

Mobilehome/Manufactured Home

MH Life

*The Voice of
Mobilehome Owners
Network - South Bay Area*

OCTOBER 2017

VOLUME 5 NUMBER 10



Inside this issue

3 *We Are Not Just
Another Magazine!*

6 *AB1269. The
best legislation in
decades. Please
support it!*

9 *An Opportunity to
UNIFY Advocacy
in California*

MH Life Magazine, The Voice of
Mobilehome Owners Network (www.mhonet.org)
Serving California's Mobile & Manufactured Housing Communities

Published By Mobilehome Magazine

P.O. Box 3774, Chatsworth, CA 91313

Frank A. Wodley, Editor/Publisher

(818) 886-6479 / (800) 929-6061

Website: www.mobilehomemagazine.org / E-MAIL: fawodley@yahoo.com

The MobilehomeMagazine is not responsible for content contained in advertising

Welcome to the October issue of Mobile/Manufactured Home Life Magazine. This month we focus on several important subjects: the VALUE of MH Life magazine, the importance of your feedback and support, proposed legislation (AB 1269) that will provide you with a viable means of enforcement, and the park owner's group, the WMA, and more.

THE VALUE OF MH LIFE MAGAZINE (PAGE 3)

The reason we started publishing MH Life Magazine was to provide California mobilehome owners important information at little or no cost. We now realize the Magazine has so many other benefits. All mobilehome owners should embrace it. Its success means better protection for all.

WE'RE COMING TO YOUR AREA (PAGE 4)

We realize the importance of face to face meetings, so we have scheduled three regional meetings in Southern California. Come and meet us and other area leaders. Watch for us in Northern California in November.

WHO WE ARE, OUR GOALS & PHILOSOPHY

It is important to know who you support. Remember, you can always reread the September 2017 MH Life magazine to know who we are, our goals, our philosophy, our accomplishments and what others think of us. All magazines are displayed online at www.comocal.org, www.mhonet.org and www.mobilehomemagazine.org.

YOU HAVE A VOICE - USE IT (PAGES 4-5)

Your feedback is critical to our success and when we are successful, you are better protected.

AB1269 (PAGE 6)

We support "The Mobilehome Residents & Senior Protection Act"; however, if it becomes law, it will only begin accepting resident complaints in July 2019 and it has a long, hard road to go before it is signed into law. We urge you to contact your state legislator. Tell them to support AB1269 because it provides you, for the first time ever, a viable means to enforce the Mobilehome Law.

THE WMA (PAGE 7)

It is one thing to want a good relationship with the WMA (Western Manufactured Housing Communities Association), the park owners group. However, it is another thing to believe they are pro-mobilehome owner. They are not and we share some of our experiences to prove this.

PARK MANAGERS (PAGE 8)

Donna Matthews writes about park managers, their duties, associated park problems and how to deal with them.

UNITY (PAGE 9)

Unity should be a top priority for all advocates. This article paves the road to one of our highest priority goals.

THE TROUBLE WITH THE MRL...(PAGE 10)

We appreciate the contribution this month by the South Bay Alliance. We welcome articles from all advocates and mobilehome owners. Thank you guys!

OTHER ARTICLES

Ojai Valley success, money club, etc. Enjoy!

The Value of MH Life Magazine

MH Life Magazine is published as a **regional magazine**, i.e. this means all residents in areas (Sacramento area, one for the Carson/Torrance/Gardena areas, one for the San Gabriel Valley, and a general magazine for California) receive the same magazine. We usually print 3,000 per area. Our goal is to have local leaders provide most content, i.e. the magazine becomes a 'local community' magazine.

A **regional magazine** can provide a strong foundation for each community. Remember, MH Life is FREE to all. If your park does not receive the magazine, get on board, and volunteer to be a distributor. Just call us at 818-886-6479 and we will provide enough magazines for your entire park - at no charge!

If you want a magazine delivered directly to you via the mail, please join The Network. Membership is only \$25/ calendar year and provides many benefits.

NOT JUST A MAGAZINE

Although we created MH Life Magazine to inform thousands at little cost to them, it has become much more than that. Today it can:

- Provide your community with services of an attorney and lobbyist, at little or no cost to you.
- Help you quickly find a contractor (Heating/Air condition, plumbing, electrical, etc.), or a check rated restaurant, or other goods and services. Ones you know will do a good job. Ones that are recommended.
- Provide you money saving tips and suggestions. Already we have a growing list and some savings are into the thousands of dollars.
- Inform you of up-coming meetings in your area and provide information on a park meeting you might have missed.
- Inform about what's happening in other parks in your area, their issues and their successes.
- Ask the community questions and gain insight on various issues. Remember, it is more than likely others have experienced a similar issue. Use the magazine to find out how they dealt with it.
- Connect you with other regions in the state by displaying all **regional magazines** online.

MH LIFE MAGAZINES ABSOLUTELY BENEFIT YOU!

Every use listed above benefits you in some way. So you shouldn't have to think twice about using the magazine and supporting our efforts to publish it across California. This is a unique opportunity to help yourself without it costing you

any money because now all magazines are FREE.

Also many mobilehome owners feel isolated or alone. The magazine can provide them with a feeling they are connected with the Community. And indeed they are.

HOW CAN YOU SUPPORT THE MAGAZINE?

- Read the magazine from cover to cover. Usually it takes about 30-45 minutes per month. That's a small price to be informed.
- Understand its real value and embrace it as your own.
- If you need some extra spending money, you can make \$10 for every 100 magazines you deliver door to door. That's about \$10/hour. And magazines are FREE. Just call Frank at 818-886-6479.
- Volunteer to distribute the magazine in your park. The MRL guarantees your right to distribute information (the magazine), without harassment from your manager.
- Join the Network and gain the many benefits of membership (including our 36 page Handbook of Frequently Asked Questions and Answers, and our new 30 page INDEX of articles found in 13 years of the Voice and MH Life Magazine).
- Tell your park leaders and regional leaders you want them to support the magazine. Tell them they can contribute content and use it as their own. And tell them the magazine is FREE. Tell them it has huge benefits - refer to the list of uses.
- If you have friends or relatives in other parks, please tell them about MH Life Magazine. Get them onboard and enjoying all the benefits of the magazine.

TODAY & TOMORROW

To date, the magazine has had limited success, primarily because of the lack of Community support. Some local leaders view it as 'an outsider,' not realizing they can rename it and use it as their own. They need to understand it can provide huge benefits to them and those they serve. Remember, we came out with the magazine six years ago as the People's Magazine. It can be your community magazine, at no cost to you. It is a win-win for everyone.

NEXT MONTH

We suggest every park have it's own Newsletter. We can help you put it together and we can print it.

Also we suggest a quarterly magazine dealing with state-wide issues such as legislation, resident successes around the state, etc. We would welcome GSMOL's participation.

We Are Coming to Your Area

Check out the dates and times below. Come and meet area leaders and Frank Wodley, publisher MH Life Magazine, former President of COMO-CAL and administrator of Mobilehome Owners Network. All mobilehome owners are invited. Learn about AB1269, the most important piece of legislation in decades and what it means to you. Learn the many benefits of MH Life Magazine and our plans for your

area. This is an exciting time for advocacy in California. Don't be left out. And please remember, advocacy costs money, so bring your check book. Now you can sign up for 2018 and get two extra months (Nov. 17 thru Dec. 18) and receive your 36 page FAQ Handbook and/or INDEX of Articles at the meeting. All for \$25/calendar year. Such a bargain!

We're Coming to Carson

When: Saturday October 14, 2017; Time: 6pm - 8 pm;

Where: Colony Cove Clubhouse. Address: 17700 Avalon Blvd., Carson, 90746

We're Coming to LaVerne

When: Saturday October 21, 2017; Time: 10am - 12 noon

Where: Foothill Terrace Clubhouse; Address: 4095 Fruit Street, LaVerne

We're Coming to Chatsworth

When: October 12, 2017; Time: 10am - 12 noon

Where: Chatsworth MHP Clubhouse. Address: 21500 Lassen Street, Chatsworth, 91311

Free Subscription for Park Managers

Now why would we allow park managers to join The Network, let alone give them a free subscription. Our goal is to promote good relations with park managers.

We embrace those managers that are professional, i.e. they follow the law, treat residents with respect and provide them good customer service.

As a consequence, we will give any park manager a free subscription. All you have to do is fill out the enclosed application. You will receive MH Life Magazine for the balance of 2017. We hope you will read it and find it a valuable resource.

HISTORY

We have always promoted good relationships with park managers. Why not? When park managers and residents get along, everyone's life is better.

INFORMATION

Everyone needs good, accurate information about their rights and responsibilities. We provide more information to the community than any other organization. Let's share that with our park managers. Only good can come of it.

Dirty Little Secrets

This short article is not about those park owners and park managers that treat their residents with respect and professionalism. This article is about those park owners who cross the legal line to increase their profits. The best time to strike is at time of sale. That's why we publish articles about Selling Your Home and Inheritance Rights of Residents.

Park owners make a concerted effort to hide these illegal activities. Many say 'do not interfere with our business.'

And they don't want you to know what happens to anyone in the park, other than yourself.

That's where MH Life comes in. Our goal is to expose these dirty little secrets. Why should you want to know what's going on behind the scenes? Simply because you could be their next target. You need to be aware and be prepared. Read MH Life Magazine. Know what to do when you sell, or when you have an abusive manager.



Your Feedback is Critical to Our Success

YOU HAVE A VOICE - USE IT

“Don’t let fear keep you quiet. You have a voice, so use it. Speak up. Raise your hands. Shout your answers. Make yourself heard. Whatever it takes, just find your voice, and when you do, fill the damn silence.” -Meredith Grey, #Greys Anatomy

Just like the tango takes two, your feedback is critical to our success. Without it, we have no idea what you do with the magazine or if you are even reading it. You might just throw it away. How do we know if you don't tell us? Of course we'd prefer knowing, that way we can skip you and deliver to someone who values our work. So please everyone, let us know. Send us an email (fawodley@yahoo.com), call us (818-886-6479/800-929-6061) or write us (Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91311

TALK TO US

In order to provide the best possible service to you, we are now asking EVERY READER contact us, either by phone (800-929-6061 / 818-886-6479) or by email (fawodley@yahoo.com). This is our reasoning: a) We want to make sure you are actually receiving a magazine each month. b) We want to know if you read the magazine and it has value to you. If we do not hear from you, we can only assume either 1) you don't get the magazine, i.e. can't read our request or 2) you don't read the magazine and/or it has no value to you.

California is a big state and we reach only about 3% of MH owners. We work on a shoestring budget, often having to use our own money to keep the magazine going. If you don't want the magazine, then we won't continue to send it to you. This means the magazine is available to someone who will appreciate our efforts.

So we ask, take a couple minutes out of your busy day. Give us a call or send us an email. We always love hearing from you. Or if you prefer, fill out the questionnaire on page 13 and mail to MH Life Magazine, P.O. Box 3774, Chatsworth, CA. 91313.

ONE EXAMPLE

Lyn Jensen is a reporter for the Random Lengths News which serves the seven communities of the San Pedro/Long Beach Harbor area. Their website is: <http://www.random-lengthsnews.com/>

Lyn wrote an article about WMA's campaign against AB1269 in the August 31-September 13, 2017 issue. We had no idea what the WMA was doing, so we learned something we didn't know. This is a perfect example of the importance of communication. And MH Life Magazine is all about communication. Support our work, keep us working for you. We are too valuable an asset not to.

BE OUR EYES & EARS

We can't help you unless you ask for help. To that end, we ask you to step up and provide us updates on what's happening in your park (on a monthly basis). Email is a must. Remember, volunteering is noble, and makes one feel good. Now you can help us help you.

BE A MAGAZINE DISTRIBUTOR

It takes a dedicated group of volunteers to distribute 12,000 magazines every month. Some have been helping out for several years - a big THANK YOU to all. We are always looking for new parks. All it takes is one person stepping up. Remember also, we will pay 10 cents a magazine to anyone willing to distribute. Also remember, distribution by park residents is protected under the Mobilehome Residency Law.

WE ARE ALWAYS AVAILABLE FOR YOU

We're always happy to chat with individuals, groups, or individuals at different locations (conference call). This is a terrific way to include us in your HOA or resident meetings. Just meet in a location with wireless access. Skype is a good option for online video calls. It is easy to use and free. All you need is a computer and an internet connection.

Just send us an email at fawodley@yahoo.com or call us at 818-886-6479. We can set up a time and date to chat.

The Mobilehome Residents and Senior Protection Act - AB1269

“Laws without enforcement are just good advice” -Abe Lincoln.

Mobilehome owners have NEVER had a viable means to enforce the Civil Code/ Mobilehome Residency Law. Never! As a consequence, the laws that are supposed to protect us are not worth the paper they're written upon. That's why proposed legislation AB1269 is so important.

Enforcement is one reason why COMO-CAL was formed 13 years ago. COMO-CAL, Mobilehome Magazine, MH Life Magazine and the Mobilehome Owners Network have always promoted a viable form of enforcement. We have continued to publish information on the Washington State Manufactured Housing Dispute Resolution Program.

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

We congratulate Assemblymember Mark Stone for authoring AB1269. His representative, Rebecca Marcus, tells us ***“The bill is currently on the Senate Floor and will be heard early next week there and in the Assembly by the 15th.”***

WMA OPPOSES AB1269

The park owners group, the WMA, strongly opposes AB1269. In fact, we have just learned they have a campaign to defeat it. For details, go to their website www.norentersfee.com. It suggests ***“Say NO to a renters fee on mobilehome residents.” Follow 3 Easy Steps to Protecting Your Pocketbook:***

1. Fill Out A Form (Sign the Petition) to Vote NO on AB 1269
 - Contact your state legislator
 - Write a letter to the editor of my local newspaper
 - Distribute flyers at your mobilehome park
 - Attend a hearing at the State Capitol
2. Urge Your State Legislators to Vote NO on AB 1269
3. Download the “Vote NO on Renters Fee” flyer so that you can distribute it to neighbors.

They don't hide the fact that this is their website: At the bottom of the website, we find this note: ***Paid for by Western Manufactured Housing Communities Association.***

THE WMA POSITION ON AB1269

The WMA says it wants to protect mobilehome owners from paying a \$5 mandated fee that funds ***a large state bureaucracy.*** They also say the fee may increase since ***bureaucracies always grow, and so does the state's need for more revenue.***

SO MUCH NONSENSE

Laugh Out Loud (LOL)! Since when does the WMA look out for mobilehome owners? Such nonsense! Don't be fooled for a second. The WMA wants to defeat AB1269 because, if passed, those unscrupulous park owners who now violate the law may be challenged and fined if they continue to break the law.

RESIDENTS WON'T VOLUNTARILY HELP THEMSELVES

Over the years, we have learned mobilehome owners will not voluntarily contribute to a protection fund (nor support advocates that work hard for them), unless they are desperate and between a rock and a hard place. (A prime example is the story of Ojai Valley residents on page 12 - Congratulations).

A STATE MANDATED FUND

Years ago we proposed a mandated fee to provide funds to protect mobilehome owners. Today, we still believe this is the only way funds to protect mobilehome owners can be raised. One reader, now a GSMOL manager, responded to our suggestion by saying she would sue us if we pursued such a plan. LOL!

Bottom line: a state mandated fund makes sense, especially if the program it funds works. And we are confident that the AB1269 program will work.

MOBILEHOME OWNERS SHOULD REJOICE

Today, our community is losing millions, perhaps hundreds of millions of dollars as a consequence of unchallenged illegal activities - interference of sales, manager abuse, etc. AB1269 is a terrific first step to curtail such activity, all for just \$5! This is TERRIFIC! Mobilehome owners should celebrate and rejoice! They last thing they should do is complain about the \$5 fee!

LET THIS BE A LESSON

Mobilehome owners should listen to their advocates. Don't just read a suggestion and blow it off. We suggest because we feel it is in your best interest. This reminds us of car dealer Cal Worthington, who would do anything to sell a car. Don't make us stand on our heads to get you to do something. Do it because it is meant to help you. Support your advocates and help us help you.

The WMA is Not Your Friend

Remember the WMA. WMA stands for Western Manufactured Housing Communities Association. If you have the internet, go to WMA's website at www.wma.org. You'll find it quite interesting. The WMA is the park owners organization and we understand about 40% of all park owners belong. Dues are quite high, so the WMA takes in millions of dollars each year to lobby and fund representatives around the state.

Of course, without question, the WMA is pro park owner, i.e. it advocates for park owners. It lobbies in Sacramento for legislation favorable to park owners and against legislation favorable to residents. Just look at the Mobilehome Residency Law, the WMA has done a terrific job.

The WMA work hard to help park owners maximise their profits. However, they would like us to believe they are our friend. Just look at their code of ethics published on their website. Some advocates seem pretty cozy with WMA representatives. And the WMA is always present at Senate Select Committee hearings representing the interests of park owners.

Believe us when we say, when push comes to shove, the WMA is not our friend. The following are just a few examples to prove our point.

CHATSWORTH MOBILEHOME PARK ISSUES

Frank Wodley found out the hard way when he went to them (a suggestion from L.A. Task Force) asking for their help with his park manager. He had sent them a several page letter explaining the many issues in my park. They simply sent his letter to the park manager, who promptly denied there were any such problems. Essentially, the WMA was running interference for the park and was no help at all.

L.A. TASK FORCE

We've had many experiences with WMA representatives. In fact, several sit on the Mobile Home Park Task Force here in Los Angeles. They are park owners, management company executives. Many are attorneys.

Here is something we learned sitting on the Task Force. It is composed of park owners, park representatives (WMA), and park residents. Talk about level playing field, there isn't any and park owners and their representatives love it that way. Remember, park owners and their representatives are professionals. They made quite a good living off mobilehome parks. The resident representatives often times don't even know much about the Mobilehome Residency Law.

So one meeting we suggested residents be represented by paid attorneys (at that time, Maurice Priest, Corporate

Council of GSMOL). The quick response was 'Oh no, we wouldn't want him on the task force.' Of course, they want a task force stacked in park owners favor.

AB 1269

AB1269 is the best pro-resident legislation ever to come out of Sacramento. If passed, it will provide, for the first time ever, a viable way to challenge park owners who break the law. We support it 100% (although mobilehome owners pay for it (\$5/year) and it only is effective after 7/1/2019).

AB1269 must benefit residents since the park owners (and the WMA) are quite concerned. Go to www.norentersfee.com and are actively campaigning against it. Refer to the previous page 6.

SENATE SELECT COMMITTEE HEARING ON MANAGER TRAINING

This Hearing was called by the Chairperson of the Senate Select Committee on Manufactured Housing Communities, Senator Connie Leyva and held on September 16, 2016. It's purpose was to "determine if the people of California concur with the findings of the committee, e.g. that California should consider instituting a professional training program similar to Oregon and Nevada."

WMA representatives referenced on-going WMA training programs, essentially saying manager training was not necessary. GSMOL's Bruce Stanton supported manager training giving it two thumbs up. Neither organization provided the solution that would actually benefit residents.

COMO-CAL testified that manager training is not the solution. The solution lies with sanctions and fines against park owners who employ abusive managers.

SOME ADVOCATES & THE WMA

We are concerned that some advocates are becoming more and more friendly with the WMA. The new Conclave in Sacramento writes: *We will also endeavor to build positive relationships with WMA, HCD, and park management companies through better communication.*

Yet, on the other hand, the Conclave will not support our work, and have suggested to other area leaders that they not support us. When asked to provide a reason, they refuse and end the dialogue. Something is rotten in Denmark.

GSMOL also continues to publish 'joint articles' with the WMA. We are concerned with this trend. Having good relations with the WMA is one thing, trusting them to protect the rights of mobilehome owners is quite a different thing. Be careful who you support! Be active and always ask questions.

Mobilehome Park Managers by Donna Matthews

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

RESIDENT MANAGEMENT

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

DUTIES OF THE MANAGER

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

PARK PROBLEMS

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

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

A note to all our members. Remember, your membership expires on 12/31/2017. Because we're offering more and costs are increasing, membership for 2018 will be \$25. Membership guarantees you a monthly magazine, access to our Help Line, and a copy of our INDEX OF ARTICLES.

New members also pay \$25; however, they receive our 36 page Frequently Asked Questions and Answers Handbook instead of the INDEX OF ARTICLES.

If you do not already have a copy of our Handbook and would also like a copy of the INDEX, please send \$30.

4. A manager's harassment, and intimidation when a homeowner tries to stand up for their rights.

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

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

DEALING WITH PROBLEMS

My suggestions for avoiding or correcting problems

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

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

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

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

5. The homeowner has a right to see that the Mobilehome Parks Act and the Mobilehome Residency laws are enforced without intimidation. Bane Act. "Whenever a person interferes by threats, intimidations, or coercion or attempts to interfere by threats, intimidation, or coercion with another person's rights and interests." For more information on this article, please contact MH Life Magazine.

Renewals for 2018

There are several ways to renew:

a. Make out your check for \$25 to Mobilehome Magazine and send to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313.

b. You can use a credit card: call us at 818-886-6479 with your information and we will sign you up. Or you can pay via PayPal. Send your \$25 to fawodley@yahoo.com. It's that easy. We will immediately send the INDEX if you are renewing or a Handbook, welcome letter and membership number if you are a new member.

A Huge Opportunity To Unify California Advocates

We notice the article in GSMOL's Californian April/May/June 2017 edition titled **GSMOL Elections are Coming!** We at The Network see this as a huge opportunity for GSMOL leaders to work with us to unify our advocacy, thus providing California mobilehome owners real protection. .

We have always promoted a strong GSMOL. We have been concerned about a) the huge loss of GSMOL members and revenue, b) the lack of transparency over the last 25 years, and c) the questionable use of resources - mismanagement.

Our goal has always been to sit down with GSMOL leaders and come to a mutually acceptable understanding. In fact we have offered many ways to help them gain membership and revenue to make GSMOL strong again.

GSMOL's leadership has refused our every effort to work things out and to begin working together. Rather than welcome this opportunity and find solutions for our concerns, they have retaliated against us, bad-mouthed our work and isolated us.

A NEW DAY?

Our surveys over the years have confirmed that mobile-home owners want all advocates working together. That's a no brainer! Our hope is that the mobilehome Community (GSMOL members and others) will step up and provide qualified candidates for the open positions on the GSMOL board. We will absolutely support those candidates who are focused on working for UNITY.

OUR CHALLENGE TO THE NEW GSMOL LEADERSHIP

Let's powwow and smoke a peace pipe. Let's do it for the good of those we serve. Let us show you how to improve our service by building a more efficient and effective GSMOL.

THE NEW ORDER

We believe there is a better 'mouse trap.' Of course we're referring to our Regional Group Plan (RGP). This Plan has been a couple years in the making. In fact, you can refer to articles in these issues: July 2013, November 2014, January 2015, March 2015, August - October 2015, April - June 2016, and February - March 2017. In fact, we've published over 30 articles on the subject.

EVERYONE WORKING TOGETHER

The Regional Group Plan gets everyone working together. That means no more politics, back stabbing, retaliation or competition for members. This is huge!

The Regional Group Plan has many other benefits, including:

- It funds a GSMOL lobbyist, i.e. GSMOL continues its work in Sacramento to provide a) mobilehome owners new, pro-resident laws and b) work to defeat laws that are only pro-park owner.
- It funds the GSMOL volunteer network and provides the resources they need to do their job.
- GSMOL no longer would have to 'fight' for members. In fact, it wouldn't need members at all.
- The Plan is inclusive, i.e. everyone working to help the mobilehome owner community now is included.
- There would be only one organization, made up of perhaps 15 regional groups (you can think of them like the states in the United States - each with its own leaders and resources).
- There would be a monthly magazine, eight months of regional information, four months of state-wide information (like legislation).
- Resources (like member dues) would stay in the region where they were collected, i.e. they would be used to serve those from whom they were collected.
- The Plan provides for an attorney. All regions would contribute, based on their membership. And all regions could use his/her services.
- There are many more benefits, too numerous to detail here. Refer to past issues of MH Life Magazine.

OTHER BENEFITS TO GSMOL

Under the Plan, GSMOL's primary responsibility would continue to be lobbying in Sacramento, the very thing they have done over the 50+ years.

The Plan would provide all funding (estimated at approximately \$60,000/year) and support for GSMOL's lobbyist.

The Plan would also assume responsibility for all other tasks now preformed by GSMOL staff, including membership lists, financial records, a quarterly publication, road shows, conventions, etc. GSMOL would be lean and mean so they could focus on their work in Sacramento, without the myriad of other issues.

Funding: If there were 15 regional groups, each would contribute an average of \$4,000 (based on their membership). And of course, each would contribute suggestions regarding new legislation.

THE TROUBLE WITH THE MRL IS,,,,

Ever notice just how slanted the “MRL” (Mobilehome Residency Law) is? When you take the time to read it, it becomes abundantly clear that most of the State Laws in the MRL are slanted in favor of the MHP owners! This phenomenon is coupled with the fact that the MRL is only enforceable in the Civil Courts of California. There are some States who use their Criminal Courts to enforce their form of California’s MRL.

So, what is it that residents of MHP’s in California can do to inject a little bit more fairness into the way that California administers the MRL? I can tell you right now that there are a fair number of MHP residents here in California that have taken some serious exception to the off balanced MRL!

There are some MHP residents in Carson, Ca. that have formed a group to affect change that would tend to level the playing field for all concerned. That group, “South Bay MHP Residents Alliance” was formed approximately six years ago and was led by Dr. Scott Hoaby, a Political Science Professor at El Camino College in Torrance, Ca. Mr. Frank Wodley, Editor of MHP Magazine, was part of the original meeting of the “Alliance”.

The “Alliance” rolled-up their sleeves and began to scrutinize the MRL front to back. Several sections within the MRL were targeted by the “Alliance Team” and area California Assemblyman Mike Gipson was invited by the team to assist in amending some of the MRL sections that appeared to be poorly written and were weak in their attempt to provide protection for MHP residents.

Assemblyman Mike Gipson introduced a Bill to the California State Legislature, (Assembly & Senate) and after arguments were heard from both sides, the Bill, AB 294 was passed and will become law. That Bill, AB 294 requires MHP

Management to comply with residents written request for the address and telephone number of the park owner within ten (10) days of the request.

The “Alliance” will be meeting with Assemblyman Mike Gipson soon to discuss the next change to the MRL that will better protect MHP residents.

Currently, the “Alliance” is supporting AB 1259. AB 1269 would help to balance the relationship between mobilehome resident and park owner by establishing a process for the investigation and mediation of the MRL at the Department of Fair Employment and Housing (DFEH).

The “Alliance” meetings are open to all and they meet the third Saturday of each month in the Clubhouse at “Colony Cove Mobile Estates” 17700 Avalon Blvd. Carson, Ca. Meetings start at 9 am. For directions to Colony Cove, call Bill Smalley @ (310) 329-3021.

Editor’s Note: I want to thank Tom King for this article as well as attending the Leadership Meeting in Carson. Tom is the chairman of the South Bay Alliance group, a group I helped form back in 2009, so you can see why I’m excited to support them now. I welcome their contribution to MH Life Magazine, and hope they continue. After all, the magazine belongs to everyone. I encourage all South Bay Residents to attend their meetings. Keep up the good work.

Be A Rep for MH Life & Earn

We are looking for someone dedicated to helping mobile-home owners who will be the ‘face’ of MH Life Magazine and The Network. This is a part time job - perhaps up to 40 hours a month.

Responsibilities:

- Promote MH Life and The Network
- Call contacts in parks, visit parks, call meetings
- Be the face of MH Life and The Network

Compensation: \$10-\$15 per hour depending on qualifications **Who:** Anyone - mobilehome owners, their kids, college students, i.e. anyone that has the passion to do a good job. **Apply:** Call or email Frank Wodley at 818-886-6479 / fawodley@yahoo.com..



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



Photo Left to right: Nai-Cheng Chen, Christine Chen, Joe Meng, Tom King, Frank Wodley, Jane Riach, Rose Rosales, and Ken Meng. Not in photo: Marques King-Moore.

Leadership Meeting August 26, 2017

On August 26, 2017 we held a 'leadership' meeting in Carson (South Los Angeles) at the Country Estates MHP. The meeting, hosted by Jane Riach (thanks Jane) and was attended by Ken Meng, ex-COMO-CAL President, Tom King, chairman of the South Bay Alliance, Frank Wodley, publisher MH Life Magazine and administrator of Mobile-home Owners Network, Frank's wife Rose Rosales, and residents from Rowland Heights. We are grateful to all.

Our get-together was a chance to meet and share information. Various subjects were covered. The rent stabilization ordinance in Carson, charges for utility pass through, the Regional Group Plan, the up-coming meeting with the City

of Los Angeles, etc.

The meeting really reinforced the need for folks to start using the magazine. Tom King was a wealth of knowledge and as you can see from the article on page 17, he has agreed to start sharing with our readers in the South Bay. Tom invites all our readers to attend The "Alliance" meetings.

The "Alliance" meetings are open to all and they meet the third Saturday of each month in the Clubhouse at "Colony Cove Mobile Estates" 17700 Avalon Blvd. Carson, Ca. Starting time 9 am. For directions to Colony Cove, call Bill Smalley @ (310) 329-3021

The New INDEX for The Voice & MH Life Magazine

We are happy to announce the completion of The INDEX, a 30 page list of all the articles contained in COMO-CAL's The Voice (2005-2011) and MH Life Magazine (2011-2017). As you may realize, it has been a huge undertaking.

Why would you want to read an old article? It is simple. Many, many articles are timeless, i.e. they are relevant as much today and they were 10 years ago.

THE KEY

The new INDEX is the key to unlocking the value of our past publications. Now anyone can easily find an article by subject. For example, if you have management problems, simply look for management (issues/management) on the INDEX. As you can see from the table on the right page,

there are several articles: Mobilehome Park Managers by Donna Matthews, When Can Management Enter My Space, Management Problems, etc. All in all, there are 30 pages of articles from the 13 years we've been publishing. All issues of The Voice and MH Life Magazine are now displayed on our three websites: www.mhonet.org, www.mobilehomemagazine.org and www.comocal.org

HOW TO RECEIVE AN INDEX

The INDEX is free to our current members. If you are a new member, you can choose to receive either our 36 page FAQ Handbook or the 30 page INDEX. If you want both, just send us an additional \$5. (Postage is \$2 and is included).

Ojai Valley Turns Back Rent Control Challenge

The resident group at Ojai Valley Estates, Ojai, CA is pleased to announce that they have successfully defended their rent control status from a Discretionary Rent Increase Application by their park owner.

The park owner requested that the Mobile Home Park Rent Review Board of Ventura County approve a discretionary rent increase of \$588.83 per site per month for the 89 spaces in the park. The owner's position was basically that they were entitled to more money than the rent control ordinance provided, based upon a new, alternative method for computing net operating income.

Ventura County staff (Charmaine Buehner, County Counsel, Denise Thomas, Planning Manager, Franca Rosengren, Staff Administrator and Owen Deutsch, Case Planner) were assisted by expert witnesses, Dr. Kenneth Baar & Duane Bell, CPA. The resident group was represented by attorney Bruce E. Stanton, assisted by expert witness, Deane F. Sargent. The owner had five expert witnesses.

After eight (8) hours of spirited, albeit conflicting, analysis, the Rent Review Board voted to accept the eight

Staff recommendations to deny the owner everything.

Attorney Stanton stated, "Thanks to the excellent analysis of County staff, and the determined organizing by the park residents, homeowners of Ojai Valley Estates were able to defeat a \$589.00 rent increase in its entirety that really had no business being made in the first place. Despite the best arguments of the park owner, the Rent Review Board rejected their novel theories of relief and found that a rent increase of \$0 (zero) was warranted."

For additional information, contact Deane Sargent (415-271-3919) (deane.f.sargent@gmail.com)

Editor's Note: We congratulate the residents of Ojai Valley Estates on their huge victory. I'm sure a rent increase of \$589 would have had devastating consequences.

I've emailed Deane Sargent for more details, including monies paid to himself, Stanton, Bar, and the involvement by GSMOL etc. All of this information is useful to our readers. Unfortunately Mr. Sargent did not reply to my email.

A Money Club Success

Do you subscribe to a service that provides cable or satellite dish TV? If so, you need to read what our neighbor Jim did. Last year in June Jim 'cut the chord.' This is his story:

I've been a customer of either Dish Network, Direct T.V. or Time Warner (now Spectrum) for at least 20 years. I've never liked their long term contracts and the fact that once they get you in the door their fees begin increasing.

My last contract was signed in May 2014 with Direct T.V. The representative promised me a \$300 gift card, which I never got. I was happy with their service, but not happy with the hassles with customer service or the high cost.

Finally, the cost of Dish Network increased to \$165/month (including \$35 for premium channels). I'd heard about others cutting the chord and although my family was against it, I decided I'd had enough with Dish Network.

I began researching chord cutting. I found that all I needed was a good antenna to receive OTA (over the air) local channels. I live in Chatsworth and the TV stations towers are about 35 miles away.

USE THE RIGHT ANTENNA

I soon found that the right antenna is critical. I experimented with small, flat indoor antennas. They worked; however their signal was weak. I finally decided I needed

to install an antenna on my mobile home's flat roof. There are many ways to do such an installation, but I decided on using a tripod, mounted to two 2x6 boards and held down with concrete blocks. This has worked well.

AMPLIFY THE SIGNAL

I will provide you a materials list at the end of this article; however, my 80 mile antenna's signal was still a bit weak, so I decided to purchase an amplifier that mounted to the antenna to provide my TV with a stronger signal. WOW! It worked. Today I receive very clear local channels, even better than cable. And believe it or not, my antenna picks up over 200 OTA channels, all free for the viewing. Of course, the most important channels, namely CBS, NBC, ABC, PBS are perfect.

NEXT MONTH

Because space in this issue is limited, I will continue my story next month. I will talk about ways to record live broadcasts and services that provide programing for less than \$50/month.

Bottom line: I've saved over \$2000 in one year by cutting the chord. It's the best decision I've made and I will continue to reap its benefits. You too should consider it.

Survey

We often offer Surveys to get feedback from our readers. As we've written in our Communication article, feedback is critical to our success. And when we are successful, we are better able to help you protect your home and lifestyle.

You have a voice. Use it. Please, everyone, for a \$.46 stamp you can be heard. Use the back of this page (the application) to tell us who you are and/or to join.

QUESTIONS ABOUT YOU

Do you own your own home? Yes____, No____

Do you pay rent to a landlord? Yes____, No____

Do you have a fire insurance policy? Yes____, No____

Approximately what does it cost? _____

Do you belong to any advocacy group? ____HOA, ____ Regional Group, ____GSMOL, ____The Network

Do you receive MH Life Magazine? Yes____, No____

Do you read it? ____The whole magazine, ____ Some parts, ____No, I never read it.

Do you subscribe to Dish Network, Direct TV, Spectrum, or another satellite/cable TV Provider? Yes____, No____

About what is your monthly cost? _____

YOUR PARK

Do you have a HOA (Home Owners Association) in your park? One that advocates for resident rights. Yes____, No____

How would you rate it: 1=very poor, 2=terrific. _____

Does your park have an on site manager? Yes____, No____

Check all that describes your manager: Abusive____, Professional and Respectful____, A good manager____, Does not enforce Rules and Regulations equally____,

How would you rate your manager (10 = the best ever. 1= we need a new manager): _____

Are your common areas well maintained? Yes____, No____ Rate how well (1 to 10): _____

Do you have any issues you'd like us to know about? Yes____, No____. If you checked YES, please use another piece of paper to explain. Perhaps we can help.

YOUR OPINIONS

Do you believe you are vulnerable if you pay rent to a landlord to live on his land? Yes____, No____

Do you believe all California mobilehome owners face

similar challenges? Yes____, No____

Do you believe we are a Community and we need to stick together, i.e. an attack on one of us is an attack on all of us? Yes____, No____

Do you believe, in general, what happens to one mobile-home owner can happen to anyone? Yes____, No____

MH LIFE MAGAZINE

Do you receive a free copy? Yes____, No____

Do you believe Knowledge is Power? Yes____, No____

Do you read MH Life Magazine? Yes____, No____

Do you support MH Life Magazine and want it to continue providing information to the community? Yes____, No____

UNITY

Do you want all advocates to work together Yes____, Maybe____, No____

Do you support our Challenge to GSMOL to sit down with us and iron out our differences? Yes____, No____

REGIONAL GROUP PLAN

Do you know anything about the Regional Group Plan? Yes____, No____

If you checked No, please know you can read back issues of MH Life Magazine online at www.mhonet.org or www.mobilehomemagazine.org. If you become a member, you can receive an INDEX of ARTICLES so that you can easily search for Regional Group Plan articles.

WILL YOU SUPPORT US?

Will you support us, i.e. volunteer to help? Yes____, No____

Will you promote membership to your neighbors and friends? Yes____, No____

Will you help deliver magazines in your park? Yes____, No____

Will you hold a meeting in your park? Yes____, No____

Will you invite our representative to speak in your park? Yes____, No____

Please use the application on page 14 to provide your contact information. All information will be kept confidential. Send to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313.

To God Be The Glory

Benefits of Membership in The Network

We provide you value: 12 issues of MH Life (\$15), a Handbook or Index (\$5), Help Line (\$10+), Working for you (\$10+). That's a \$40+ value for just \$25.

At least do your part and send us a donation.

IMMEDIATE BENEFITS

- Monthly issue of MH Life Magazine, beginning November 2017 thru 12/31/2018
- Access to Help Line (818-886-6479 / 800-929-6061)
- Knowledge we are working to protect your rights.
- Receive a 36 page Frequently Asked Questions and Answers Handbook. It is a must-have for all residents (must have 20 members in your park).
- Or a 30 page INDEX of articles from The Voice (2005-2011) and Mobilehome Magazine (2011-2018)
- We offer a 90 day full money back guarantee.

YOUR CONCERNS

Question: Is my information kept confidential? Absolutely.

Question: I'm reluctant to provide my phone number.

Answer: Don't be. We will not call unless it is an emergency.

OUR GOALS

- To offer you a low cost way to protect your rights.
- To UNITE mobilehome owners
- To get everyone working together & more efficiently
- To provide you a viable means to enforce the laws already on the books (MRL).
- To challenge park owners and managers who are violating the law.
- To donate profits from Mobilehome Magazine to your community.
- To better serve you by offering much more than just advocacy.
- To provide resources to those who support us.
- To provide you money saving suggestions you can use to improve your financial situation and diminish some of your stress.
- In the future, to provide you more suggestions to save money and improve your lifestyle.

Network (MHONET) Membership Application

NAME: _____ Date: _____

MAILING ADDRESS: _____ E-MAIL: _____

SPACE #: _____ CITY: _____ ZIP: _____

PHONE #: _____ PARK NAME: _____

____ Network Membership (expires 12/31/2018). (\$25) \$ _____

____ Membership includes one free: ____ FAQ Handbook or ____ INDEX

____ Legal Fund (We need your support to hire an attorney) \$ _____

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

____ I will help out. ____ I will deliver magazines. ____ I will get members.

Make Checks Payable to: **Mobilehome Magazine**

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

10/2017

Questions: 818-886-6479/800-929/6061. www.mhonet.org fawodley@yahoo.com

Serving the Mobile Home Community Since 1972

GOODIE & SONS

Specializing in Mobile Home Service, Remodeling & Repair
Your Professional Mobile Home Contractor



"From Our Home to Your Home"

We Do it All...

We Install New Manufactured Homes - Turn Key!

- Releveling & Foundations
- Composition Roofing
- Insulated Aluminum Roofing
- Awnings & Awning Extender Posts
- Vinyl Dual Pane Windows
- Insulated Vinyl Siding
- High Quality Skirting
- Water Heaters and Water Heater Floors
- Recreation Rooms
- Bathroom Remodels
- Lifetime Composite Deck
- Dry Rot Work
- Handicap Access Lifts
- Awning/Room Caps
- Patio Rooms
- Steps and ADA Ramps
- Expert Advise & Consultations

Visit Our Website:

www.goodieandsons.com



California's Leader in Mobile Home Repair & Improvement
For Your Protection - Fully Licensed, Bonded & Insured B861521



Call Toll Free (888) 482-7853

FREE ESTIMATES • NO OBLIGATIONS • SENIOR DISCOUNTS



Home Repair & Improvements

Free Estimates! & Free Service Calls!

Ask about our senior discounts! Financing Available.



Laminate Flooring Starting at \$2.99/ sp ft installed



Kitchen Remodels Starting at \$8,990*



Whole House Windows Starting at \$2,150*



Entry Level Decks Starting at \$795*



Complete Heating & Air Systems

Serving Southern California

Licensed, Bonded, Insured, CA LIC #950097

All Major credit cards accepted.



TOLL FREE: (844) 810-0059

www.thetrademeninc.com

*Some restrictions may apply.

W

MOBILE HOME INSURANCE *Low Rates!* LOCAL SERVICE!

VISA
MASTERCARD

PAYMENT PLANS
Se Habla Espanol!

**DISCOUNT for Combining
Mobile Home and AUTO
Insurance!**

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Fire | <input type="checkbox"/> Replacement Cost MobileHome | |
| <input type="checkbox"/> Wind | <input type="checkbox"/> Replacement Cost Contents | |
| <input type="checkbox"/> Liability | <input type="checkbox"/> Falling Objects | |
| <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"/> Workers'Comp. |
| <input type="checkbox"/> Explosion | <input type="checkbox"/> Medical Payments | <input type="checkbox"/> Vandalism |

Coverage available to \$400,000!

YOUR CHOICE:

- **Replacement Cost Mobile Home**
- **Stated Value Coverage**
- **Cash Value Coverage**
- **Discounts for Home and AUTO**

*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

Fountain Valley, California

(800) 660-0204

www.hwbins.com sales@hwbins.com

HWB

Insuring your home for
Over 40 Years
Family Owned Since 1973