

Mobilehome/Manufactured Home

MH *Life*

Advocating for Mobilehome Owners

MARCH 2017

VOLUME 5 NUMBER 3

THE #1 SOURCE OF INFORMATION FOR
MANUFACTURED/MOBILEHOME OWNERS
IN ORANGE COUNTY & SOUTH.A.



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We are a full service
advocate.

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With Huge Benefits

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Serving California's Mobile & Manufactured Housing Communities

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Welcome back to Mobilehome Magazine. It has been our pleasure to serve you. Today, we are taking a different path because we know we can do much more than offer you a free magazine. And we want to serve those of you who really appreciate our efforts.

WE ARE A MOVEMENT - TAKE NOTICE!

Please remember, we are publishing magazines as a result of our advocacy; however, we were advocates long before our magazine publishing days. We hope you realize after reading the February issue and this issue, that we are a full service advocate. Your membership in Mobilehome Magazine's Plan is enough to fund everything! A monthly magazine, a Help Line, a website, and an attorney and lobbyist. We will also fund all advocates who support us and promote ThePlan. No longer do you have to fret about joining multiple groups because your dues are enough for us to fund them all!

ThePlan has been under development for over 2 years. We first wrote about it in November 2014. Not one person has come forward to challenge it. Not one person has provided a better plan or strategy to help California mobilehome owners. In fact, we will introduce similar plans in other states and to the national group (NMHOA).

FOLKS ARE JOINING

Fortunately many, many mobilehome owners continue to believe in us and have joined ThePlan. Why not? We've been there for them now for over 14 years. Our only goal is providing the community Communication, Education and Unity. They are already receiving monthly magazines and our welcome letter and will soon be receiving other benefits like attorney consultations and letter writing, etc.

However, we need NUMBERS. As as numbers grow, we become stronger and more able to provide resources to the community. Our goal is 3,000 members in each area around California. That means 3,000 in Sacramento / North Bay (18,640 spaces), 3,000 in General Los Angeles (26,400 spaces), 3,000 in Orange County (27,800 spaces), San Jose (24,700 spaces), etc. That's only about 15% of all mobilehome owners, one out of six.

PROVIDING YOU A FULL SERVICE ADVOCACY

As of January 2017, our path has changed. We have the expertise to lead you into a new era of advocacy, one that is efficient, effective, and focuses on building resident's rights a step at a time.

Now our goal is to WORK WITH those folks who value us as partners and want to team with us. In other words, we want to limit our help to those who help themselves and have some skin in the game. \$20 (\$1.67/month) is a small price to pay for peace of mind. We guarantee results. Come along with us. Just fill out the application on page 12. You won't be sorry you did.

LAST ISSUE OF MAGAZINE FOR SOME

The free magazine was hit and miss. It reached everyone. It reached those who really wanted the information; however, it also reached folks who had no interest in advocacy, the MRL, or residents rights. Folks who probably felt secure and didn't want to be bothered.

For those, this magazine will probably be the last they see from us, at least for a while. We hope they understand. We wish them all the best. We hope they remember our doors are always open and they will always be welcome if/when they decide to join us. God Bless.

To God Be The Glory

From The Staff of The Mobilehome Magazine & ThePlan

Do You Have A Plan When Your Rights Are Challenged?

Our experience has shown us that most mobilehome owners don't know they have rights. Most don't know about the Mobilehome Residency Law (MRL) or other laws that protect them. You may be the exception, but even if you are doesn't it make sense to have a friend in your corner. One you can call or email to get answers to your questions. One who keeps you in touch with what's happening. No one can know everything, it's impossible. We all need help at one time or another. Even greats like Lebron James, the famous basketball player, has a coach!

You are vulnerable

- If you pay rent to a landlord and live on land owned by someone else, you are **vulnerable**, especially when you own your own home, and the home is immovable and is expensive.
- Few mobilehome owners have the resources (either the knowledge or financial ability) critical to defend themselves. They do the best they can; however many live in fear knowing they now plan how to fight for their rights.
- Even if you live in the perfect park today, one in which your manager and owner respects you and acts professionally, **this can change overnight**.
- Today's trend is for large corporations to purchase mobilehome parks from mom and pop owners. Some of these are only driven by their bottom line, not your welfare. They use every opportunity to take advantage of you, some even will take your home when they can.

How do you know when your manager isn't just making things up or managing legally?

Sure, most managers have studied the MRL, Title 25 and other laws. They are professional and respectful and we appreciate them. In fact, it is a joy living in their park.

On the other hand, there are managers who 'fly by the seat of their pants', i.e. they ad lib as they go along. They make up new laws, they misinterpret laws, and they make up answers to your questions. So how do you know your manager isn't one of the latter? You don't unless a) You question what he/she is telling you, and b) You have at least a basic understanding of the law yourself, or c) You can ask someone who is knowledgeable themselves (and we don't mean a friend or a neighbor).

Do you know how to respond to notices?

Often times residents are served with notices, whether 3 day notice to pay or quit, a 7 day notice, or a 60 day notice. If you either (a) don't respond or (b) respond incorrectly, your home may be in jeopardy.

For example, an Orange County resident couldn't pay his rent one month. The park issued a 3 day notice to pay or quit about the middle of the month. The resident decided to ignore it and wanted to pay two months of rent the next month, including a late fee. Sounds reasonable, right? Wrong, as soon as the resident exceeded the 3 day period, the park was no longer legally bound to accept the late rent and didn't. Ultimately, the resident lost his home. Very sad indeed!

So remember, notices have consequences and it's important you respond quickly and appropriately. *We can help, that's what we do! Join us. Just fill out the application on page 12.*

CAN YOU PROTECT YOURSELF?

Do you have a plan if or when you receive a notice, or find your manager is breaking the law? Most would consider calling state agencies or hiring an attorney; however.....

STATE AGENCIES DON'T HELP WITH CIVIL CODE ISSUES

The State Ombudsman.

- Many call or send complaints to the state Ombudsman. Folks know about the Ombudsman primarily because every park is required to post information about it and residents are aware they exist. However, many are disappointed when they learn the Ombudsman does not deal with Civil Code (Mobilehome Residency Law) issues. They only handle questions regarding title, sales contracts and the like.

The Senate Select Committee on Manufactured Housing Communities.

- The home page on their website (<http://mobilehomes.senate.ca.gov/committeehome>) says in bold print: **THIS COMMITTEE HAS NO LAW ENFORCEMENT POWERS**. They can only advise you to hire an attorney and go to court to litigate your civil code (MRL) issue.

Housing and Community Development (HCD).

- The first page of the MRL states: The Mobilehome Residency Law, like provisions of conventional landlord-tenant law, are enforced by the courts; that is, the disputing parties must enforce the MRL against one another in a court of law. The State Department of Housing and Community Development does not have authority to enforce these Civil Code provisions.

Hiring an attorney. You probably assume this is a reasonable option; however testimony before the Senate Select Committee in 1987 is evidence this form of enforcement is not viable:

- It is difficult to find an attorney who is well versed in the Mobilehome Residency Law (MRL).
- If you can find an good attorney, often times he/she lives far away
- Attorneys today charge as much as \$300-\$400 per hour. Can you afford that? We think not.
- Litigation requires judges to be informed also and often times that is not the case.
- Litigation often takes months or even years. We're heard of residents dying before litigation is concluded.

Bottom Line: Join us. We are a full service advocate. Just fill out the application on page 12 with a check of \$20 to cover the year 2017.



We Help Mobilehome Owners That's What We Do!

We know, in 2017, many of you will find yourself between a rock and a hard place when dealing with your park owner and/or manager. It's only reasonable that you don't know what to do. No one foresaw so many potential problems when they purchased a mobilehome in a rental park.

Many may assume, although incorrectly, there must be a government agency that can help, and if not, then hiring an attorney is the only other option. Many spend hours calling on the phone or searching the internet for help.

Don't feel you're the only one in this situation. You're not. In fact we believe thousands are in the same boat every year. We've been there and done that ourselves. There is no shame in that! We've spent thousands of dollars on attorneys, we've been to court, we've sued our park and we've made our share of mistakes, but mistakes build experience.

We have 14 years of experience. We publish MH Life Magazine because we want to help you **before** you find yourself between that rock and hard place. That's what we are dedicated to do. We don't want you to make the same mistakes we have.

Mobilehome owners don't usually ask for help until it's too late. The calls we get are usually from mobilehome owners who are desperate, i.e. they are about to lose their homes and are calling anyone and everyone they can to get help. Usually, the process is too far along and no one helps them. They should have sought help long ago. Join us and you'll have our assistance anytime you need it.

KNOWLEDGE IS POWER

Mobilehome Magazine provides information and information equals power. No advocate in the country provides as much information to as many residents for so little. And we deliver it direct to your door. You don't have to attend meetings, or make calls. Just sit back, relax and read the magazine in the comfort of your own home.

Then keep it for future reference. We know many of our readers do just that.

We provide you important, basic information

We provide all our members with basic information through MH Life Magazine. Members will also receive an index so they can search through the 7 years of magazines and 7 years of newsletters.

- What is the Mobilehome Residency Law (MRL)
- Who enforces the MRL?
- Is enforcement adequate today?
- Alternatives to attorneys
- What to do when you have conflicts with management and/or receive notices.

And we publish articles on much more: inheritance, our Bill of Rights, articles by attorneys and experts, etc.

HELP LINE

We now offer our members access to a Help Line. No other advocate does that. And we provide excellent customer service. Just call 800-929-6061 and see for yourself. See page for details.

FAQ HANDBOOK

Our 36-page Frequently Asked Questions Handbook is a must-have reference compiled by the Senate Select Committee. It provides answers to 58 common questions residents have about the law. We provide all members a Handbook if/when there are 20 members in their park.

LEGAL HELP & A LOBBYIST

As membership grows, we will provide even more benefits, such as a legal fund, attorney and lobbyist. Initially their use will be limited, but that doesn't mean we won't use them to help you as an individual at a later date.

Questions & Answers

Why is Mobilehome Magazine pushing so hard to get you to join ThePlan?

Answer. Our only motivation to serve and protect you. We know The Plan will work like nothing else before, i.e. try us and you'll like us! We guarantee it.

What will happen to the free magazine?

The free magazine will be phased out. Residents may get a free magazine or two, but the magazine will only provide them information about ThePlan, i.e. it will only be used to promote the plan and membership in ThePlan. Members will receive MH Life Magazine containing our usual informative articles.

Show me the money! Will you give me an accounting. Is there a hidden strategy for Mobilehome Magazine to get rich?

Answer: LOL (Laugh out loud). No. The Magazine will initially administer the plan, provide a monthly magazine, man the Help Line and provide a website; however attorneys and lobbyists do cost a lot of money. So you're \$20 will go primarily to a legal fund and to hire an attorney and a lobbyist. We will use a small portion to promote The Plan and gain members (strength in numbers). And don't forget, we will donate all magazine profits back to the community, i.e. provide even more money to protect you.

Mobilehome Magazine will provide Plan members an accounting of membership dues twice a year. And there will be an 'oversight' committee. So you know the money will be used properly.

Does Mobilehome Magazine want to take over the world?

Answer: Of course not. If you've read our February 2017 issue, you will understand our goal is to turn control of ThePlan over to mobilehome owners and local leaders. That's always been our goal, since we first wrote about ThePlan over two years ago. We do not want to tell your leaders how to advocate for you. But we only trust ourselves to administer The Plan as it gets off the ground.

Is time a factor?

Answer: Definitely. The sooner we reach our membership goals, the sooner member's will get all benefits (including a legal fund, an attorney and a lobbyist). Plus, every day that passes means additional mobilehome owners will:

- face abuse by their managers,
- be denied their basic rights (Bill of Rights - January

2017 MH Life Magazine)

- find it difficult to sell their homes because park's interfere (won't approve qualified buyers, put undue restrictions if your home remains in the park, etc)
- find it difficult to get justice when the park's actions are illegal since there is no viable enforcement of the Mobilehome Residency Law (MRL).

Why hasn't our go-to organization made progress in these areas?

Answer: Good question.

- On the question of enforcement, their leaders testified in 1987 that hiring an attorney and going to court doesn't work, yet they continue to promote this 30 years later. We can only speculate why.
- On the question of manager abuse, they have chosen the wrong path to eliminate abuse. We know their plan to train managers won't work. Anyone that really thinks about it must conclude only sanctions and/or fines levied against park owners, i.e. enforcement, will help prevent manager abuse.

Bottom line: How can you trust our 'go-to' organization to do the right thing when they've made no progress on these two important issues in the last 30 years? Answer. We feel you can't, it's that simple.

Will you guarantee The Plan will work?

Answer: Absolutely. We put everything in writing, so there are no misunderstandings. We've been fine tuning ThePlan for over two years.

- We wrote in February our goal is 3,000 members in each area (Sacramento, North County San Diego, etc). Even before that goal is reached, we will have hired an attorney. He/she will be used to help with enforcement. Initially, they will be used for consultations, to write letters to park's with manager abuse, and other infractions of the MRL.
- As soon as 3-4 areas reach the 3,000 member goal, we will hire a lobbyist. Their first priority will be to legislate a viable means to enforce the MRL. Washington State has such legislation, it's been working for them for over 7 years and it costs mobilehome owners only \$5 per year! That's it.

So do we guarantee all our claims? Yes, certainly most of out almost 50 claims will be fulfilled when regions reach their membership goals. And we will happily refund a members \$20 any time that member is not satisfied. And they can keep all magazines, etc. with our blessing.



ThePlan's Help Line

WHO CAN CALL THE HELP LINE?

All Plan members have access to our Help Line. Call 818-886-6479 or 800-929-6061 between 9am and 5pm, Monday through Friday. If no one answers, leave a message and we will return your call promptly.

THE HELP LINE DEALS ONLY WITH SPECIFIC ISSUES

This is important. The Help Line can not answer all questions. We are not attorneys. For questions regarding evictions, tenant/tenant issues, and other similar issues, we suggest you refer to legal aid in your area.

However, we are happy to handle questions on specific issues such as:

- Failure to maintain, i.e. when your park owner is not maintaining your park, call us. We can provide some direction and assistance.

Should local groups support ThePlan?

Answer. One group, led by Joan DeVries in Escondido, is solidly behind ThePlan. In fact, they distribute almost 2,000 magazines just to residents of Escondido.

Has anyone challenged ThePlan?

Not one individual or group has questioned even one claim we've made. No one has suggested ThePlan won't work. So the real question is, are we all finally going to work together and do the best we can to protect mobilehome owners? With no more egos. No more little kingdoms. We are all in this together. We can make great progress as a team. Shouldn't that be our only goal?

Who will Mobilehome Magazine support?

Answer. We will support any individual or group that supports ThePlan, i.e. joins and promotes it. No one can question our priorities - enforcement, elimination of

- Manager abuse issues, including threats of eviction, retaliation, invalid rules and regulations.
- Issues with distribution of literature. Call us if your manager interferes with the distribution of MH Life Magazine. We want to know
- Any issues with rights included in our Bill of Rights as listed in the January 2017 MH Life Magazine (right of assembly, i.e. hold meetings in the clubhouse, interference of sales, i.e. making demands at time of sale, not approving qualified buyers, etc.).

It is important that you communicate with us. We are ready to draw a line in the sand and confront managers and owners that violate the law. Call us and let us know. We will never use your name without your permission, i.e. we will protect you from possible retaliation.

manager abuse, and a bill to protect Resident's Rights. These are all terrific goals. We have to start somewhere, i.e. work on a limited number of issues. Unfortunately rent control and others must come later.

Do I have to join another organization?

Answer. No. Mobilehome Magazine will fund your park and local organization as they support us, i.e. Mobilehome Magazine will be 'the organization.'

As membership grows and leaders step-up, we may decide to form a non-profit to administer the program. All members will have a vote on 3-4 different names, i.e. the decision will be democratic. We already have some names in mind.

Remember, we are a full service advocate.

We are much more than this magazine. We are a movement to better protect all mobilehome owners in California. We even use our resources to support your park group and local, regional group!

My Story by Frank Wodley

I don't usually like being in the spotlight, I prefer to work behind the scenes. My family and I moved into a mobilehome in 1998 because that's all we could afford. We also liked the idea of community. All we wanted was to live in our home and enjoy our later years (I was 55). I'll bet you may have had similar expectations.

Almost from the beginning we experienced manager abuse, starting with a 7 day notice for weeds in our front yard, yet we don't have a front yard! We experienced yelling and threats. And the notices kept coming and coming. We found that we were not the only ones. Many of our neighbors were afraid. The manager often made the statement: *If you don't like living here, then move.*



So WHY Do I WRITE MY STORY?

I do it for several reasons.

- I am no different than most mobilehome owners. I was uneducated about the laws that protect me and was forced to pick an option that didn't work. The two 'situations' cost me over \$5,000 and resulted in enormous stress to both myself and my family.
- As a result of manager abuse in my park, I became an advocate to help those who can't help themselves. I survived and today I have the respect of my park owner. Respect not from weakness, but from strength.

THEPLAN2017 IS YOUR BEST OPTION!

Would I have joined ThePlan when I first became a resident in my mobilehome park and realized the challenges of living there? Are you kidding? In a heart beat! \$20 is nothing. I would have spent \$500 or more if I knew I could really get some help. Had ThePlan been in existence then, I would have had a friend to call and advise me and I would never had to spend \$1000 for that letter. I am bewildered why so many folks pass up such an opportunity. In my mind, it's plain foolishness! Join ThePlan and let's be strong together. It's your best protection by far.

Keep in mind, your \$20 membership fee will be used primarily to hire an attorney and later a lobbyist. Both will help us fight for your rights. In my book, that's money well spent.

OUR PRIORITIES MAKE SENSE

Manager abuse destroys lives. It is pervasive in our community. However, today we have a plan to begin eliminating it and it doesn't cost you thousands of dollars, only \$20/year. Plus we will fight for your basic rights. It's a no brainer!

What if your manager is professional, respectful, and in no way abusive. Why would you join our fight when you're not affected? The answer is simple. We are all vulnerable and change does and will happen. When one resident is bullied, we all are. When one resident is denied their rights, we all are. We have a responsibility to protect those who can't protect themselves, don't we?

NOW OR NEVER

The time has come to make a decision. Either support our cause or not. If you do, I guarantee we will fight for your rights. If you don't, God help us all. If you don't join, I guarantee manager abuse will never be eliminated. Both the Senate Select Committee and GSMOL are on the wrong path. Anyone who really thinks about the issue will conclude manager abuse is not a manager problem, it is a park owner problem. The only way to stop manager abuse is to fine / sanction the park owner. Training simply doesn't work by itself. History has proven that time and again. And what about basic rights? Forget them!

SEARCHING FOR HELP

Where does one go for help? That's the \$64,000 question. Not long after moving in, the park said we couldn't 'store' anything outside, not even a rake, a ladder or a hose! We felt our only option was to hire an attorney. Of course we didn't know who might be best, so we just scanned the yellow pages. Ultimately, it cost us \$1,000 to have an attorney write a letter to the manager, and I recall the manager throwing it in the garbage, i.e. we essentially wasted \$1,000! So we continued our search. There must be a better way.

OUR SEARCH CONTINUES

Our first attempt to protect our rights was less than satisfactory. We searched the internet and found a representative of GSMOL who suggested flyering the park and having a meeting. A GSMOL representative would come. That's when I met my good friend Ralph Weber, the GSMOL Regional Manager in my area. Long story short, I volunteered to lead my park's GSMOL chapter. That was April, 2003.

I was a very responsible and active park leader, held monthly meetings, published a park newsletter and really tried to accomplish good things for my neighbors. Our chapter had 100 members, mostly because my wife hustled to get them.

NOT OUT OF THE WOODS YET

My park owner was NOT happy there was an advocate stirring up things in his park. So the park began a campaign to evict me and my family. It was HELL, eventually resulting in a 3 day trial with the park trying to get a restraining order against me. That was their first step to evict me. Fortunately for us, the judge called it a draw, and the park manager didn't get her restraining order. But it cost us another \$4,000 and loads of stress for my family and myself.

I have to say today my park is peaceful, the manager is professional and respectful, and life is pretty good.

ThePlan2017 Brings Huge Benefits!

The table compares the current state advocate and ThePlan2017. The differences are huge! No one offers as many benefits at such a low cost as does ThePlan. And remember, ThePlan helps fund all advocates once membership builds, i.e. an attorney, a lobbyist, park groups and regional groups. ThePlan excludes no one, especially not our current 'go-to advocate.

EXPLANATIONS

Note: Numbers refer to numbers in the left column of the table:

2. Currently the state advocate wastes \$130,000 per year on unnecessary expenses (payroll, rent, some travel, some postage, insurance, telephone, and overhead). ThePlan2017 eliminates these expenses.

4. ThePlan prints monthly, they print quarterly.

7. ThePlan has an entire website for members, they have a members only section in theirs.

8. We have a Help Line, as close as your phone.

9. They had a legal fund called "Enforcement Legal Fund." Thousands donated. It grew to about \$165,000. Do you know what happened to it? We don't. Our legal fund will actually be used to help residents by enforcing the new Bill of Rights and prevent interference of sales, etc.

10. They have a corporate attorney. Our attorney will actually be working to help residents.

11. They have a lobbyist and have introduced several bills; however we firmly believe a new law isn't the answer. Our priority is a law that provides mobilehome owners viable form of enforcement. Without enforcement, laws are not effective.

12. Recently they testified before the Senate Select Committee that manager training will be effective in stopping manager abuse. We disagree 100%. Manager abuse will only stop if and when park owners are fined or penalized. There must be a consequence when managers abuse residents.

13. Enforcement is our #1 priority. We never hear the word enforcement from them. And in the interim we will use our attorney and magazine to enforce the Civil Code.

19. One day we will be able to supply each park their own newsletter.

21. We welcome articles from the community.

24. ThePlan gets everyone working together, towards a common goal. This just isn't happening today with the current advocate.

LET REASON PREVAIL - DO THE RIGHT THING

Change is never easy. But when it comes to

		Today's	ThePlan
		Advocacy	2017
1	We have Lower dues	\$25	\$20
2	We have Less overhead*	\$130,000	Zero
3	More of your dues protect	\$13	\$20
4	More Magazines per year*	4	12
5	Donate Advertising Profits	No	Yes
6	36 page FAQ Handbook	No	Yes
7	Member Website*	No	Yes
8	Help Line*	No	Yes
9	Legal Fund*	No	Soon
10	Attorney*	No	Soon
11	Lobbyist*	Yes	Soon
12	On the Right Path*	No	Yes
13	Enforcement*	No	Yes
14	Promote Wash St. Program	No	Yes
15	Democratic	No	Yes
16	Members \$\$ stays in area	No	Yes
17	Local leaders govern	No	Yes
18	Work with all advocates	No	Yes
19	Park Newsletter*	No	Soon
20	Fund local and park groups	No	Yes
21	Magazine open*	No	Yes
22	Legislation Priorities	Weak	Strong
23	Free park fliers	No	Yes
24	Teamwork, Networking	Little	100%

protecting your rights, you can't just sit back and do nothing. Sure, many park owners and park managers are honest, professional and really care about their residents. And those residents are very happy with the status quo, i.e. they don't want to be bothered thinking about advocacy and protection of rights.

On the other hand, some park owners can be brutal and uncaring. We've experienced such brutality ourselves. We have heard from others also. It is no joke when you receive a 60 day notice to move. It is no joke to go to court to defend yourself. And it is certainly no joke if you lose your home.

There is an alternative. ThePlan2017 works. But it requires teamwork. It requires residents to join and be active. Now for \$20/year, we guarantee results. Join our team. Do it today.

Testimonials

Our readers are already joining ThePlan2017 and we are grateful. Over the years many have praised our work.

TESTIMONIAL BY CHUCK ZENISEK

A couple years ago, I had no idea that MH Life Magazine even existed. Now that I've been introduced to the magazine and its editor, I've spent many hours distributing the magazine in my park hoping to show residents the valuable information and many interesting articles in the magazine.

As a mobilehome owner I would strongly advise you to get acquainted with the laws governing us as mobilehome owners.

Mobilehome Magazine (MH Life Magazine) also offers a 36-page Handbook of Frequently asked questions. I've found this to be very understandable and worthwhile. I highly recommend every mobilehome owner join ThePlan and take advantage of its many benefits. Chuck Zenisek, Foothill Terrace, La Verne CA

TESTIMONIAL BY TERRY CARLTON

Hello fellow mobilehome owners. I have to say there is no magazine like MH Life Magazine anywhere. All the articles in it are very detailed, well researched, concise, and so important to mobilehome owners. I love my park; my park owner is a great person, and our park manager is the best. However, under the surface, all kinds of political land mines are lurking that I would not have known about if I had not read MH Life Magazine.

The sad fact is most park owners do not want you to know how they do their business. They think it's none of our business if they decide to do something like take away our vacancy control, which means there is no cap on rents they can charge the new buyer. And, this is just one land mine lurking under the surface. MH Life Magazine also addresses such things as: forced condo conversions, protecting inheritance rights, long term leases, how to refinance, and just about every situation a mobile home owner can encounter.

All in all, we mobilehome owners owe it to ourselves to be as informed as we can be. As the old saying goes, "the price of freedom is eternal vigilance." I urge my fellow mobilehome owners to join ThePlan. I know you will be glad you did. Terry Carlton, Resident, Canoga Mobile Estates, Canoga Park, CA.

TESTIMONIAL BY FRANKIE BRUCE

My name is Frankie Bruce and I'm the ex-GSMOL Regional Manager in Zone D (San Diego and Imperial Counties). Over the years I've helped a lot of mobilehome owners, especially seniors. Park owners and managers are making unwarranted evictions. They are harassing and scaring older folks into walking away from their homes. This is criminal and must be stopped.

After reading about the 1987 Hearing on Enforcement in MH Life Magazine, I'm convinced that the process is broken and there must be change. Residents need protection. Advocates must walk the walk as well as talk the talk. Let's move forward and stop the fighting and all wanting to be the boss. Let's join together and help however we can.

I support the Regional Group Plan (ThePlan), in every respect, and have volunteered to help lead the Regional Group in my area. It is a no brainer! ThePlan will allow me to continue my leadership, use MH Life Magazine as the magazine for my region (incorporating park, local, regional news), and the plan provides the funding necessary for me and other advocates in my region to effectively do our jobs and serve mobilehome owners. ThePlan eventually provides a Legal Fund, and an attorney so I will soon have their services if and when I need a consultation or letters written on behalf of my members. ThePlan can also help fund a lobbyist (meaning financial resources to help GSMOL).

Finally after many years of service, I feel I can really begin to do my work because I will have the tools and won't be alone anymore.

I personally urge all GSMOL managers and members to get behind this Plan. It will work and allow all of us to serve mobilehome owners effectively and efficiently. GSMOL can continue to do what it has done for many, many years, i.e. lobby in Sacramento. And they won't have to fight for members or funding as the Plan provides automatic funding for a lobbyist.

Since GSMOL has devoted itself to serving the mobilehome Community, I'm optimistically hopeful that GSMOL leadership will now embrace this new Plan. It will provide us the resources we need. We can hire an attorney for consultations and letter writing. And we will have a lobbyist to lobby for a viable form of enforcement.

Remember, Strength in Numbers! Together we stand, divided we fall. Let's go forward together.

Thanks for taking the time to read this. I can be reached through MH Life Magazine (800-929-6061 / fawodley@yahoo.com). Let me know if you're on board!

Change Can Be A Challenge

I don't have \$20.

Answer. We don't want money to be a problem. Send \$5 to get started. We'll treat you like any other member. And you'll get all membership benefits. Don't have \$5, then volunteer to help us and we'll waive any membership fee. Just call Frank at 818-886-6479 or email him at fawodley@yahoo.com. Remember, dues to join other organizations vary from \$25/year to \$50/year and more. Plus you might have to join as many as three (state, local and park). We've only asking for \$1.67/month!! And we help fund your local, regional group plus your park group, i.e. a full service advocate.

Advocates just want my money and do very little.

Answer. We understand. Tens of millions of dollars in membership dues and donations have gone to advocates over the years without much progress (we were not one of them). There is no viable enforcement and as a consequence park owners and park managers can break the law at will, without repercussions. Also managers can abuse, interfere with sales, and take residents homes. Residents are being forced to abandon their homes because rents are too high (economic eviction). Many park managers rule with an iron fist and won't allow advocates to distribute information, or allow meetings in the clubhouse, etc. This will change if/when you join us.

What are the priorities of ThePlan2017 and why should I support them?

Answer. We've made our priorities very clear.

- We want to legislate a new law that provides you a viable means to enforce the Mobilehome Residency Law
- One option is legislation similar to Washington State's Manufactured Housing Dispute Resolution Program (MHDRP). It started in 2007 and has been successfully helping resolve disputes. It is important because without a viable means of enforcement, park owners and managers can violate the law with impunity, i.e. the laws simply aren't worth the paper they're written on.
- We want parks to honor our Bill of Rights (January 2017 MH Life Magazine). That means freedom of speech, freedom of assembly, etc. This is huge.
- We want to challenge managers that abuse and interfere of sales

Who benefits from ThePlan?

- Actually everyone benefits, whether individual

mobilehome owners, park organizations and regional organizations. Eventually all will have the services of an attorney and a lobbyist. We now have a help line for members and a members only website.

- Above all, ThePlan keeps our team working for you. We have many years of experience and know what works and what doesn't. In the past, our hands have been tied because we haven't had the resources to really do a proper job. ThePlan2017 provides us the resources so we can better serve you, our members.

Mobilehome magazine isn't an organization. Why should I support its Plan?

Answer. Actually, we are a full service advocate. MH Life Magazine is just our voice, a small part of what we do. It's the part you see. We do a lot more behind the scenes. We have a long history of service to the mobilehome community, both through COMO-CAL and the magazine.

Why not just continue the free magazine?

Answer. The free magazine has been very successful. Its purpose was to provide the community important information at little or no cost. We'd say 600,000 magazines over the last 5+ years is a huge success. However, we had no control who read it and who didn't.

Today, we want to serve those folks who believe in ThePlan, will support us, and will work with us to reach our goals. We want to serve those who will make an investment in their protection, i.e. are willing to have some skin in the game. We just can't continue to help those who don't want to be helped.

We are a movement.

We are more than a magazine, we are a movement. We get everyone working together, towards a common goal. This has never been done before, and at such a low cost to you. And we exclude no one. All current leaders, including GSMOL regional, associate and assistant managers are welcome to continue leading in their respective areas.

Can I wait to see if ThePlan2017 works?

Answer. If you snooze, you lose. We've provided you two months of information on the ThePlan. Everything is in writing so there's no misunderstandings. We feel that's more than enough information for you to make a decision. If you're not convinced now, we can't afford to spend any more of our resources to try to convince you later. This probably will be the last you see of us. We will move on to other areas and residents that appreciate our Plan. We hope you make the right decision and join us! You won't be sorry you did.



Yes, I Want To Join ThePlan2017

NAME: _____ Date: _____

MAILING ADDRESS: _____

SPACE #: _____ CITY: _____ ZIP: _____

PHONE #: _____ PARK NAME: _____

E-MAIL: _____

SPONSOR'S NAME & ADDRESS (If any): _____

_____ I want to join The Plan 2017. Enclosed is my check (\$20). \$ _____

_____ I believe in the cause and your good work. I want to donate. \$ _____

_____ I will deliver magazines in my park door to door.. Please send me a) 60,b) 180.

_____ I will be a sponsor. Send me a template of the flier and application.

Make Checks Payable **Mobilehome Magazine**

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

3/2017

THANK YOU FOR YOUR SUPPORT!

Summary of Mobilehome Magazines' ThePlan2017

THEPLAN2017

- *Membership is only \$20/calendar year and provides you immediate benefits (monthly magazine, Help Line, etc)*
- *It provides your community additional revenue, i.e. MONEY, from profits of Mobilehome Magazine in your region, eventually as \$30,000 per year or more.*
- *The Plan is administered by Mobilehome Magazine, a trusted advocate protecting the rights of mobilehome*

owners in California since 2004 at no cost to you.

HOW CAN WE OFFER SO MUCH FOR SO LITTLE?

- **Low Membership Fees.** Our membership fee is \$20/calendar year. Most state-wide groups charge \$25 - \$50 or more.
- **Low Overhead.** Our overhead is very low, which means your membership fees go to protect you, not

to pay unnecessary expenses such as rent for an office, insurance, office staff, etc.

- **We absorb expenses.** *Mobilehome Magazine will not charge to administer the ThePlan2017. We will absorb any cost to keep track of money and members, publish a semi-annual financial and membership statements, man the help line, etc. We want to provide you the best possible service at the lowest cost. This has been our pledge over the years, and we intend to continue it into the future.*
- **Current Advocacy.** Current advocacy is inefficient and wasteful. The current state-wide group currently has an overhead of about 47% or \$130,000 (Californian Volume 51, Issue 5, Oct/Nov/Dec 2016, page 5). They require 5,200 members just to open their doors. At this membership level they can't provide any services, nothing! Not a magazine, not a lobbyist, nothing! Their organization plan is outdated and broken. We feel they should really consider joining us because ThePlan is a much better way to provide protection to mobilehome owners.
- ThePlan has pledged, in writing, to provide a lobbyist for the community. We would be happy to financially support GSMOL's current lobbyist, if GSMOL would work with us. In fact, if GSMOL get's behind ThePlan, there would be no wait for benefits. Our membership goals would be reached immediately. What an opportunity! We feel this is what the community has wanted all along, i.e. GSMOL and us working together. We are always ready and willing to meet with GSMOL leaders to work out an amicable way to team up and work together.
- *Potential profits from Mobilehome Magazine are huge. Please refer to MH Life Magazine, February 2017, pages 6 and 10-13. We pledge to donate magazine profits. Our goal is to provide much needed financial resources to your community. Please read the story about the Oregon Public House and their efforts to donate profits to area charities (<http://oregonpublichouse.com/>). Our plan is even better than theirs!*

WHY SHOULD YOU JOIN?

- *Finally there is a plan going forward.*
- *ThePlan will work, but only with your support.*
- *ThePlan2017 benefits everyone.*
- *All mobilehome owners benefit if/when we can eliminate manager abuse, interference of sales, etc. and can provide basic benefits to the community (See Manufactured Homeowner's Bill of Rights).*

IMMEDIATE BENEFITS TO YOU

- *You will immediately receive a welcome letter with your membership number and other important information.*
- *Our monthly magazine (MH Life) will be delivered direct to your door either by hand or by USPS (Knowledge is Power - keep informed and in the loop)*
- *Help Line - available to all members.*
- *Access to members only website (when you join, we will give you the address). Lots of useful information including an Index to help find articles of interest. Also access to all magazines published by Mobilehome Magazine over the last 6 years.*
- *Bonus to members in parks with 20 or more members. All members receive a copy of our Frequently Asked Questions Handbook (36 pages) compiled by the Senate Select Committee.*

BENEFITS AS MEMBERSHIP GROWS

After 200 members have joined in your region:

- *We will begin building a Legal Fund*
- *We will begin building a fund to help pay expenses for your park association (HOA or other), and your local / regional group(s).*

After 500 have joined ThePlan2017 in your area:

- *We will hire an attorney for specific uses*
- *We will begin releasing funds to all groups that support and promote The Plan.*
- *We will begin building a fund to hire a Lobbyist.*

All that when we reach 500 members per region (a total of 2,500 for all 5 regions). That's a lot of bang for your buck.

WE PROTECT YOU BETTER

- *ThePlan2017 has many benefits, too many to list here. 45 are listed in our February 2017 issue, pages 8-9. These are real benefits! Please check them out.*

CONTACT INFORMATION

Contact Mobilehome Magazine at Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313

Online information: info@mobilehomemagazine.org

Help Line: 818-886-6479 or 800-929-6061

Members Website: This address in your welcome letter sent out when you join.

Contact Frank Wodley at fawodley@yahoo.com

Wide-Spread Illegal Activity - Part II by Paul Masminster & Frank Wodley

No, this is not a newspaper article. It is Part II of an article authored by Paul Masminster and Frank Wodley of Mobilehome Magazine. It is about you, your life in a rental mobilehome park and the mobilehome park industry as a whole. It is about activity that threatens us all.



ILLEGAL ACTIVITY IS REAL

So where's the evidence. Court records are filled with lawsuits against mobilehome park owners. The recent victories by residents of California Hawaiian in San Jose and Terrace View Mobilehome Park in El Cajon are prime examples. The attorney groups ELTH and AskLaw admit they only take about 10% of all potential lawsuits coming to them. To us this means illegal activity in the industry the industry is widespread.

WE ASK FOR AN INVESTIGATION

Why do those in power turn a blind-eye to this illegal activity? That includes the Senate Select Committee on Manufactured Housing Communities (chair Senator Connie Leyva, GSMOL, Bruce Stanton corporate attorney for GSMOL, ELTH, Ask Law group, and others. Shouldn't they instead be calling for a state-wide investigation. Or perhaps it is time to 'drain the swamp' to make California great again for our seniors.

ABUSE IS A CRIME

Abuse is a crime. Elderly abuse is a crime and elder financial abuse is a crime. The Senate Select Committee and GSMOL want to train managers to prevent abuse in parks; however, this will not stop work. They have tried before, unsuccessfully, to legislate manager training. Even a group in the last 1980'2 tried it. Plus, it will take a lot of work and a lot of time to pass such a law. Then what? Without enforcement the law isn't worth the paper on which it's written.

Abuse in parks has only one source, the park owner. Any effective law MUST have a means to enforce it - perhaps a way to sanction or fine the park owner. That's the only way it will ever be effective.

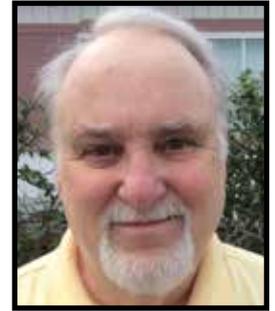
WHO IS TO BLAME?

You certainly can't blame the victims, i.e. park residents because they have never had the tools to defend themselves. Surely they should receive more assistance from the

government; however, until that time, they have a terrific alternative - ThePlan.

FEW SPEAK OUT

We're not afraid. In fact, we've been advocates for many years. Paul started in the 1990s, Frank in 2002. We are two of a handful of advocates who publicly speak out about the injustices occurring in mobilehome parks. One other is MHPHOA (<https://mhphoa.com/>). It is well worth a visit, especially by those of you living in Kort and Scott parks. It will certainly open your eyes.



CLOSE MRL LOOPHOLES

Those of us who work with the Mobilehome Residency Law on a daily basis know it is full of loopholes favorable to park owners. Let's all get behind an effort to close them:

- 798.86 needs to be emended from \$2,000 to \$7,000 to \$10,000, also add against "owners" and management.
- 798.77 needs to be emended to add "lease" agreements no waiver of rights.
- 798.19 needs to be emended to add "lease" agreements no waiver of rights.
- 798.53 needs to be emended to add the "owners" and management shall meet and consult with residents.
- 798.84 needs to be emended to add the "owners" and management alleged failure to maintain.
- 798.75.5 Needs to be emended to add the "owners" and management shall provide written disclosure forms. In fact all MRL codes need to be emended and add "owners" and management

A SPECIAL NOTE TO LOCAL ADVOCATES

We can't go another decade, another year, another month, or even another day without working together. Residents want us working together and deserve it.

We know The South Bay Alliance and GSMOL (Bill S., Tom K., Mary Jo B., Ray D., Scott H., Jane O., and others) work hard for the residents in South L.A. and Orange County. We ask everyone to set egos and politics aside. Support ThePlan, and let's really make history! Do it for those you serve. Paul and Frank are always open to meeting with you. Let's make this happen today!



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