computer, and it was designed with you in mind. This computer is easy-to-use, worry-free and literally puts the world at your fingertips. From the moment you open the box, you'll realize how different the WOW Computer is. The components are all connected; all you do is plug it into an outlet and connect your high-speed Internet. Then you'll see the screen. This is a completely new touch screen system, without the cluttered look of the normal computer screen. The "buttons" on the screen are easy to see and easy

to understand. All you do is touch one of them, from the Web, E-mail, Calendar to Games— you name it... and a new screen opens up. It's so easy to use you won't have to ask your children or grandchildren for help.

Until now the very people who could benefit most from E-mail, and the Internet are the ones that have had the hardest time accessing it. Now, thanks to the WOW Computer, countless older Americans are discovering the wonderful world of the Internet every day. Isn't it time you took part? Call now, and a patient, knowledgeable product expert will tell you how you can try it in your



NEW
Touch Screen
Technology

FREE
Automatic
Software
Updates

...surf the Internet

Get current weather & news.

...send and receive emails, and video chat

Keep up with family and friends.

...play games online

hundreds to choose from!

U.S. Based
Customer Service



Call now for our special promotional price!

Please mention promotional code 50684.

1-877-731-2088



home for 30 days. If you are not totally satisfied, simply return it within 30 days for a refund of the product purchase price. Call today.

80389 © 2013 by firstSTREET for Boomers and Beyond, Inc.

SAVE
\$35 per month
with the Freedom 24 Plan.

A cell phone and medical alert service all in one.

**No
Contract**

Now, the original easy-to-use Jitterbug® is also your own mobile medical alert device. Why pay for an expensive, home-based emergency system and a separate cell phone when the Jitterbug does it all at a fraction of the cost?

SAFER You just never know when a situation will arise when you need help. You could call a family member or a friend, but they may be unavailable, unqualified to help or unable to locate you. With 5Star Urgent Response® on the Jitterbug, your phone becomes a mobile medical alert device. It's no wonder 5Star® is the preferred choice of renowned safety expert John Walsh. Just press 5 and then * to speak immediately with an NAED Certified Response Agent. Using patented GPS, these Agents will quickly determine your location, evaluate your situation and get you the help you need. At only \$24⁹⁹ per month,

Save \$35/mo. with the GreatCall Freedom 24 Plan. Why pay more than twice as much for a home-based emergency system and a separate cell phone when the Jitterbug does it all at a fraction of the cost?

NEW! The GreatCall Freedom 24 Plan	VS.	The Competition's Separate Services
\$24⁹⁹/mo.		\$59⁹⁹/mo.



The only all-in-one cell phone and medical alert device. Available in Silver (shown) and Red.

you'll save hundreds of dollars per year compared to our competitors' separate phone and medical alert services.

SMARTER Most cell phones need to be recharged nearly every day. That's why the Jitterbug comes with the longest-lasting battery on the market. With up to 25 days of standby time, you won't have to worry about running out of power when you need it most.

EASIER The Jitterbug Plus features a backlit keypad with big buttons and large legible numbers, while the improved speaker ensures all your conversations will be loud and clear. So you'll never find yourself fumbling to make a call or struggling to hear what people are saying.

With Jitterbug®, there are no contracts, no cancellation fees, and you get the support of award-winning, 100% U.S. Based Customer Service, available 24/7. Call the toll-free phone number below to order your Jitterbug today.

To order or learn more, call
1-888-809-8806
or visit www.jbugdirect.com

Please mention promotional code 50683.



Cell phone savings calculation based on industry leaders' lowest monthly published fees (minutes may vary). Medical alert savings calculation based on PERS providers' average monthly fees. All rate plans, services and applications require the purchase of a GreatCall phone and a one-time set-up fee of \$35. Coverage and service are not available everywhere. Rate plans do not include government taxes or assessment surcharges and are subject to change. No roaming or long distance charges for domestic calls within the U.S. There are no additional fees to call GreatCall's 24-hour U.S. Based Customer Service. However, for calls to an Operator in which a service is completed, minutes will be deducted from your monthly balance equal to the length of the call and any call connected by the Operator, plus an additional 5 minutes. 5Star service may not be available in remote or enclosed areas. You will not be able to make 5Star or 9-1-1 calls when cellular service is not available. 5Star service will be able to track an approximate location when your device is turned on, but we cannot guarantee an exact location. Jitterbug, 5Star, 5Star Urgent Response and GreatCall are registered trademarks of GreatCall, Inc. Samsung is a registered trademark of Samsung Electronics Co., Ltd. ©2013 Samsung Telecommunications America, LLC. ©2013 GreatCall, Inc. ©2013 by firstSTREET for Boomers and Beyond, Inc.

47602

How Seniors Benefit From Computers

A Note from the Editor: I must say I'm addicted to computers. I use mine perhaps 5 hours a day! Without computers there would have been no COMO-CAL or Mobilehome Magazine. My computer has helped me learn about publishing, researching, mass-emailing, networking, and much, much more. I still use the video tutorials at lynda.com, a wonderful website with thousands of videos on a variety of software subjects.

Computers can open up a whole new world for you. I know some of you video-chat with friends and family using Skype, a free service. Many have contacted COMO-CAL or Mobilehome Magazine after researching online for help. Computers are here to stay and everyone should consider having one. In fact that would make my job so much easier. Mobilehome Magazine could be 100% digital while reaching every mobile/manufactured home owner in California.

The following is from an online article about seniors and computers. I thought it might be an interesting read:

Computers can help with health care for seniors, the social aspect, and being an enabler of life learning.

I have worked with people as old as 95; helping them to use their computer to keep in touch with friends and family, discover old friends, track their investments, and better use the features of Google search. These are some of the benefits of seniors using computers. Those I have worked with were very motivated to improve their computer skills and with good reason.

Connected seniors are more likely to be happier and healthier than their counterparts who do not use the internet. Evidence has shown that those seniors who are connected are less likely to suffer from depression. In an era where more of us live further from family and friends than ever before the internet has helped to stay connected. I helped a woman in her 80s set up a Facebook account a while back to keep in touch with her grandchildren and see pictures of them and their travels in life. She also wanted to connect with friends she lost touch with from her childhood in Germany. I don't know how much luck she had connecting with her lost friends but I know she was thrilled to see pictures of her grandson's travels in Spain on Facebook that she likely would not have seen otherwise.



I worked with another woman who received what she thought was a picture of her great-grandchild living in England who she had never seen and was unable to open it. When I arrived to address the problem she had opening up the file I realized it was not a picture but rather a video. Her tears of joy in seeing the video of her great-grandchild crawling was something special. When I left she gave me a big hug and thanked me for helping her to see the video. Skype is also a great connector of friends and family that live miles and miles away. Many years ago the phone company said that long distance was the next best thing to being there. Maybe then it was but now it has to be Skype.

The internet gives seniors better access to health care. Communicating by email is a method used by more and more doctors. If you want to monitor what you are eating there are sites such as FitDay that allow you to do so. You also can do research. Want to know more about a drug you are taking? Go to PDR.net. Sites like WebMD and MayoClinic.com are just two sites that have an abundance of medical information. Both of them also have a symptom checker where you can find possible causes of your symptoms.

Studies have shown that truly lifelong learners have a better quality of life. The internet provides the ability to quickly get information about world events, politics, sports, etc. Wikipedia is one factor in why very few people these days have books of encyclopedias at home anymore.

The last item I will mention is that the internet fosters independence for seniors. Seniors are now less likely to need someone to take them shopping. I have shown seniors how to shop using Amazon. Their orders get delivered to their door. Groceries can be ordered from sites such as FreshDirect.

So if you think you or someone you know is too old to use a computer think again. Ask some of the seniors I have worked with how using a computer has added to their lives and don't be surprised if you see a 90something person in the park Skyping with their friend or grandchild. Whether you are a senior or advancing towards one day being chronologically gifted I am available to help you better use your technology. I can be contacted at (917) 572-3468 or email me at mike@computerconcierygeny.com

Article Link: http://greatneck.patch.com/groups/mike-kluboks-blog/p/how-seniors-benefit-from-computers_90648acb

Did You Know?

MOBILEHOME RESIDENCY LAW

The Mobilehome Residency Law has a lot of twists and turns. Here is just one example.

Q. Does a park manager have to abide by the park rules and regulations (R&R) that all residents must obey?

A. Yes and No. MRL Code Section 798.23 (a) The owner of the park, and any person employed by the park, shall be subject to, and comply with, all park rules and regulations, to the same extent as residents and their guests. However (a) does not apply to (b)(2) Acts of a park owner or park employee which are undertaken to fulfill a park owner's maintenance, management, and business operation responsibilities

Let's take an example. My park has a no street parking rule. Management would give anyone parking on the street, no matter how long, a seven-day notice. Our streets are just two feet short of the width required to park on one side. The no parking rule wasn't because street parking hindered emergency vehicle access, it was just part of the rules and regulations.

While the manager would give other 7-day notices for parking on the street, she would park on the street, sometimes for hours, often just visiting her friends. This fact was presented in court, and her attorney was quick to point out the loophole protecting her.

Park employees DO NOT have to abide by the park rules and regulations when they are conducting park business. That's the law.

RULES AND REGULATIONS

Q. Who writes your park's Rules and Regulations?

A. In many cases they are generic, written by one of 3-4 attorney around the state who offer the service. This fact is obvious in some. For instance, one park R&R require residents to shower before using the pool. One problem - there are no showers in the pool area.

Recently a resident in a San Fernando Valley mobilehome park noticed several members of a local real estate agency walking door to door leaving flyers, and business cards advertising their company and an upcoming Open House in the park. Of course the agents were both trying to get new business and also trying to sell a home in the park.

By now residents know about signs at park entrances that say NO SOLICITATION. We at Mobilehome Magazine know this all too well. Here are some details:

Mobilehome Magazine is very sensitive to this subject. MHMag is not a solicitation. It is a free magazine, not unlike hundreds that are delivered to residents in parks all over California. Mobilehome Magazine is free, it does not

solicit residents to buy or join anything.

We respect the law. We do not enter into parks to distribute the magazine door to door. We know that is against the law. We, however, do ask residents to distribute the magazine. That right is guaranteed by law and any resident in any park in California may distribute information door to door. They can place information on porches, in tubes, or other receptacles, but never in or near the U.S. Mailbox.

Q. Was this real estate agency breaking the law?

A. Yes. a) They were not park residents, and the law only allows park residents to distribute. b) What they were distributing was indeed a solicitation, also not allowed by law.

Q. Did management give its permission to leave the flyers?

A. Yes, but management was not following the law. They were allowing a non-resident to go door to door with information that was a solicitation. Both are violations of the MRL. Laws must be enforced equally.

NO AUTOMATIC DELIVERY OF MRL

Q. I didn't receive the latest Mobilehome Residency Law in January like I usually do. Why not?

A. As of January 1, 2011, there will be no automatic delivery of the Mobilehome Residency Law to park residents. Instead, residents must ask their manager for a copy.

Manager's are required to give you a copy of the "Resident's Bill of Rights"

MEET THE PARK OWNER'S GROUP

Q. Are the park owners organized?

A. You bet they are. Western Manufactured Communities Association (WMA) is just one park owner group with a membership of approximately 40% of all park owners. You can learn more about them by going to www.wma.org. The WMA representatives are looking out for park owner interests in every area of California. They lobby in Sacramento and are involved on the local level as well. We have sat across from them in Modesto, and Los Angeles. When there are mobilehome issues of interest to park owners, they are there.

We have published WMA's Code of Ethics off their website. Email us and we will send you a copy. Among other things it states: *Contentment, security and peace of mind are the desires of residents and the goals of management. To this end, management pledges that residents shall be free of worry of arbitrary or unlawful termination of tenancy.* Unfortunately this is not always the case!

How to Resolve Issues in MH Parks

We get a lot of calls regarding various issues residents encounter in their parks. Remember, enforcement of the law is up to you. We will assist you but we simply do not have the time or resources to resolve issues for you. Before you call, write or email us, please work through the following plan:

WANT A QUICK INTERPRETATION OF THE LAW? CONSULT THE FAQ HANDBOOK

Your first line of defense against many issues is the Frequently Asked Questions & Answers **Handbook** sold through Mobilehome Magazine. To order, simply fill out the application on page 19 (all info kept confidential) and send it in with a check for \$6 made out to Mobilehome Magazine.

Keep in mind that the 36 page Handbook, although published by Mobilehome Magazine (COMO-CAL), was compiled by the Senate Select Committee in Sacramento. You can trust their interpretation of the Mobilehome Residency Law (MRL). The **Handbook** gives easy to understand answers (about 60 total) to many of the most often heard questions. Here are just a few:

- *What can residents do about managers who intimidate and harass?*
- *Is there financial assistance available to me to correct code violations in my home?*
- *Is management allowed to restrict parking and even have residents cars towed?*
- *Can the park prevent me from subleasing my home?*
- *Is it legal for our all-age park to change back to a senior only park?*
- *Do mobilehome park rules prevail over state law?*

You can easily see the value of the Handbook. It is well worth the \$6 price and it supports Mobilehome Magazine at the same time.

READ MOBILEHOME MAGAZINE

We have been publishing Mobilehome Magazine for over two years. If you have a computer you can go to www.mobilehomemagazine.org to access all the magazines we have published. There is a wealth of information to be found.

Now you can even access LOCAL magazines from other areas in California to find out what's happening there.

We will soon have a list of articles you can purchase from us that might help answer some of your questions.

FORM AN HOA

Two heads are better than one, but a Home Owners Association (HOA) is really the way to go. They require three residents to get started and Mobilehome Magazine can help.

HELP US START A COMMUNITY MAGAZINE

Q. What's better than a HOA?

A. Several parks networked together to form a mobilehome community. How can this be accomplished? Simply by helping us form a distribution network in your area. We already have local magazines in Orange County, Sonoma/Santa Rosa, Oceanside/San Marcos/Escondido and San Diego. You can have your own magazine in your area. Simply call us for details.



ARCHIVED ARTICLES

We are excited to announce we now offer articles that have been published over the years by COMO-CAL and Mobilehome Magazine. The first list can be found on pages 12 and 13. This list represents all important articles printed in Mobilehome Magazine over the last two years. All are relevant to today's problems.

You can receive one or all of these articles at nominal cost by writing us, emailing us or calling us. You can use the form on page 19.

DO YOU HAVE A DIFFERENT ISSUE?

What if the Handbook Doesn't Answer Your Question? What can you do then? If you have a computer, you can email us at fawodley@yahoo.com. Please make your question short; otherwise you may not get a reply. Or you can mail a short question to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA. 91313. We will do what we can to answer your question or point you in the right direction.

Some Differences Between GSMOL & Mobilehome Magazine

Many have asked us to write about the differences between Mobilehome Magazine and GSMOL. Please consult the table on the facing page. Ultimately GSMOL is about legislation, Mobilehome Magazine is about organizing, networking,

information, education, openness, being responsive to our readers, promoting good relations with managers and residents, and enforcement of the law. Remember laws don't enforce themselves, residents do. Information is critical.

ITEM	GSMOL	MOBILEHOME MAGAZINE
NEWSLETTER		
Name	The Californian	Mobilehome Magazine
Size	16 pages	20 & 24 pages
Frequency	Bimonthly	Monthly
Number of newsletters/magazines distributed/month	12,000/2 months	25,000/month
Cost to mobilehome owner community/year	\$75,000 (est)	NOTHING (donations)
How readers rate content of publication	N/A	80% say Terrific
Number of households reached in one year	12,000 (est)	over 50,000
Content provided by	Board of Directors	Everyone
Newsletter available to	Members Only	Everyone
Has GSMOL written about MHMag? Visa Versa?	NEVER!	Hundreds of times
STAFF / OFFICE/ORGANIZATION		
Office staff paid?	YES	NO
Directors expenses paid?	YES	NO
Rent Office space?	YES	NO
Paid lobbyist?	YES	NO
Attorney on retainer?	YES	NO
Has a Board of Directors that runs the organization	YES	Advisory Committee
Primary Focus?	Legislation	Information/Enforcement
Non Profit?	YES	NO
Current growth	None or Negative	2,000/month
Projected members / magazines by 2014	12,000 (estimated)	40,000 (estimated)
Financial Reports in magazine	NO	YES
Leaders elected by members based on qualifications	NO	N/A
Conducts surveys of members/readers	Seldom/Never	Often
Years in operation	50	9
Resistant to change	YES	Open to change
Open to working with other advocates	NO (not with MHMag)	VERY
Open to members / readers feedback	SELDOM	YES - VERY
LEGISLATION		
Does organization propose legislation?	YES	Sometimes
Number of contacts when and if support to pass or defeat legislation	12,000	25,000

Good Things Happen When You Make A Donation

First of all, when we say a donation, what do we mean? A donation can be money or time. If everyone donated just \$2, that would be terrific! If some of you would donate just one or two hours of your time a month, we wouldn't be concerned about having enough residents to distribute the magazine. We are not asking for much! And we have so much to offer you.

Today, while we are establishing Mobilehome Magazine across California, your donations are critical. However good things happen with every donation and by the way we guarantee 100% of your donation will be used for the magazine. Your donation in any amount helps us:

- **Guarantee the success of Mobilehome Magazine, i.e. you will continue receiving the magazine in your area.**
- **Expand the amount of information that reaches your area each month, i.e. the number of pages of your local area magazine will increase.**
- **Expand into other areas in California, like San Jose, Sacramento, Hemet, San Gabriel Valley and others.**
- **Help you. For instance the article on Kort and Scott. Your donation will help us send Mobilehome Magazine to residents in all Kort and Scott parks. Why is this important? Because then Kort and Scott residents can network and work together to solve common problems.**

Today there are some added benefits you shouldn't overlook:

- **Make a donation of \$5 or more and get two free archived articles (see the list on the previous page).**
- **Make a donation of \$10 or more and we will answer one question or direct you to someone who will be able to answer it.**
- **Make a donation of \$25 or more and we will publish you as a SUPPORTER of Mobilehome Magazine.**
- **Make a donation of \$50 or more and we will publish you as a of Mobilehome Magazine**

Here is one recent example:

Diane emailed me (frank@mobilehomemagazine.org): My name is Diane (La Habra), and a couple of months ago you left a message on my answering machine asking how I had heard about your magazine 'Mobilehome Magazine'. I received a free copy in the mail and after reading it, decided it was an excellent publication and subscribed for a year and sent a small donation. Your articles are very informative and you seem to be on the side of the (resident) owner.

I have an issue (regarding a enclosure around my utility

meters). This year, I got notice that I need a 3 foot clearance on all sides. SCE had been here prior to this notice and said that if I put another gate on the front end that it would be fine for them to make any upgrades or service. I immediately had my contractor install the gate and figured all was OK.

Well the Managers sent me a letter stating that I was in violation of "Community Standards" page 4 paragraph 5 and that it needed to come down. I really do not want to take this enclosure down and feel I am being singled out because I have never been part of the "click" in the park. I do not want to be evicted from the park but really don't know if I have any rights. I am hoping that you can give me some guidance.

Although I am not an attorney, I tried to give Diane some suggestions:

- **Who built the lattice work? When?**
- **Did you notify the management that you have found 25 other homes with a similar problem?**
- **Did you know the park can not routinely inspect your property?**
- **Who reads the utility meters? Only the park?**

Fortunately Diane was able to resolve her problem with the park. I'm not sure how much I helped, but I received a \$100 donation and the following note a week later:

Dear Frank, Thank you so much for getting back to me so fast in email. Your words helped me in approaching my managers and getting my problem solved. Use my donation to keep your magazine going. It is a wonderful publication. Blessings, Diane

All I can say is Thank You Diane! We at Mobilehome Magazine do not pretend we have all the answers or even some. But we are here for you. We have experienced the same intimidation, and harassment many of you have faced. We have been to court. We have faced eviction. Ultimately no one is immune. That's why it is so important to stick together.

PEACE OF MIND VS A BIG MAC

That's really the bottom line. Wouldn't you rather give up one big mac a year for the peace of mind knowing that you are supported by Mobilehome Magazine? We are 25,000 strong today and getting stronger.

Soon we will be printing "remittance envelopes" to assist you to donate. Please use them, if not today, then when you have a couple bucks. No need to write a check or even give us your name. Your donation will make good things happen to thousands of mobilehome owners across California.



Now 2 Years of Articles Available Direct to You by 1st Class Mail

**\$.75 /page plus
\$.50 postage for
each 5 pages**

Archived Articles Now Available

Mobilehome Magazine (2011 to present) has published 15 different magazines and about 350 pages of information, information that is still very relevant today.

Many of you have kept your Mobilehome Magazine for future reference. Now you can use this list to find any article quickly. The numbers refer to the month, year and page.

What about those of you who just now have learned about Mobilehome Magazine? We have a solution:

- *We reprint articles we feel are most important and*
- *Now we offer anyone the chance to get an article(s) from our first two years of publication just by asking and giving us a small donation.*

Here is the initial list of articles available:

YOUR RIGHTS

1. *Distribution of information - Your right. 6/13(17)*
2. *Inheritance Rights. 11/11 (10-11)*
3. *Inheritance - What you need to know. 3/13 14-15)*
4. *Wash. State dispute resolution program.*
5. *Nothing to fear. 8/13 (12)*
6. *Tubes - distribution. 5/13 (8)*
7. *Don't let the park take away your rights. 4/13 (10)*
8. *Residents Bill of Rights. 1/13 (8)*
9. *Eleven commandments. 3/12(18)*
10. *Enforce your rights - It's up to you. 1/12 (16-17)*

MANAGERS

11. *Retaliation & what to do about it. 1/12 (8-9)*

12. *Interference of sales. 8/13(15)*
13. *A Word on your privacy. FAQ Handbook (30)*
14. *When can a park mgr. enter your space. 8/13 (11)*
15. *It's your money - What would you do if you received a 7 day notice? 11/12 (14-15)*
16. *How to handle tenants in a MHPark. 5/12 (11)*
17. *Park manager intimidation. 1/12 (6)*
18. *My philosophy by a park mgr. 9/12 (13)*
19. *The value of information by a park mgr. 5/13 (9)*
20. *Termination of park tenancy. 7/2 (18)*
21. *Evictions. 8/13 (18) & 1/12 (10)*

TIPS AND SUGGESTIONS

22. *How to choose a contractor. 5/12 (19)*
23. *Resident ownership. 1/13 (12-13) & 2/13(8-9)*
24. *Home improve for seniors easy living. 1/13 (19)*
25. *Remodeling a manufactured home. 2/13 (19)*
26. *Basic manufactured home tips-tricks. 1/13(20)*
27. *The clock is ticking by Myron Hughes. 11/12 (9)*
28. *Should I sign that long term lease. 3/12 (10)*
29. *Seller's guide. 6/13 (6-7)*
30. *Ins & outs of home owner's insurance. 9/12 (5)*
31. *Tips & suggestions. 9/12(15)*
32. *Estate planning. 3/13 (17)*
33. *Aging in place. 3/13 (16)*
34. *Words of wisdom from female reps. 3/13 (10)*
35. *Getting organized. 9/11 (20)*

- 36. *What to do when you need to refinance.* 7/12 (8-9)
- 37. *Robo calling - getting the word out.* 8/13 (8)
- 38. *Putting the fun back in fund raising.* 8/13 (7)
- 39. *Form an HOA.* 8/13 (13)
- 40. *Who Should You Trust.* 6/13 (12-13)
- 41. *Disability and mobilehome living.* 3/13 (20)

42. RENT CONTROL & FEES

- 43. *L.A. Vacancy Control.* 4/13(19)
- 44. *A tax story.* 4/13 (16)
- 45. *Rent control under siege.* 3/12 (6-7)
- 46. *\$1700 rents for Los Angeles.* 3/12 (8)
- 47. *Chattel mortgage, personal property and real estate.* 4/13(17)
- 48. *Vacancy decontrol.* 5/12 (7)
- 49. *L.A. R.S.O.* 9/11 (11)
- 50. *Property pass through.* 4/13 (15)

GENERAL

- 51. *Investing in mobilehome parks.* 7/12 (10)
- 52. *Bullish on mobilehome parks.* 6/13 (8-9)
- 53. *15 minutes with a Utah Senator.* 1/12 (12-13)
- 54. *Free markets in mobilehome parks.* 5/13 (12-13)
- 55. *Mobilehomes in rental parks.* 9/11 (6)

ORGANIZATIONS

- 56. *Senator Correa's Mobilehome Conference.* 2/13 (14)
- 57. *Los Angeles MH Park Task Force.* 2/13 (11,21)
- 58. *MHOwners Association of America.* 7/12 (17)
- 59. *PHRAA fights unscrupulous park owners.* 11/12 (10-11)
- 60. *The Select Committee on Manufactured Homes and Communities.* 1/13 (5) & 2/13 (6)
- 61. *Tenants Together.* 1/12 (7)
- 62. *Coalition for Economic Survival.* 1/12 (7)
- 63. *GSMOL & MHMag teaming.* 6/13 (10-11)
- 64. *Santa Cruz conference.* 5/13 (10-11)

MOBILEHOME RESIDENCY LAW

- 65. *Mobilehome Residency Law (MRL) 101.* 7/12 (6)
- 66. *How to Use the MRL.* 11/11 (4)
- 67. *SB510.* 4/13 (7)
- 68. *Land lease law vs MRL. FAQ Handbook.* (31)

REFERENCE

- 69. *FAQ & Answers Handbook.* 8/13 (18) \$6.00
- 70. *Additions to FAQ.* 1/13 (9)
- 71. *Book - Mobilehome Wars.* 4/13 (12-13)

MHMAG & MISCELANEOUS

- 72. *Survey on advocacy part I and II.* 5/13 (14-18)
- 73. *Birth of a new publication.* 8/13 (5)
- 74. *Letter to advertisers.* 6/13 (18)
- 75. *Your neighbor, my neighbor.* 6/13 (14)
- 76. *Forced condo conversions.* 9/12 (10-12)

ARTICLES BY DONNA MATTHEWS

1. *Eviction.*
2. *Water.* 9/12(14-15)
3. *Contract Law.* 11/12 (7)
4. *Judges - Pleadings.* 1/13(16)
5. *Rent Control Ord. vs Rent Review Ord.* 2/13 (12-13)
6. *HCD should enforce Title 25.* (5/12(20)
7. *New park owners - New leases.* 6/13 (19)
8. *Pass thru fees.* 4/13(14)
9. *Title 25.* 9/12(8)
10. *Termination of park tenancy.* 7/12 (18)
11. *Mobilehome rental agreement.* 3/13 (8-9)

HAVE A QUESTION? ORDER AN ARTICLE

Ordering is simple. Fill out the form on page 19. In a note, give us the article numbers you want us to send you.

COST?

There is a nominal cost to purchase hard copies of the articles. \$.75 per page plus \$.50 postage for each 5 pages. The FAQ Handbook (# 71) is still \$6. Some articles are more than one page. Refer to the page numbers in the (). For example Article #2, Inheritance rights, is 2 pages (10-11). If you need help calculating cost, just send us an email or call us.

USE THEM!

These articles represent two years of hard work. They are written by attorneys, expert advocates, and mobilehome owners just like yourself. We feel they are accurate and worth your attention. If you have an issue, we suggest you purchase a Handbook of Frequently Asked Questions (#69) and any articles that look interesting. Such a small investment to gain a knowledge about many subjects of mobilehome living.

Well Water Question and Answer

Dear Donna Matthews,

We are contacting you in hope of getting an answer to a question concerning an article you wrote about providing water to mobilehome parks, in the Mobilehome Magazine Sept./Oct. 2012, Vol. 2, issue 5

In the article it states that the Park Owner shall be responsible for safe operation and maintenance of all electrical, gas, and plumbing equipment and installations within the mobilehome park. We shall give you a little background on what we're facing in our park.

Here in our park water is provided to each lot (as well as the campground that exists in the front section of the park) from a well on the park property. The park owner has owned this park now for just over ten years and during that time he has failed to perform maintenance or make any improvements and the condition of the water has deteriorated badly.

The water is pumped up into a metal storage tank that is badly rusted on the outside as well as the inside, it has outlived its life expectancy. The water coming from that storage tank is the water being delivered to each lot in the park, on a good day the water looks like "tea" and many days it looks like "dark rust". It stains our sinks, toilets, and laundry (for those brave enough to wash clothes in it) and we're afraid it is unfit to drink (most of us purchase bottled water to drink, especially after two residents became sick, one with E-Coli in 2010).

He is required by law to have the water tested monthly and provide a Consumer Confidence Report to the residents, we're lucky if we get one once per year.

The latest CCR we received was dated April 15, 2013 and it shows that there is a "Violation Of A Secondary MCL". This is not the first time that the well water has been in violation.

We received a letter the other day from the park owner stating that "through extensive water testing, the state water quality regulators have made the following determination": "The iron & manganese content of YTE water is such that homeowners inside the park have to make a choice. This choice should be made on the basis that the Iron & Manganese content is not harmful to your health - even though it may be offensive in color, odor and taste".

First Choice: is for YTE to install significant & expensive treating equipment AT ALL HOMEOWNER'S EXPENSE and hire a water treatment operator to insure this equipment operates correctly. The significant cost of this choice will be added to your

monthly bill. Note: Based on the bids we have received and talks with equipment providers, this would likely be in the neighborhood of \$65 per month for ten (10) years while the equipment, installation and pump house expansion are paid off and then approximately \$20 or \$25 per month per unit thereafter for a treatment operator and operational material.

Second Choice: Is to accept the water in its current quality and encourage YTE to focus on doing things which may help improve water quality but do not cost much and do not add to my monthly bill. Examples of this include things like cleaning out the storage tank and regularly cleaning out the end lines.

NOTE: You must vote for one or the other of these options or you will be counted as a vote for the First Choice. If the First Choice passes by a majority vote then your bill will be increased accordingly. End of Notice.

In our rental agreements it states that "water, sewer & trash are included at no extra charge", so we don't have a "monthly bill". Our question is this, can the park owner force us into paying for the well maintenance and equipment?

We don't believe he can but we need to find out what the law says so we can present it to him in black & white. Can you direct us to an online website where we may obtain this information?

Thank you so much for your time and any information that you may be able to provide, it will be greatly appreciated. He's given us only until June 7 for our answer.

Peggy, for YTE Residents, P.S. The Park Owner also owns the majority of the units in this park.

DONNA'S ANSWER

I am not a lawyer but over the years I have had reason to study mobilehome water laws and have had many dealings with the Public Utilities Commission and hearings with the (PUC) Judges, so I will list some facts that I believe might answer Peggy's question. .

PUC. Law #2705.6, covered mobilehome parks water rates where water was provided by a water corporation and sub-metered to the park homeowners. So when the Tenants Right Committee in our park, The Plantation on the Lake, realized that homeowners receiving well water were not under the PUC jurisdiction we contacted our Representative, Steve Clute, and he sponsored AB 290, 1991-1992, which passed and became PUC #2705.6, January 1992, placing mobilehome parks supplying well under the Commission's

jurisdiction.

PUC #2705.6 (a) a mobilehome park which provides water services only to its tenants from water supplies and facilities which it owns, not otherwise dedicated to public service, is not a water corporation. However, that mobilehome park is subject to the jurisdiction of the commission to the extent that, if a tenant complains about the water rates charged or service provided by the mobilehome park, the commission shall determine, based on all the facts and circumstances, whether the rates charged are just and reasonable and whether the service provided is adequate.

(b) The Commission may afford a tenant complete relief on the tenant's complaint, and the commission may condition any relief on those terms that it finds just and reasonable.

(c). The public advisor created pursuant to Section 321 and necessary staff of the commission shall assist the complainant.

So, I believe in Peggy's case well water service is part of the rental agreement, and it is the park owner's contractual

duty to provide good healthy well water. I do not believe the Commission would allow any other water corporation to supply bad water.

Under the Health and Safety Code it is the owner's responsibility for the safe operation and maintenance of all plumbing equipment and installations, Mobilehome Parks Act, #Title 25, ##1604. All park plumbing equipment and installations have a life expectancy and replacement costs are a normal park operating expense and can be charged off. If the park plumbing equipment and installations are not doing the job, I believe the Department of Housing and Community Development (HCD), the enforcement agency, should are renew the park owner's Permit to Operate.

I know of no law that makes the homeowners responsible for the replacement costs of park required equipment and installations. The MRL 798.31 states "A homeowner shall not be charged a fee for other than rent, utilities, and incidental reasonable charges for service actually rendered." In this case the utility, the well water, is included in the rent and any capitol improvement to the value of the park property, I do not believe could be considered a service rendered.

I hope this information is of some value to Peggy. I recommend she advises the park owner of the homeowners rights and if the problem is not corrected act accordingly..

Donna Matthews. Donna may be reached thru MHMag

Formation of MHMag Advisory Committee

As you may know, Mobilehome Magazine has expanded rapidly from 5,000 copies every other month in 2012 to 5,000 copies monthly from January 2013 until June 2013. Now Mobilehome Magazine is producing 25,000 copies monthly and hopes to expand to 40,000 by 2014.

Also Mobilehome Magazine is always looking for ways to improve its service to you, our readers. As a consequence of the expansion and our desire to improve, we have formed a Mobilehome Magazine Advisory Committee. It's members as of today are:

Barbara Butler, Calistoga Springs, 35 Magnolia Drive, Calistoga, CA 94515

Chuck Zenisek, Foothill Terrace, 4095 Fruit Street, Space # 708, La Verne, CA. 91750. 909-596-9814

Bill Schlegel, Terry's MHP, 677 G. Street, Space #64 Chula Vista CA. 91910 619-427-6135 wjschlegel@cox.net

Kathleen Mattes, Sandpiper MHP, 3950 Via Real, Space # 32, Carpinteria, CA. 93013. 805-684-0246. km-3@cox.net

We are looking for two or three folks to serve on the Advisory Committee. Let us know if you are interested.



INVEST IN PEACE AND QUIET

- Eliminate unwanted noise inside and outside of your house
- Make your home more energy-efficient
- Take advantage of our top-of-the-line soundproofing materials and large on-hand inventory

SUPER SOUNDPROOFING

455 East Carmel Street, San Marcos, CA 92078

sales@soundproofing.org, www.soundproofing.org

TOLL-FREE: (888) 942-7723

PARK MANAGER: FRIEND OR FOE ?

Many of us homeowners have an answer to that question. My guess is that any poll of homeowners would have negative opinions for somewhere between 40 to 70 percent of their managers. Have those managers really earned such a low opinion, or have they merely been so graded because of their boss, the Park owner? We have to be honest and recognize that the manager is the “pickle in the middle”, charged with keeping the owner happy (and their job intact), yet trying to deal with homeowners, service providers, mobile home salespeople, and all too often aging and deteriorating mobile home parks. It’s not an easy job, often underpaid, and almost always filled by untrained or inexperienced people. There’s an old joke: “What’s the difference between a Park Manager and God?” The answer is “God does not think he is a Park Manager”. While humorous, it is a little harsh. But it is also very true in some cases.

I have lived in three mobile home parks over the last 28 years. My first experience was with Rancho Carlsbad in Carlsbad, a park that experienced as much turmoil (especially over exploding space rents) as any I have known about. One of the owners lived in the park and the manager was a young lady named Kathy Griffith. Kathy began her employment as park manager in 1977. A large park with 504 spaces and about 700 to 800 residents. If you followed the 80/20 rule (80 % happy and 20% unhappy), Kathy would have had about 150 complaining residents to deal with. Kathy’s tenure of 18 years under a Park Owner ended when a group of residents managed to effect a purchase of the park in 1995, and now under resident ownership Kathy now has another 18 years as the community manager. You cannot possibly be a bad manager and have that kind of longevity.

What makes a good manager? Qualities such as compassion, civil, polite, fair, responsive, and a fair amount of intelligence. I would also argue that a manager should be able to read and understand and adhere to the Mobile Home Residency Law and Title 25. A bad manager would be one lacking the above qualities, and who lies, deceives and bullies people. There are some managers who take bribes and give favorable treatment to some mobile home salespeople. This should never happen, and fortunately it is the exception rather than the rule. There is no doubt that Park Managers have a difficult job. Being in the middle requires guts to challenge Park Owners when they



become too oppressive with homeowners and intentionally ignore or violate the MRL and Title 25.

Their job, no matter whether they are deemed good or bad as a manager is made easier when the homeowners are apathetic or fearful of “rocking the boat” and making the manager or owner unhappy. I have lived in two other parks for a total of about 9 years. I would give both of those managers a 7 on a scale of 1 to 10. I have to admit that both were constricted by their Park Owners. As I said before, managers are concerned about holding on to their jobs. Park Owners are concerned about their profits. I would never claim that Park Owners are not entitled to a decent profit margin. The truth of the matter is that mobile home parks are by and large, quite profitable.

Most parks can be operated for about \$200.00 per month per space, and that includes funding for reserves. The proof of this is found in the HOA fees of land/resident owned parks. They range from \$125.00 to \$250.00 per space, with most being under \$200.00. Unlike apartment buildings, occupancy rates are about 99 percent in mobile home parks, thereby losing no income due to vacancies or turnover.

I come from a career in retirement community administration, and as such, I was licensed by the State as a Nursing Home Administrator and as a Residential Care Facility Administrator. In both cases I had to know and follow tons of laws and regulations to hold those jobs. At one point I also worked in Property Management for Condo and common interest associations. While I was not licensed by the State, I still attained the CPM (Certified Property Manager) designation from the Institute of Real Estate Management. Now I am not proposing such stringent type of qualifications for Park Managers, it would be a good idea to have some type of training and preparation for persons holding these positions. Perhaps someday, someone will come along and get something passed like the Davis-Stirling Act, but, so long as mobile home owners are considered less than other home owners, and Park Owners have control over our legislators we will have a difficult time to effect any meaningful change that will ensure protection of our civil rights and property rights.

Lloyd Rochambeau, San Marcos. President, Lakeview Mobile Estates HOA

\$960??

How much are you paying for TV + Internet + Phone service?

With the huge increase in cable TV prices over the past few years TV, Phone, & Internet has become the most expensive monthly utility for most residents in California.

Planet Earth Satellite offers an alternative from the traditional expensive cable TV, saving residents in California up to \$960 their first year. How much are you paying?

See for Yourself What Our Customers are Paying

TV Service for two TV's	\$29.99 Per month (120 channels & Free HD)
High-Speed Internet	\$35.00 Per month
Home Phone	\$24.99 Per month

**Customers do not have to take all three services to take advantage of this pricing, if you only need one or two of the services you will still get these low prices!*

TAKE THE 5 MINUTE PRICE CHALLENGE & SAVE \$960!

Would you spend 5 minutes to save up to \$960? That's all the time you will need to see what we can save you on your TV, Phone, & Internet service.

The Three Simple Steps for the Price Challenge:

Step One: Call Planet Earth Satellite Toll Free 1- (800) 354-2930
"You will be greeted on the phone by a friendly live operator"

Step Two: Tell Us What You Need!
Simply tell our sales professional what your needs are
(how many TV's you have, what speed internet your looking for)

Step Three: Compare your price quote to what you are currently paying!

Call For FREE Price Quote: 1-(800) 354-2930



*Free equipment and installation is contingent on a 24 month agreement for qualified customers

California Residents Under Siege

Now that we are expanding our distribution, residents from all over the state are calling, emailing and writing Mobilehome Magazine about problems they face. We do give suggestions when we can; however we believe networking residents with similar problems is the real answer to many problems. Together we can brainstorm solutions and if nothing else shed light on park managers and owners who we feel violate the law.

INTERFERENCE WITH DISTRIBUTION OF INFORMATION

Placentia (Orange County). MHMag's first contact with the manager of a Placentia mobilehome park was on June 23rd when we were driving around the area giving residents copies of Mobilehome Magazine and putting copies in clubhouses. It was then we encountered a person who turned out to be the park manager. She advised us that we could not put the magazines in the clubhouse, so we left one copy with her. We also found a group of residents and gave them 30 copies, later to find they were pro-management and just trashed them! How sad.

Fortunately we were able to find a contact who welcomed the magazine and was very happy to take a box of magazines. She distributed them on July 30th. The next morning I got a call from the manager who insisted that we were disregarding their posted "NO SOLICITATION" sign and also using park only tubes. I tried to explain that Mobilehome Magazine was not a "solicitation," but in fact "information" under Mobilehome Residency Law Section 798.51(a)3 which states: *No provision contained in any mobilehome park rental agreement, rule or regulation shall deny or prohibit the right of any homeowner or residents in the park to do any of the following: (3) Canvass and petition homeowners and residents for noncommercial purposes relation to mobilehome living....at reasonable hours and in a reasonable manner, including the distribution or circulation of information.*

In fact Mobilehome Magazine has written several times about the distribution of information in parks (Article #1 in archived article list page 12).

No sooner did the manager take Mobilehome Magazine out of the tubes, than she replaced it with a similar magazine (Mobile Home Board Group). In fact, this magazine is routinely delivered to over 400 parks across California. This is simply censorship! It must not be allowed. If your manager interferes with the distribution of information in your park, please let us know.

INTERFERENCE OF SALES

Folsom. Interference of sales takes several forms. Of course we believe the goal of such interference is to prevent the legal sale of a mobilehome. This often results in the seller just giving the home to the park and walking away or selling the home to the park for pennies on the dollar.

Another strategy to interfere with a sale is placing many requirements on the seller, i.e. requiring many repairs and upgrades before the home can be sold. We believe this should not be allowed.

Huntington Beach. Residents at Pacific MHP report that Star Management will not tell residents how much rent their buyers have to pay. MRL Section 798.74.5(a) states: Within two business days of receiving a request from a prospective homeowner, the management shall give (them) a separate document which includes (the amount of rent they shall be paying). Please read your MRL for the exact wording.

OUTRAGEOUS RENT INCREASES

San Jose. Residents at Colonial MHP in San Jose, although under rent control, are having to fight an \$85 rent increase proposed by park owner Wang. Under the 1986 Rent Stabilization Ordinance, owners may petition the city for increases above the RSO limit. This is the second year the park owner has proposed such a high rent increase. Residents have hired an attorney.

El Monte. We have previously reported about the outrageous rent increases at Brookside in El Monte in Mobilehome Magazine Nov/Dec 2012 and January 2013. During the November 2012 election, El Monte voters passed Measure F, the "El Monte Fairness for Mobilehome Owners Ordinance," which repealed a 1990 voter-approved ordinance that bars the City Council from regulating rental levels in mobile home parks. Following the release of an economic study that revealed that Brookside Mobile County Club is charging residents exorbitant rents, the El Monte City Council will consider adopting a rent control ordinance at its Aug. 6 meeting.

“This is a positive step forward for mobile home owners who have long been subjected to drastic rent increases that, in some cases, have imperiled their very livelihoods,” said Mayor Pro Tem Norma Macias, who has been a champion of the issue for nearly two years. “This is also an important, long-term solution to stopping price gouging and protecting our residents from those who prey on them and their vulnerability.”

Order / Donation Form

The FAQ Handbook, described on the previous page 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

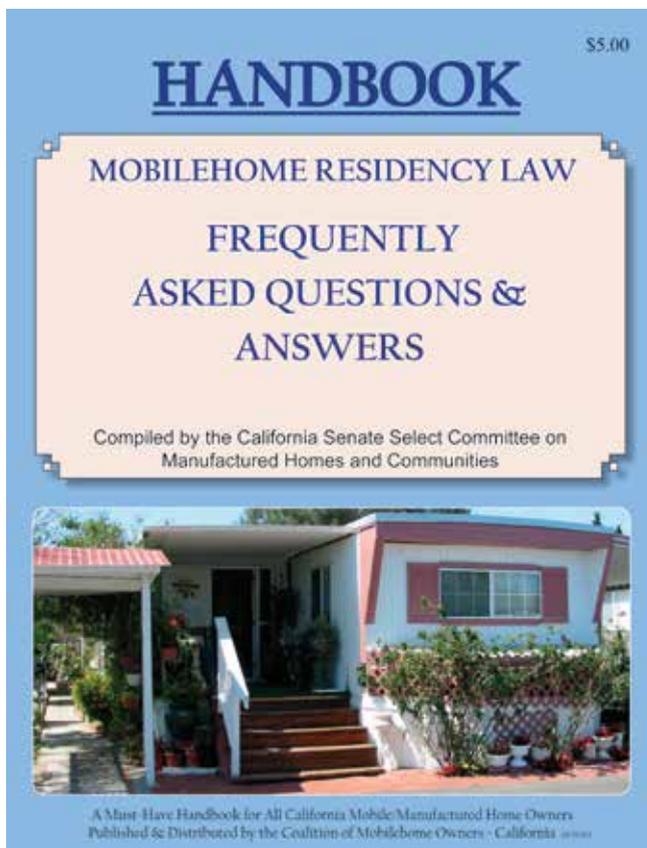
There are several ways you can support Mobilehome Magazine.

a. Distribute in your park.

It is a big help when you 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.

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. Last year we distributed 40,000 magazines. 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: \$ _____ Please consider a donation of at least \$2.
 - FAQ Handbook: \$6.00 (delivered to you by first class mail)
 - Articles from pages 12-13. Cost: \$.75/page + \$.50 postage each 5 pages
- Thank You! Your donation helps us continue our work!**

INCLUDE CHECK OR MONEY ORDER PAYABLE TO "Mobilehome Magazine"

MAIL TO: Mobilehome Magazine, P.O. BOX 3774, CHATSWORTH, CA. 91313-3774

THANK YOU FOR SUPPORTING MOBILEHOME MAGAZINE

9/13



Combine Your Car and Mobile Home for **BIG** Savings!



Weibel
Insurance Agency, Inc.
Lic.# 0C47319

California's #1 Manufactured Home Insurance Specialist

weibelinsurance.com

1-800-653-5565

Senior Rates • Free Quotes

Mobile Home	Appurtenant Structures	Personal Property	Living Expense	Personal Liability	Guest Medical	Annual Premium
\$60,000	6,000	30,000	12,000	100,000	1,000	\$230.00
\$80,000	8,000	40,000	16,000	100,000	1,000	276.00
\$90,000	9,000	45,000	18,000	100,000	1,000	301.00
\$100,000	10,000	50,000	20,000	100,000	1,000	324.00
\$120,000	12,000	60,000	24,000	100,000	1,000	371.00

Rates are examples of replacement cost on newer manufactured homes with a \$500 deductible, subject to change, and may not be available in all parks.

