Mobilehome/Manufactured Home

# MH Life

The Voice of Mobilehome Owners Network

April 2017

Volume 5 Number 4

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# Be a Park Coordinator For MHONET

In the past, we've asked one resident in a park to volunteer to help distribute the magazine and be our liaison. This person was never compensated; however we'd like to thank them for their service. Without them there would have been no magazine over the years.

## Everyone Wins!

In order to make The Mobilehome Owners Network successful, we now will pay the park contact (now called Park Coordinator) for their efforts. It is a win-win-win-win, i.e. everybody wins!

- Residents win because they are connected, and receive the many benefits of membership in The Network (help line, annual subscription to The Network, protection via the Bill of Rights, etc).
- The Park Coordinator wins because he/she is compensated and can take pride that his/her park will be connected with other parks in the Network.
- The Network wins because there is Strength in Numbers.
- And Mobilehome Magazine wins as readers getting the magazine now really want to receive and read it, unlike the days when the magazine was free to everyone. And the Park Coordinator will take some of the responsibility to track members. This really helps.

## How Does A Park Coordinator Benefit?

The benefits are many. No organization has offered such a benefit package, ever. Now a park coordinator can make several hundred dollars without very much effort. And we will assist you every step of the way. Here are some:

- Free membership in the network ($20 value)
- Earn 10% for each membership you obtain. At $20, that's $2, at $15, that's $1.50.
- Help your friends and neighbors be informed and connected with other parks around the state
- Earn 20% of revenue of other park coordinators you have gotten for The Network.
- Earn 20% of any advertising obtained for Mobilehome Magazine. This could amount to over $100 per ad per month. (Continued on page 15)

# *MH Life Magazine*, The Voice of *Mobilehome Owners Network* (www.mhonet.org)

**Serving California's Mobile & Manufactured Housing Communities**

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Congratulations! We want to thank you for picking up a copy of MH Life Magazine and reading it. This is a ONE TIME opportunity (we simply can't continue to supply you magazines month by month - we don't have the funds).

We suggest you seriously consider joining our growing movement of California mobilehome owners. We're growing rapidly. Joining is simple, just fill out the application on page 14. You can join for less than $2/month. That's only $20 for the calendar year 2017.

### Strength In Numbers

You surely have heard the sayings: Strength in Numbers, and United We Stand, Divided We Fall. Well that couldn't apply more than to mobilehome owners paying rent to a landlord. We are all vulnerable and need to be vigilant. MHONET offers you an opportunity to be informed, to have access to someone that can help, and much more. That's what we do (see page 10). We are a state-wide movement with over 13 years of experience.

### Our Goal is Unity

This month we're printing 13,500 magazines. About 75% will be distributed in 800 parks in Southern California. We encourage everyone receiving a magazine to join us.

### What Can You Do?

***If you are a manager***, please know that we promote good relations between managers and residents. In fact, many managers use our Help Line, rather than their park attorney. Although we advocate for residents rights, we welcome manager's participation and membership. We ask you to encourage your residents to join. After all, when both residents and managers understand their rights and responsibilities, everyone benefits and life can be so much nicer.

***If you are a resident***, please know we've been helping mobilehome owners for over 13 years. Simply go to www.comocal.org, www.mobilehomemagazine.org or www.mhonet.org. to see some of our accomplishments and view our magazines.

If you see a stack of our magazines in your clubhouse, please help us reach your friends and neighbors. Take the magazines and put them in your park tubes, clips, etc.

### We Need Each Other

We need you. Your membership dues will be used to promote MHONET and ThePlan2017. They will allow us provide you a monthly magazine, to hire an attorney , have a legal fund and eventually hire a lobbyist. All your dues go to help you simply because we have little or no overhead (we are volunteers). We have a Help Line and several websites. And ThePlan2017 details our priorities and goals for 2017. We are also transparent. That means as a member, you know where your dues are being spent.

### We Are The Head of The Spear

When you join, we'll keep your information confidential. We certainly do not share it with your manager or park owner. No one will even know you're a member.

Although we ask you to be active, we respect your time and will carry the brunt of the work. That's what we do, and we do it well. There are many things you can do to help us help you. We'll be writing about them in the future.

**Thanks for reading MH Life Magazine, our voice!**

# Take Our Short Quiz

## Multiple Choice

1. Do you pay rent to a landlord?

   a. Yes, b. No. If you answered yes, continue.

2. Who is working to protect the rights listed in the Mobilehome Residency Law (MRL)?? Do they enforce the MRL?

   a. California State Ombudsman

   b. Golden State Manufactured Home Owners League (GSMOL)

   c. The Senate Select Comm. on Manuf. Homes

3. What would you do if you got an eviction notice and had to go to court? Or some other notice?

   a. Hire an attorney

   b. Ask a friend or neighbor for their advice

   c. Look for a legal aid attorney, or ask an advocate.

## True of False / Yes or No

4. Is enforcement of the MRL important? a. Yes, b. No

5. Bad things happen only to residents who have violated some rule, regulation or law? a. True, b. False.

6. I don't believe in advocates. They take my money and do nothing. Fool me once, shame on you. Fool me twice, shame on me. Is this accurate? a. True, b. False.

7. My park manager is nice. I shouldn't be concerned about manager abuse, interference of sales, etc? a. True, b. False

8. MH Life Magazine is the same as all the other junk mail I receive. a. True, b. False.

9. My rights are protected by the MRL and Title 25. a. True, b. False.

Thank you for taking our quiz. Answers below.

# Answers to Quiz Questions

1. About 95% of all mobilehome owners in the State of California pay rent. If you answered YES, you have lots of company.

2. Actually all of the above claim to be working to protect your rights, but the facts tell another story. Want proof? Please read MH Life Magazine's last 12 issues.

3. If you have received a notice and don't know what to do, it's probably already too late. All the options listed are poor choices. The best way to defend yourself against unscrupulous park owners and managers is to be prepared. Unite and be informed BEFORE you receive a notice. Park owners work hard to prevent you from organizing and being informed because they know it works. We help you unite with other residents and be prepared.

4. Yes. Enforcement of the law is extremely important. Without it, laws can be broken at will. Fact is, there is no viable enforcement of the law today. Anyone experienced in mobilehome law knows the present method of hiring an attorney and litigating doesn't work for a variety of reasons. And no one except MHONET is doing anything about it.

5. False. Bad things can happen to anyone. All mobilehome owners are vulnerable. Sure, you may have a good manager today, but that can change in an instant. Then what?

6. You're 100% right. But MHONET is different. We guarantee results. Our plans are written in black and white for all to see. We even donate all magazine profits back to the community. No one else is doing that! We feel our approach to problem solving will produce real change - see page 11.

7. False. Every mobilehome owner that pays rent to a landlord is vulnerable. And park owners come and go. Your next owner will probably be a corporate giant only interested in the bottom line, i.e. making money.

8. Absolutely False. We have been providing the community useful, important information for over 6 years, at little or no cost to mobilehome owners. The magazine is critical for communication and networking and it is our vehicle to offer you a membership in MHONET.

9. False. The present laws are full of loopholes and laws without enforcement help no one except the lawless.

**Editor's Note: It is critical that you be involved protecting your rights. If and when you find yourself in a situation, it is probably too late. Everyone is vulnerable. And there is no shame in having an ally. MHONET is there for you. That's what we do. We have 13 years experience and in the next few months we plan to reach the majority of mobilehome owners in the state (1,400 mobilehome parks) at considerable cost to us.**

**Money a problem? Fixed income or senior. We understand. Send us what you can. We'll work out something.**

# What is Mobilehome Owner's Network?

We are mobilehome owners and we are advocates. We have been serving the mobile/manufactured home community since 2004. Our goal is to enable homeowners to protect their rights and preserve the equity in their home. We have delivered 600,000 free magazines to the community over the last 5 years! That's huge. We are dedicated to serving you. Our history provides ample proof we do.

We have operated as the Coalition of Mobilehome Owners - California (COMO-CAL) since 2004. This month, we are adopting the name Mobilehome Owner's Network (MHONET). MHONET can be easily remembered. Just think of the French painter Claude Monet. You can pronounce MHONET as if you were pronouncing the painter's last name. Our new website is www.mhonet.org.

## Our Organization

Currently Mobilehome Magazine is the administrator for the Mobilehome Owners Network. MH Life is our voice and ThePlan2017 (see February and March 2017 issues) details our priorities for the current year.

## Our Goals

We are not out to dominate the world. We don't aspire to rule or control anyone. Our goal is to enable you and your current leaders to better protect your rights by providing resources (money, the magazine, and our expertise). Our short term goal is to grow membership in your region so that your leaders can take over. After all, they should know best how to handle local issues. We will always be available to assist.

## We Provide Financial Assistance

The magazine is not just another pretty face. It is our voice and your voice. It is a tool that can provide some much needed enforcement of the civil code (Mobilehome Residency Law). With your help, it will also provide financial assistance to your community (park HOA, regional groups). See MH Life Magazine, February 2017 pages 6, &10-11 for details.

## Other Benefits

ThePlan2017 offers huge benefits. A monthly newsletter, a Help Line, a legal fund, an attorney and eventually a lobbyist. Plus we fund other advocacy groups. All to serve you.

## Network is Our Name, Unity is Our Game

Unity and Networking have always been top priorities for us. Individuals have little chance against unscrupulous park owners and we believe we are strong only when we have numbers.

## Membership Required

We are phasing out the free magazine in lieu of MHONET for one simple reason. We want to hire an attorney, a lobbyist and have a legal fund. Those are the main reasons for membership dues. We have published and delivered 600,000 free magazines, been there and done that. We now want to focus on those mobilehome owners who appreciate our efforts and are willing to support us. We can not help those who will not help themselves. Everyone needs some skin in the game. And let's be real, $1.67/month is an inconsequential amount to pay for peace of mind.

## Membership Goals

This is not nuclear science. It is a fact. We all know there is Strength in Numbers, and United We Stand, Divided We Fall. But unless **you** take action and actually join our movement, they are meaningless. Help us grow. Be part of the solution rather than part of the problem.

## Enforcement For $5 Per Year

Did you know Washington State has an enforcement program called Manufactured Housing Dispute Resolution Program (MHDRP). It was started 10 years ago and works to resolve conflicts between park owners, managers and residents. It costs all mobilehome owners just $5/year and is administered by the State Attorney General.

## Everyone Is Involved

MHDRP works because everyone is involved, not just 1,000 or 5,000 or 10,000. Everyone!

What about California? Less than 5% of mobilehome owners belong to anything. This is just what park owners want! They don't want you organizing. They don't want you to be informed. We are here to help you do both. Please don't continue to do what your park owner and manager want. You deserve much more than that. Remember we are all Americans and as such have rights!

# Index of Our Handbook of Frequently Asked Questions

The 36 page "Handbook" was actually compiled by the Select Committee on Manufactured Homes and Communities. We thank Senator Connie Leyva and other committee members for the opportunity to publish it and offer it to our readers. **It is an invaluable tool, a reference which should be consulted whenever an issue comes up.**

Now you can receive it FREE by joining MHONET and promoting membership. It is our gift to all parks with 20 or more members. Or you can receive it as an individual member - just add $2 for postage and handling.


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# 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 an ally in your corner. One you can call or email to get answers to your questions. One who keeps you informed. No one can know everything, it's impossible We all need help at one time or another. Even 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 necessary resources (either the knowledge or financial ability) critical to defend themselves.
- 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.

**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 are grateful. 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.

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 14.***

## 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

**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.

# Testimonials

Our readers are already joining MHONET 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 it's 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 MHONET 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.

**Editor's Note: Although we now advocate under a new name (MHONET), these COMO-CAL testimonials still apply We are still here after 13 years and our staff has not changed.**

**Butte County Mobilehome Owners Association(BCMOA) SAYS:** *".....Best potential for helping mobilehome residents in parks...Has the best newsletter- MH Life Magazine..becoming increasingly effective in Sacramento...certainly deserves the support of mobilehome residents."*

**The Modesto Advocacy says:** *"COMO-CAL instantly became a vital resource for material and data we didn't even know existed. The organization is for park residents throughout California who are striving for survival. COMO-CAL's newsletter, THE VOICE, provides information on current and future challenges we confront, and help is a phone call away. A bonus is the ability to become involved in State legislation that affects all of us. Become an active member of COMO-CAL and join "the force" fighting for YOUR rights."*

**The Park Home Residents Action Alliance (PHRAA) in the United Kingdom says:** *"The one great weapon mobile homeowners in California have to your advantage is that you have CoMO-CAL administered by a team headed by Frank, Sally and others all equally committed to the cause. These are the people who have voluntarily pushed up their heads into the firing line to win the extremely difficult, and at times very dangerous, battle for your rights, freedom from persecution to enjoy your chosen lifestyle in the peace and quiet you have earned and rightly deserve.*

**Joan A. Malone President/Cal Hawaiian HOA California Hawaiian Mobile Estates San Jose, CA (spearheaded their recent $111M win):** *Join another organization? Why? What can they do for me? I was pleasantly surprised to find out exactly what they could do for me. I am so impressed with the dedication COMO-CAL puts into helping people who live in Manufactured/Mobile Home Communities. I can't believe these people are volunteers with the amount of work they put in. Frank Wodley, President of COMO-CAL, has ALWAYS answered my e-mails and phone calls. He is always there to answer questions and point you in the right direction to assist you with problems in your park. I have learned so much from their newsletters, THE VOICE. The writers are informative and knowledgeable. Basically, WHY WOULDN'T YOU JOIN AN ORGANIZATION THAT IS WILLING TO FIGHT FOR "YOUR" RIGHTS? The cost of membership pays for itself over and over again, by keeping you informed and helping you to understand when your rights are being violated. Thank you Frank and other volunteers for being there for us and doing such a phenomenal job!!!!*

**Roger Svensson, Rancho Santa Barbara MHP:** *COMO-CAL is a group that calls an ACE an ACE and a SPADE a SPADE! If you want answers, example and direct help, this is the organization to be a part of. I have been involved in mobile home park politics for over 5 yrs. and can say this organization is outstanding. They pull no punches when it comes to greedy and dishonest park owners who are numerous in Ca. We are vulnerable to them if not well informed. I suggest if you want secrecy or timid actions in dealing with your landlords go see an expensive lawyer. A better choice is to let COMO-CAL help you with all of their experience and share the info. with the rest of us so we can all learn.*

# A Special Thanks To Indian Springs

We visited Indian Springs in Palm Desert about 10 years ago. Since then, we've had a special relationship with their Home Owners Association. They have always valued the magazine and we are very grateful. They get it. They understand our mission is to help residents, and provide useful information (and now financial help, plus an attorney and a lobbyist).

Indian Springs has continued to donate $1,000 the last several years to our cause and is one reason why we have been able to continue our work distributing free magazines around the state.

We are now working together with their HOA to provide full memberships to 50 of their residents. Those residents will have full benefits: a) a monthly magazine, b) Our 36 page Handbook of Frequently Asked Questions and Answers, c) have access to our Help Line, and d) eventually will be assisted with a legal fund, an attorney and a lobbyist.

Indian Springs is a shining example how an HOA can make a difference, not only in their park, but across the state. They are a team player! And it is a joy to be working together for the greater good of residents.

Much thanks to Mari, Betty, Beverly and the whole HOA Board of Directors! We do appreciate your support.

**Thank You So Much!**

# A Message From A Park Manager

As a park manager, I am confronted every day with a variety of issues, including parking problems, late payment of rent, 7 day notices, 14 day notices, 3 day notices to pay or quit, new Rules and Regulations, the use of common areas, solicitation, pet issues, neighbor disputes, new legislation which change the law, the distribution of the Mobilehome Residency Law, utility issues, etc. The list goes on and on. I have both a responsibility to run the park, and serve the residents. For that reason it is critical that I understand the laws governing life in mobilehome parks, namely the Mobilehome Residency Law, Title 25 (Health and Safety), etc. When a resident comes to me, I either need to know what I'm talking about or I need to know where and how to find answers.

It is also important that I understand what's happening in other parks here, in my specific area and around California. Although my park owner provides training, there is still much for me to learn and understand and there is simply not enough time to research and keep up to date. Bottom line, current, accurate information is important. Keep in mind that as of January 2011, the Mobilehome Residency Law is not distributed automatically to residents. That's why I welcome Mobilehome Magazine which comes directly to my door (by hand distribution).

I understand that some managers won't allow the distribution of Mobilehome Magazine in their park. Perhaps they feel the magazine is a solicitation, which is not allowed by law. I'd suggest park managers have an open mind. The magazine is not a solicitation, nor does it attack managers or park owners. I feel park manager's can and will benefit from the magazine. When issues arise, Managers have another source of information. They are able to see issues from another point of view. And often times the magazine supports their policies.

Also the magazine promotes a Handbook of Frequently Asked Questions. The 58 Frequently Asked Questions and Answers were compiled by the Senate Select Committee on Manufactured Housing in Sacramento. The Handbook enables managers and residents to better understand the laws by presenting them in a simple, readable format.

Every manager and mobilehome owners should have a copy! Now regarding a couple issues in some parks, namely harassment and intimidation. If you feel that you are being harassed then write a letter to the manager and set up a meeting with the manager and ask for someone to arbitrate. If there is intimidation, then I would write to the owner's and set up a meeting with the manager and the owner if possible. If you have a clubhouse, by law the owners address and phone number must be posted for access by the resident.

I'm told that the magazine will be sent directly to many managers through California. I think that is a good idea and hope other managers will welcome the magazine as I have.

Finally, the reason why I support and write for Mobilehome Magazine is to promote a better relationship between managers and residents. Understanding the laws promotes harmony, with less confrontations. That makes my job easier and makes my residents happier. Let's all work together.

# 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. Your 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 13 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 can help 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. Information equals power. No advocate in the country has provided 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.

**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 MHONET 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 13 for details.

## FAQ Handbook

Our 36-page Frequently Asked Questions Handbook is a must-have reference complied 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. See page 8 for details of questions.

## Legal Help & A Lobbyist

As membership grows, we will provide 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.

# MHONET Brings Huge Benefits!

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

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

## 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 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.

# Questions & Answers

**Why are we pushing so hard to get you to join MHONET?**

**Answer.** We simply can't afford to provide magazines month after month trying to convince you to join us. This issue is a one-time opportunity. If after reading it you are not convinced that joining MHONET and uniting with other residents around the state provides huge benefits, then nothing will. Sorry to say, you are simply part of the problem. You actually hurt those who want to improve their lifestyle and protect their investment. If you and others continue to make bad decisions, then don't look for any positive changes, ever! That we guarantee!

**What will happen to the free magazine?**

The free magazine will be phased out. Residents may continue to get a free magazine or two, but the magazine will only promote MHONET membership. Members will receive MH Life Magazine containing our usual informative articles, as well as all other benefits.

**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 lots of money. So your $20 will go primarily to a legal fund and to hire an attorney and a lobbyist. We will use a small portion to promote MHONET and gain members (Strength in Numbers). And don't forget, we will donate magazine profits back to the community, i.e. provide even more money to protect you.

Mobilehome Magazine will provide MHONET 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. They will provide content for a 'regional' magazine. That's always been our goal, since we first wrote about OurPlan over two years ago. We do not want to tell your leaders how to advocate for you. But we only trust ourselves to administer OurPlan 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 ThePlan 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

# MHONET Help Line

## Who Can Call The Help Line?

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

## 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.
- 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.

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members $20 any time that member is not satisfied. And they can keep all magazines, etc. with our blessing.

**Do local groups support MHONET?**

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

**Has anyone challenged OurPlan?**

Not one individual or group has questioned even one claim we've made. No one has suggested OurPlan 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 OurPlan, i.e. joins and promotes it. No one can question our priorities - enforcement, elimination of 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. MHONET will fund your park and local organization as they support us. Mobilehome Magazine will be the administrator to get the plan off the ground.

As membership grows and leaders step-up, we will turn over administration to them. Our goal now is to get Our Plan off the ground. 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!

To God Be The Glory

# Benefits of Membership in MHONET

### Immediate Benefits

- Monthly issue of MH Life Magazine
- Access to Help Line (818-886-6479)
- Access to member website
- Knowledge that someone is working to protect your rights.
- A 36 page Frequently Asked Questions and Answers Handbook. It is a must-have for all residents (must have 20 members in your park)

### As Membership Grows

- We will hire an attorney to serve the community
- We will hire a lobbyist to legislate new laws, such as enforcement of the Mobilehome Residency Law.
- Mobilehome Magazine will fund all advocates, including park and local groups. (only if they support our efforts)
- Networking among regions, sharing of information, sharing of successes.

### Our Goals

- To get everyone working together
- To make advocacy more efficient
- To donate profits from Mobilehome Magazine to your community.
- To provide you better protection of your rights
- To UNITE mobilehome owners
- To provide you a viable means to enforce the laws already on the books. We know hiring an attorney and litigating in court doesn't work, especially for low or fixed income, senior residents.
- To offer you a low cost way to protect your rights.
- To provide resources to your park group and local groups (a magazine, a legal fund, an attorney and a lobbyist as well as financing for all groups.

Please Note: If you're short on funds, send us $5 and the balance later this year. We understand because we are on a fixed income too. You're important to us. We want you to be protected along with all other mobilehome owners.

## *Mobilehome Owners Network (MHONET) Membership Application*

NAME:_____ Date:_____

MAILING ADDRESS:_____

SPACE #:_____CITY:_____ ZIP:_____

PHONE #:_____PARK NAME:_____

E-MAIL:_____

____ I want to join MHONET. Enclosed is my check ($20). $_____

____ I want to join MHONET. I'm sending what I can afford($5+) $_____

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

____ I know the value of a Park Coordinator. I will help out in my park.

____ 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 4/2017

THANK YOU FOR YOUR SUPPORT!

- Is compensated for activities such as holding a meeting, distributing information, etc.

### Opportunity

We feel this is a great opportunity for a park resident. We will assist you every step of the way. We can help you write flyers, hold meetings and sign-up residents. We will provide you information about membership in The Mobilehome Owners Network to pass out to residents. And if you sign up just 20 residents, you will have earned $40 ($2/membership). Plus your membership in The Network is free.

### We Are Actively Recruiting Coordinators

Mobilehome Magazine is actively recruiting residents to be park coordinators. Step up and help us help you. You are the key for your friends and neighbors to be informed and protected under MHONET.

### Contact Us

Need more information? Or you've already decided that you want to give it a shot. In any case, simply call Frank Wodley at 818-886-6479 / 800-929-6061 or email him at fawodley@yahoo.com. He will be happy to provide you materials and/or answer any questions you might have.

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