

The Coalition of Mobilehome Owners

MH *Life*

Advocating for Mobilehome Owners

AUGUST 2016

VOLUME 4 NUMBER 8

THE #1 SOURCE OF INFORMATION FOR
MANUFACTURED/MOBILEHOME OWNERS
IN CALIFORNIA





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John
8:12

WHEN JESUS SPOKE AGAIN TO THE PEOPLE, HE SAID, I AM THE LIGHT OF THE WORLD. WHOEVER FOLLOWS ME WILL NEVER WALK IN DARKNESS, BUT WILL HAVE THE LIGHT OF LIFE.

PRAYER REQUESTS

Do you need prayers? Prayer changes everything. There are praying churches in various communities which can pray for you. E-mail your prayer requests to: prayingchurches@gmail.com. You can state your first name or initials or remain anonymous. Your request will be kept confidential. Believe that God is going to move mightily in your life as others from various churches pray for you.

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Mobilehome Life Magazine

Serving California's Mobile & Manufactured Housing Communities

A Magazine 'for the people, by the people'
We encourage all readers to supply content.

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DOUBLE ISSUE

Welcome to MH Life Magazine. As in previous months, we are delivering two months together. For the best experience, we suggest you separate the inner September magazine from August.

CONTENT

This issue contains a lot of information from a recent litigation in San Diego with Terrace View MHP (see pages 4-8). We are publishing some excerpts from the actual complaint so that you might get a better idea what kinds of issues were involved: illegal change of use, failure to maintain, contract law, etc. The jury award of \$58,000,000 really shows us that residents do have rights, but only if they unite and take action. See pages IV through VIII (September Issue).

We are also publishing more and more information about parkowner Kort and Scott and Sierra Management Company. They own 34 mobilehome parks in California. The 'go-to' website for Kort and Scott information is MHPHOA: <https://mhphoa.com/> The website has a huge amount of information about Kort and Scott and is a 'must see' for any resident living in a Kort and Scott park. See page 10.

We are happy to announce that the South Bay Alliance group is working with us to bring MH Life Magazine to their parks. See pages 5-6. They too are concerned about Kort and Scott because of the two parks owned by K&S in Carson.

Paul Masminster, a resident of Royal Western MHP in Torrance, has already won \$3.1 million in two lawsuits against Kort and Scott. He is working on additional lawsuits, this time against the owner of the land which K&S leases. See page 4.

We continue to be concerned with the many loopholes that exist in the Mobilehome Residency Law - see page 5. Anyone who has been to court knows full well that park owners use them every chance they get. We want them to be identified and closed. Sam Meng wrote an article on loopholes in February 2016 MH Life Magazine, pages 12-13. We will be publishing his second article in October 2016.

The Mings and Paul Masminster represented COMO-CAL at the latest Senator Leyva conference in Ontario. See pages X-XI.

We continue to publish MH Life Magazine because we feel it provides unique benefits to the mh community. Read Sam Meng's article on page III. We hope you actively support our efforts. Please donate (Page 11) to keep the magazine going.

ENTER A RAFFLE

We want to hear from you. Enter a drawing for a \$25 gift card from Restaurant.com simply by calling us (818-886-6479) or emailing us at fawodley@yahoo.com. No obligation. We want to know what's happening in your area and what you like and/or dislike in MH Life Magazine. And thanks for your feedback.

From The Editor/Publisher

Paul Masminster - Mr. 'Pit Bull'



Let's first define a few abbreviations we will use in this article: HOA-SOS is the Residents Association in Royal Western MHP in Torrance. They like the phrase 'Home Owner's Association-Save Our Souls' or HOA - SOS.

The abbreviation KSFG refers to Kort and Scott Financial Group and SCM refers to Sierra Corporate Management.

MR. PIT BULL

Paul Masminster is a pit-bull. He has worked hard for many years to get justice for himself, and his friends, neighbors and all residents in Royal Western MHP. He has already won two lawsuits against KSFG and SCM. The first for \$1.4 million and the last for \$1.7 million dollars. Paul has been relentless. His success is a result of thousands of hours of record keeping, letters and research.

PAUL'S NEXT STEP

Our good friend Paul Masminster is preparing to file more complaints, this time against the owner of the land that is leased to Kort and Scott, namely Mr. Kurt Anker. Here is an excerpt from a recent letter to Mr. Anker:

Most of the provisions of the Mobile Home Residency Law (MRL) were enacted piecemeal over a number of years and eventually codified under Chapter 2.5 of the Civil Code in 1978. Since 1978, a number of sections have been amended and others added to the Code. The MRL is divided into nine Articles, by subject.

Violations of the MRL, 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 & Community Development (HCD) does not have authority to enforce these Civil Codes provisions. For example, a park owner, not the state, must utilize an unlawful detainer procedure in a court to evict a homeowner for non-payment of rent or failure to abide by reasonable rules. By the same token, a homeowner in a park, not the state, must "SUE" the park in court to enforce a notice or other MRL requirement, or obtain an injunction, if the management will not otherwise abide the MRL.

In the late 70's there were very few corporate mobile home parks. I can't speak for them or know if they were

following the new MRL or if they were they following all the state laws and codes. I would think that most of the family owned parks were more likely to follow the MRL, the Laws of the state and their City codes for the safety of their residents and back then their senior citizens.

Since corporate companies began acquiring parks, I feel at least some have not followed the MRL or state laws and codes. That includes KSFG and SCM. The corporate attorneys of companies have put fear into residents and as a result, residents are not inclined to fight for their rights.

KSFG has been in business since 1989 and has acquired over 45 parks. They have been sued only eight times - two were from Royal Western MHP. Mr. Anker, you have joined the corporate world that ruins people's lives and forces residents from their homes.

Then on June, 9th 2000 a new company called Sierra ("Corporate") Management took over Royal Western Mobile Home Park

Management subjected residents to a variety of predatory business practice with 7 and 14 day notices being one of the primary methods to evict residents and take over their homes for free. Because of the ongoing rent increases over \$100.00 a month, residents now are in a situation where they will be forced to perform maintenance on their homes and lot that many may not be able to afford. This is the first phase of creating financial hardships for the homeowners. The first notice is a courtesy notice. The next notice(s) will be 7 and/or 14 day notice(s) to comply with rules and regulations and will be multiple pages, read like a civil lawsuit complaint, and will cause fear and stress among many of the residents

At common law, and under California Civil Code sections 1708 and 1714, Owners and Managers owe residents a duty of care to manage the Park so as to not cause residents injury. Civil Code section 1714, responsibility for willful Acts and Negligence, is an act of Breach of any lease that suppose to protect residents from any unfair business practices and not cause residents any injuries. And after two lawsuit for breach of these codes 1714 and 1708, and Breach of contract, Breach of the covenant of good faith and fair dealing, negligence, Breach of statutes, Breach of warranty of Habitability, Breach of covenant of quiet enjoyment, unfair business practices.

Mr. Anker has failed and refused, and continues to fail and refuse to enforce his Lease Agreement with Kort and Scott to protect his residents by allowing KSFG and SCM to continue violating state and federal laws and codes, MRL, Title 25, rules and regulation and Royal Western leases.

Loopholes in the Mobilehome Residency Law

Paul attended the Senator Leyva Conference in Ontario on June 17, 2016. As an advocate, the President of the HOA/SOS and a past Vice President of COMO-Cal, Paul asked Senator Leyva, GSMOL attorney Bruce E. Stanton and Henry E. Heater of ELTH to find all the loopholes in the MRL. (We suggest all our readers contribute and send suggestions and comments to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91311 or email Frank Wodley at fawodley@yahoo.com).

Paul suggests using GSMOL's Californian to get the information out to GSMOL members. (MH Life magazine has already started the process (see February 2016, pages 12-13). Then the next move would be to close all loopholes by amending the current laws. Isn't it easier to modify existing law than to get totally new laws passed? We think so.

The best way would be to use Esperanza Ross, GSMOL's lobbyist with the support of Senator Leyva. That will give back residents "rights" that corporate companies that are

taking away those rights, because of all the loop holes in the MRL. We all must realize that the time is always right to do the right thing to help mobilehome owners.

INCREASE SMALL CLAIMS COURT JUDGEMENT

Paul recommends the penalty in Section 798.86, i.e. the management penalty for willful violation of the MRL, needs to be changed from \$2,000 to \$7,000/\$10,000 in a small claims court action. That will be a good start against corporate management.

Also add that "no" lease Agreement should never take away the right to go to small claims court.

Of course, this is just one of many instances where park owners who violate the law get off easy. There must be appropriate penalties for breaking the law. Of course, the \$58,000,000 award in the case of Terrace View should get the attention of many park owners. We applaud such action and hope others get on board - call us we can help.

A New Regional Magazine

We are happy to report that the South Bay Alliance is working with us to produce a new regional magazine for mobilehome parks in Carson, Gardena, Harbor City, Long Beach, Rancho Dominguez, and Torrance. The list of parks includes seven parks owned by Kort and Scott.

The South Bay Alliance has agreed to distribute magazines for parks in Carson, Torrance and Gardena. They will also contribute content so residents in their area are informed about their advocacy group.

If you live in a park in the above mentioned cities, we encourage you to join with our network of parks. Use the magazine. It can be your voice. Just call Frank Wodley at 818-886-6479 or email him at fawodley@yahoo.com.

South Bay Alliance Parks	Spaces	City
Colony Cove	400	Carson
Villa Carson	48	Carson
Vera Carson	32	Carson
Imperial Avalon	225	Carson
Gardena Villas	190	Gardena
Country Estate	140	Carson
Other Parks in Network	Spaces	City
San Rafael	470	Harbor City
Friendly Village	181	Long Beach
Del Amo Gardens	512	Rancho Dominguez
Palos Verdes	93	Harbor City

NETWORK PARKS

KORT AND SCOTT PARKS	Spaces	City
Carson Gardens TL	97	Carson
Laco MHP	94	Carson
Royal Western MHP	120	Gardena
Rancho Huntington MHP	194	Huntington Beach
Friendly Village MHP	181	Long Beach
Knolls Lodge MHP	257	Torrance
Knolls Manor	73	Torrance

OTHER REGIONAL MAGAZINES

We encourage residents in other areas to step up and help us produce a regional magazine for your area. With everyone working together, the work burden on any one person is minimal - perhaps an hour or two a month.

Residents in North Bay, including the cities of Santa Rosa, Rohnert Park, Sebastopol, Napa, Calistoga and others are working on forming a network of parks. We thank them for their service.

Kort & Scott in Carson, California



A photo of the first meeting of the newly formed South Bay Alliance in a local Carson park. Note the date on photo is May 15, 2010. In photo: Paul Masminster, Scott Hoaby, Peggy and Rudy Anderson and a few others. Taking photo: Frank Wodley

In MH Life Magazine you have read about Kort & Scott Financial Group (which owns many mobilehome parks in CA and elsewhere) and Sierra Corporate Management (SCM), which is the Kort & Scott park management division. You have read about the abusive and underhanded way in which this company deals with mobilehome owners and residents. In this article we would like to alert readers to two Kort & Scott purchases in the city of Carson, CA and what Carson mobilehome owners and the city council are doing to thwart SCM – or prevent SCM – from engaging in their well known practices of cajoling or enticing unsuspecting mobilehome owners into signing long-term harmful leases, rapidly raising the rents on those owners, and ultimately causing people to forfeit their mobile homes or sell them in a forced sale. We, the writers of this article, believe we should emphasize what is being done by mobilehome owners in Carson to fight back against SCM, rather than just complain that this company is now there. Therefore, progress in fighting SCM will be the main thrust of this article. We hope other mobilehome owners can learn from this.

Carson California has perhaps the toughest mobile home park rent control laws in the state of California and perhaps in the United States. Various park owners have challenged Carson's rent control laws in the courts

in a variety of legal arguments. These cases have reached as high as the California Supreme Court and, on the federal side, as high as the 9th District Court of Appeals. Yet the courts have upheld Carson's right to have rent control.

Despite this, Kort & Scott – seemingly defying conventional logic – bought two mobilehome parks in Carson – Laco and Carson Gardens. Kort & Scott typically has purchased parks in cities without rent control because they would then have free rein to raise rents. On learning of these purchases, concerned mobilehome owners – at both an individual and a group level – sought information from mobilehome owners in these parks. They learned that SCM was already engaged in efforts to get mobilehome owners to sign new residency contracts and were offering a one-time rent reduction of about \$500 to any mobile home owner who would sign. These contracts, however, were long-term leases, which is significant because, per the MRL, when a mobilehome owner signs a lease of longer than 12 months, the mobilehome owner no longer is protected by a municipality's rent control ordinances. So this was the method to SCM's madness (so to speak) in Carson.

Upon learning this, members of the South Bay Mobilehome Resident's Alliance (or Alliance for short) began a multi-pronged approach to stymie SCM. One is that members reached out to the residents of Laco and Carson Gardens to educate them on the dangers of signing the new lease. Second, they contacted the city attorney to see what might exist in Carson laws to negate the lease or make the signing of such leases invalid. Third, they contacted members of Carson's city council to alert them to this new threat to Carson's mobilehome owners. The Carson city council has a long history of supporting and protecting mobilehome owners so it made sense to talk to the council members.

These efforts have gained headway against SCM. While mobilehome owners must remain on their guard, they are now smarter. If total victory is to get Kort & Scott to leave Carson, total victory has not been achieved, but residents are safer now than they were. In a future issue of MH Life we will discuss in detail what was done and the results of those efforts. Stay tuned.

Article by the "South Bay Mobilehome Resident's Alliance".

Calimesa upholds board's decision, denies rent increase

While residents applauded, the Calimesa City Council unanimously denied the park owners' appeal Monday to overturn the local board's decision against its petition to raise rent at Rancho Calimesa Mobile Home Ranch.

Monday's special city council meeting was a continuation of the public hearing that began July 5. Park owner AVMGH Three-Golden Palms Limited Partnership was appealing the May 31 decision by the Calimesa Mobile Home Rent Stabilization Board to deny its petition for a Special Rent Increase and Temporary Rent Increase at the senior mobile home park in Calimesa.

AVMGH was seeking a rent increase of \$100.80 per month, plus legal fees, which came to about another \$20 a month.

As each council member spoke and gave their reason for their decision, residents in the audience applauded and called out "Thank you!"

City council also voted 5-0 to authorize staff legal counsel to prepare a written resolution that supports its findings and present it for adoption at another special meeting at 2 p.m. Aug. 8.

One by one, council members stated their decision.

"I feel how the board went through this and approached it and the procedure that they went through and using the data that they had that they came up with the only reasonable answer to it," Councilman Bill Davis said. "I totally agree with what the board came up with."

"I agree with the rent stabilization board and the decision they made," Hyatt said.

"The fact that they didn't do due diligence is really a blow

for me," Council woman Ella Zanowic said, referring to AVMGH's argument it didn't realize how expensive some of the repairs were at the senior park after it purchased it in 2014.

"I feel that the board actually weighed its evidence very well and I would agree with that," Hewitt said.

About 10 park residents commented, all appealing to the council members to uphold the board's decision. The highlight was a poem by park resident Janet Rose Martin and delivered by her friend and fellow park resident Margaret Byrne.

"Once I was strong, fierce and bold," Byrne said, reading her friend's words. "Now I am sick, weak and old. It seems I no longer have a voice. These things that befall me are not by choice.

"... I want to live in the home that I know, not be tossed in the street by some heartless foe. I've harmed no one, I've paid my dues. I'm not a pawn for them to use.

"... I'm still a person, can't they see who I am? Why does my life not matter to them? Let them not lead me to a premature death, not while my body still has life and breath."

The next resident who spoke said she needed a minute.

"I don't know how my voice is going to be because I've been crying from that poem," she said, wiping her eyes.

Calimesa has a Mobile Home Rent Stabilization Ordinance, which allows a Special Rent Increase with board approval. The park owner bears the burden of proof of establishing it is entitled to a Special Rent Increase and providing evidence to support it, according to the ordinance.

Coastal Commission

To All Interested Persons:

The California Coastal Commission is treading towards assuming a controlling roll in the replacement, repair and rehabilitation of mobilehomes. Working with a number of Parks, we are attempting, along with HCD, to stop this jurisdiction grab from HCD to CCC. Whether you live in a mobilehome or own a mobilehome Park along the coast OR not, please help. This is an urgent plea for help. If you have the time over the weekend or Monday, please email Marlene Alvarado @marlene.alvarado@coastal.ca.gov and ask the Coastal Commission to approve mobilehome rehabilitation that were

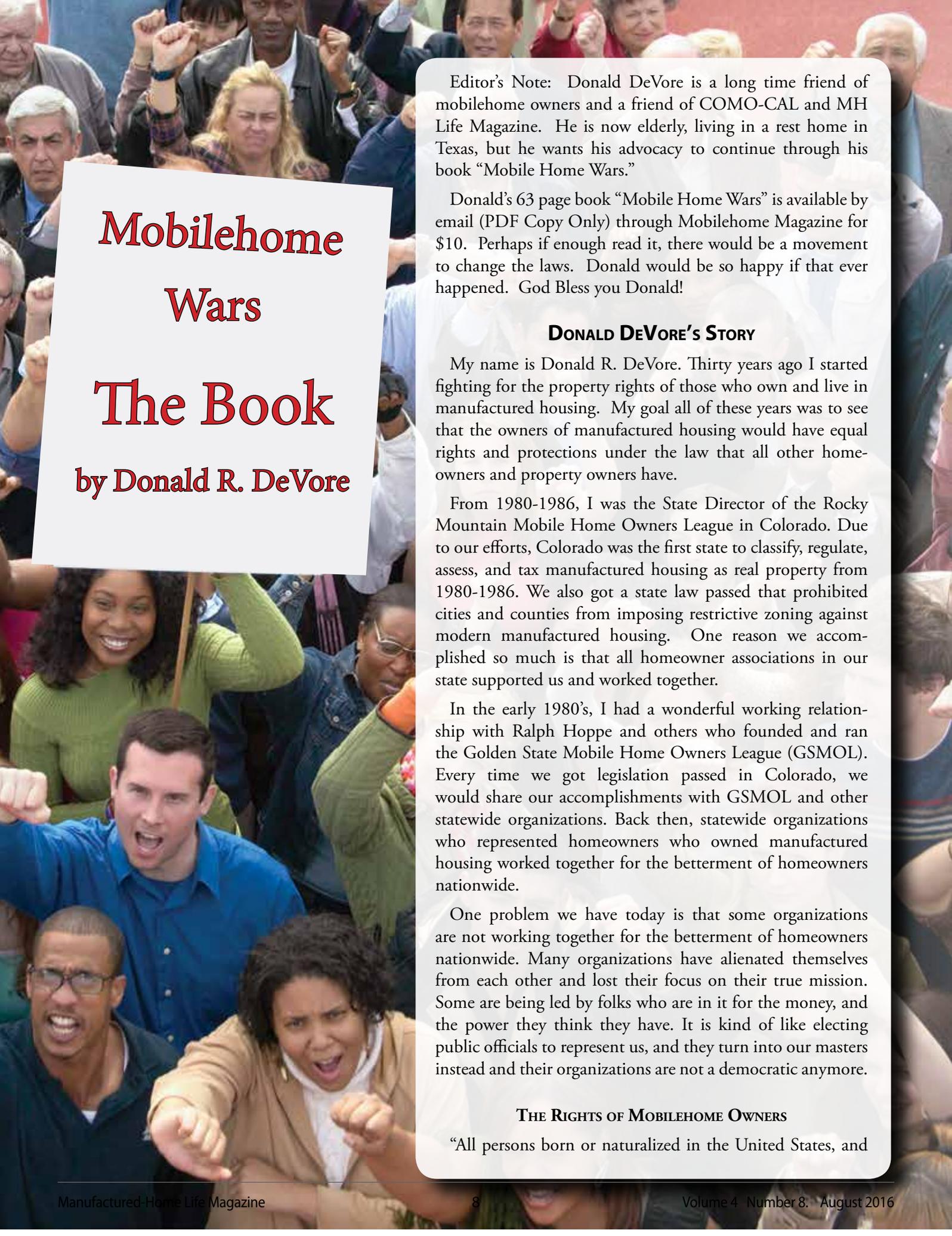
approved by HCD. If you know other people who might also send a letter, please forward this email to them. (A sample letter is below.)

Thank you for your help!!!

Sue Loftin

A Sample Letter can be viewed and downloaded at comocal.org - sorry we don't have the space to present it here in the magazine.

Thank You



Mobilehome Wars

The Book

by Donald R. DeVore

Editor's Note: Donald DeVore is a long time friend of mobilehome owners and a friend of COMO-CAL and MH Life Magazine. He is now elderly, living in a rest home in Texas, but he wants his advocacy to continue through his book "Mobile Home Wars."

Donald's 63 page book "Mobile Home Wars" is available by email (PDF Copy Only) through Mobilehome Magazine for \$10. Perhaps if enough read it, there would be a movement to change the laws. Donald would be so happy if that ever happened. God Bless you Donald!

DONALD DEVORE'S STORY

My name is Donald R. DeVore. Thirty years ago I started fighting for the property rights of those who own and live in manufactured housing. My goal all of these years was to see that the owners of manufactured housing would have equal rights and protections under the law that all other homeowners and property owners have.

From 1980-1986, I was the State Director of the Rocky Mountain Mobile Home Owners League in Colorado. Due to our efforts, Colorado was the first state to classify, regulate, assess, and tax manufactured housing as real property from 1980-1986. We also got a state law passed that prohibited cities and counties from imposing restrictive zoning against modern manufactured housing. One reason we accomplished so much is that all homeowner associations in our state supported us and worked together.

In the early 1980's, I had a wonderful working relationship with Ralph Hoppe and others who founded and ran the Golden State Mobile Home Owners League (GSMOL). Every time we got legislation passed in Colorado, we would share our accomplishments with GSMOL and other statewide organizations. Back then, statewide organizations who represented homeowners who owned manufactured housing worked together for the betterment of homeowners nationwide.

One problem we have today is that some organizations are not working together for the betterment of homeowners nationwide. Many organizations have alienated themselves from each other and lost their focus on their true mission. Some are being led by folks who are in it for the money, and the power they think they have. It is kind of like electing public officials to represent us, and they turn into our masters instead and their organizations are not a democratic anymore.

THE RIGHTS OF MOBILEHOME OWNERS

"All persons born or naturalized in the United States, and

subject to the jurisdiction thereof, are citizens of the United States and the State wherein they reside. No state shall make or enforce ANY law which shall abridge the privileges or immunities of citizens of the United States; nor shall any State deprive life, liberty, or property without due process of law; nor deny to any person within its jurisdiction the equal protection of the laws.”

For 30 years the landlords thorough their own organizations have fought to protect their property rights, and the privilege of controlling the property rights of the home owners and property they do not own. This is made possible by all parties concerned using the wrong premise of law concerning manufactured housing on leased land. Under state Real Estate Land-Lease Laws, all property on leased land are regulated by this law except for manufactured housing. You have mountain cabins, all types of buildings, and even conventional housing developments sitting on leased or rented land that are regulated by Real Estate Land-lease Laws.

I will say this once again. Until manufactured housing on leased or rented land is regulated by Real Estate Land-lease Laws, the owners of manufactured housing will NEVER achieve full property rights and equal protection under state laws. That is how simple it is to solve the problems you have faced for more than 30 years now. Placing manufactured housing on leased or rented land under Real Estate Land-lease Laws will fix the problem permanently. The owners of manufactured housing should be treated the same as all other property owners. Any other actions are a waste of time and money.

MOBILE HOME WARS

My book is called “Mobile Home Wars” and covers 28 years of history and legislative activity concerning manufactured housing. This book is for homeowners so they can get the information they need about the laws and issues that regulate them nationwide. I am happy that Mobilehome Magazine is giving you an opportunity to read my book. I would hope that Californians would support this organization and join their effort to obtain the same rights and protection under the laws for all Californians who own and live in manufactured housing.

God Bless, Donald R. DeVore

Mobilehome Wars, the book, is available through Mobilehome Magazine It is 52 pages, 8.5” x 11,” in black and white on 20# white paper. To order, just send a check for \$12 to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA. 91313 for This includes first class mailing to your home.

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A Thank You & A Frustration

One supporter does more to help us financially than almost anyone else. That person, Marie Rorrison, lives at Valle Verde MHP located about one mile from my park, in Chatsworth (San Fernando Valley, north of Los Angeles). Because I live so close and I'm an advocate, you'd think residents would be happy and living in peace with management.

Recently I decided to give her a call. This is not the first, nor will it be the last time we've chatted. She is such a nice lady. She says she looks forward to receiving the magazine in the mail (I don't deliver magazines to her park all the time because most residents don't seem to care), and she reads every article. God Bless you Marie.

MY FRUSTRATION

Marie's park Valle Verde has a management company, Ventura Management, that I feel pushes the limits of the law. They have requested residents to make them beneficiary on residents insurance policies. Of course, we intervened and helped stop that effort. Management also have required residents to paint their homes, designating only certain colors are acceptable. We feel this practice is also illegal. They have made it difficult to hold meetings by requiring residents to pay a \$300 cleaning deposit to use the clubhouse. This is also illegal. I'm sure the list goes on and on.

There is a neighbor park in Van Nuys, namely Sierra Springs that has the same management company. A few residents from that park attended one of our meetings. It is seldom that I hear from them today.

So how can the park continue to cross the line of the law? It is simple, either residents are not will to stand up to the management and/or they just don't care. The problem with such a mind-set is the park will continue violating the law, perhaps forever, up to the time residents stand up.

Over the years I've held several, perhaps 6 meetings, with residents. We've met in the clubhouse, peoples' homes and even once in a residents driveway. Residents come knocking on my front door with issues. As a consequence, I've wanted to hold a meeting another meeting and have asked several residents to secure a date for the clubhouse and deliver fliers. They say they will follow my suggestion, yet nothing happens. This isn't nuclear science folks. Do not be afraid, fear is exactly how park owners want you to behave. Stay in line, do what your told, and they won't evict you.

MHPHOA

As you can see by reading this issue of MH Life Magazine, Kort and Scott and Sierra Management are more and more on our radar. The 'go-to' website for information on Kort and Scott parks is MHPHOA. The administrator has done a terrific job, and has spend countless hours at his own expense, to compile such an exhaustive and complete volume of information. We congratulate his efforts and hope all residents in Kort and Scott parks will use <https://mhphoa.com/> to network and unite.

MHPHOA PLEDGE: The MHPHOA is a grass roots movement who are passionately dedicated to the preservation and protection of mobile home owner's rights in Kort & Scott Financial Group (KSFG) dba Sierra Corporate Management (SCM) mobile home parks in the State of California.

WEBSITE FOR RESIDENTS: The MHPHOA is NOT affiliated with any mobile home park owners and/or mobile home park management entities. We are both outspoken and anonymous mobile home residents, past and present, just like you, experiencing similar injustices, who want to help.

SIERRA MOBILE HOME PARK

Seniors are a very special class of people that are on fixed incomes, don't have the ability to run out and get a job to support their families. And, if the net result is that park owners take ownership of a park and then raise the rents at such a rapid rate that the seniors cannot afford to live in their homes in Santa Clarita, then I will tell you there is a special place in hell reserved for you.

Councilman TimBen Boydston – 2016

VISTA DIABLO MOBILE ESTATES

It's elder abuse, it's terrorizing senior citizens – and it's got to stop. It just simply has to stop. I'm hopeful that the owners (Kort & Scott Financial Group) will truly sit down in good faith – because I think it's only been bad faith – and truly negotiate with us.

I am fully aware that lawsuits are going to happen, I tell my staff to always pick your battles. I'm willing to pick this as one of my battles, because – quite frankly – this is elder abuse. The more I learn about what these individuals do (Sierra Corporate Management), the more concerned I am. It's unconscionable – absolutely unconscionable. For them, it's about money; to me, it's all about greed.

Mayor Don Freitas – 2007

Support Mobile Home Life Magazine

Welcome to MH Life Magazine. This begins our 6th year providing useful and important information to the mobile/manufactured home community. We are very excited to be able to continue our important work to inform, educate and unify mh owners in California. Over the last five year, we have printed and distributed almost 500,000 magazines - over 99% have been free to the community. No other publication, no other organization can make such a claim.

The magazine has succeeded because of the efforts of one individual, namely Frank Wodley. He pays all the bills, does much of the writing, puts the magazine together, gets it printed and delivered to thousands all across California. He gets the advertising, what little we have and maintains the website. He sits at no front table promoting himself. Frank only wants to serve you.

We ask you support 'your' magazine. Our principle is providing you honest information, without political bias. We welcome content from individual mobilehome owners, from Home Owner Association, from regional groups and from state-wide groups. We believe in teamwork, i.e. everyone working together in spite of our

differences. Ultimately we all should have one goal, the protection of the property value and lifestyle of mobile-home owners across California.

CONSIDERABLE COST

Just ask Tony and Beverly, the editors of the Sacramento Mobilehome Living Magazine. They got two bids to print a monthly magazine, 16 pages long. The lowest bid they received was \$2,000! That means each magazine per year costs \$25,000. And that doesn't include the considerable shipping costs.

THE FUTURE SUCCESS OF MOBILEHOME MAGAZINE

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