

Capital

Region

Mobilehome Magazine

Serving
Mobilehome Owners in the
Greater Sacramento Area

SEPTEMBER 2018

VOLUME 1 NUMBER 7



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FIRST FRIDAY CONCLAVE

(A Workshop & Seminar for Mobilehome Owner Issues)

Co-Sponsored by SAC & GSMOL, Zone A

September 7th

11 AM to 1:30 PM

This is a *FREE* event

Guest Speaker: Connie Johnson

PROGRAM: Emergency Preparedness for Mobilehomes

SAC CHAIR, ROGER JOHNSON, Workshop Leader

Attending: **GSMOL PRESIDENT, MICHELLE SMITH**
GSMOL ZONE A VP, JOHN BERTAUT

In-Park Issues – we take your questions and help you find solutions
Learn how to use the MRL – your rights in your mobile home park

Get your **FREE** copy of the **2018 MRL**
Capital Region Mobilehome Magazine
GSMOL's The **CALIFORNIAN**

Location: *Denny's Restaurant, 122 Sunrise Blvd., Roseville*
(Just one block South of Douglas Blvd.)

Bring your AARP Membership card for a 15% discount.
(No food or drink purchase is necessary to attend the CONCLAVE.)

IMPORTANT: Seating is limited!

RSVP: gem4us@comcast.net

Or call Michele Moenning at 916-749-7494

No later than 4 PM Wednesday, September 5th

SAC'S AUGUST CONCLAVE

SAC and GSMOL co-sponsored the monthly mobilehome owners meeting on August 3rd at Denny's in Roseville. Seventy-one people representing 16 parks in 4 counties in the greater Sacramento region participated.

Roger Johnson, SAC's Chairperson, facilitated self-introductions by representatives from all the parks in attendance. SAC was pleased to welcome 10 new homeowners from the Westerner Mobile Home Park in Elk Grove.



Welcome to residents of Westerner Mobile Home Park in Elk Grove.

The first hour of the meeting focused on the presentation and discussion of problematic park issues which included master/sub metering of gas, park management demands for clubhouse usage security deposits and limited access times, resident association formation and park managers. Roger explained that if 10% of residents sign a petition and submit it to CPUC (California Public Utilities Commission), the agency will investigate the fees charged by the park to residents for gas usage. There are specific items in the MRL which regulate clubhouse use by residents (see the MRL article in this issue for specific information). All were reminded of the importance of having a witness present for discussions with park managers. It is highly recommended that written correspondence to park owners/managers always be sent via certified mail/return receipt.

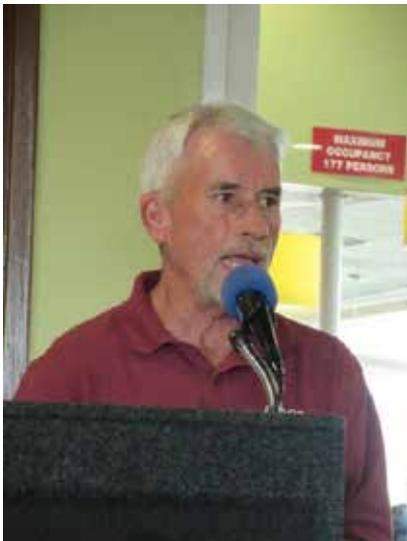


Roger reminded all to provide email addresses which will enable timely communication. HCD will hold its semi-annual parks review at its headquarters on Friday, August 10th, at 9 AM. Each park is encouraged to send a representative to this meeting. Roger will follow-up with the details via email.

John Bertaut, GSMOL Zone A Vice President, gave a brief overview of the zone's structure and representation. Michelle Smith, GSMOL President, is working very hard at the local level in El Dorado county, to jumpstart an RSO initiative. She is working closely with Hillary Mosher who was instrumental in the successful passage of Measure V in Humboldt county. Michelle also gave a brief overview of GSMOL's financial status which is

currently “holding its own.” Michelle designed and produced GSMOL T shirts for sale (\$20 each) as a fundraiser to assist in paying down the \$50,000 indebtedness.

Guest speaker, Gerry Goodie, has been involved with mobile home renovation and repair as a teenager with the company founded by his father, Goodie and Sons. He said that the number of newly manufactured modular/mobile homes has drastically decreased over the past 3 decades, leaving a large inventory of older homes which require maintenance and repair. He emphasized the importance of regularly scheduled preventative maintenance. Many tasks can be done by the homeowners and some will require professional help.



He recommended a relevel of the structure every 2 years and stressed the importance of substructure maintenance, which includes insulation/moisture barriers under the floors and plastic sheeting on the ground. Homes manufactured after 1995 have newer tie down systems for earthquake bracing. Retrofit tie down systems can cost between \$2,000-\$6,000. Aluminum siding requires less maintenance than older pressboard siding which should be caulked and repainted every few years. Several types of roofing material are available; most common are aluminum and composition. Life expectancy for a roof averages about 12 years. Roofs should be well insulated. Appropriate sized water heaters, not specifically made for mobile homes, can be used to replace older units. Duct cleaning is recommended for both floor and ceiling vents; Capitol West is a company highly recommended for its work in this specific area.



Gerry also discussed some important areas of home maintenance from a safety standpoint. Plumbing fixtures inside the home should be checked for leaks which can cause rotting, sagging and dangerous floors, especially if floors are constructed from pressboard. Under the home, all plumbing should periodically be checked for leaks which can cause moisture related problems like mold, etc. Flooring should be safe, non-slippery; throw rugs are hazardous and often cause “trip and fall” issues.

Older mobile homes were constructed with aluminum wiring, which in itself, is safe. There can be potential fire hazards with the connections but those connections can now be replaced by a licensed electrician with newer and safer connectors.

Gerry also mentioned the importance of fire safety in homes, particularly because of the proximity of one home to another. Carports should be kept clear of flammable materials. Bedroom windows (all bedrooms must have a window, required by code) can be used as emergency fire exits so windows and doors should not be blocked. Each home should have at least one working fire extinguisher, and smoke detector alarms in all bedrooms (required by code).



Steps have very specific requirements for height and rise; handrails should be stable. The park manager must sign a “plot plan permit” (issued by HCD for \$196) for all outdoor structures like porches, carport awnings with extensions, and sheds. There are specific size and placement requirements for sheds. Gerry answered homeowners’ questions and all were very appreciative of his sense of humor and expertise.

SAC’s next conclave will be held on
September 7th beginning at 11 AM, at Denny’s,
122 Sunrise Blvd, in Roseville.

The restaurant is one block south of Douglas
Blvd. with easy access from Highway 80.
Please see the flyer in this issue for more
details.

Questions? Please call SAC Chair Roger Johnson
at (916) 735-3231 or Vice Chair Bev Purcell at
(916) 965-5530

SAC – WHO WE ARE and WHAT WE DO

The Sacramento Area Coalition of Mobilehome Associations, Inc., (SAC), is an all volunteer, state registered non-profit mutual benefit association of mobilehome owners advocacy groups in four counties of the greater Sacramento region. Formed in 2016, our purpose is to promote, maintain and protect the best interests of our members. We are an umbrella organization of associations which is comprised of 10 mobilehome parks representing almost 3,000 spaces. Each park pays an annual \$30 dues fee and has a representative on the Leadership Council. We do not charge fees for services, do not have any employees, and volunteers are not compensated. We occasionally have access to a pro bono attorney for legal advice and possible services.

SAC sponsors monthly meetings called conclaves, for information dissemination, education, problem solving and networking. A guest speaker is featured. Conclave attendees represent thirty plus mobilehome parks with over 5,000 spaces. SAC also encourages and supports the formation of resident associations in mobilehome parks and can assist residents with that task. Email lists are used to quickly send timely issue-related information and news updates.

SAC's Leadership Council meets monthly to discuss issues, plan meetings, and develop strategies to assist homeowners with park problems. The organization strives to develop and maintain positive and collaborative working relationships and liaison with state and local government officials and departments including County Supervisors, State Assembly Members and Senators, the Department of Housing and Community Development (HCD), and the Senate Select Committee on Manufactured Housing.

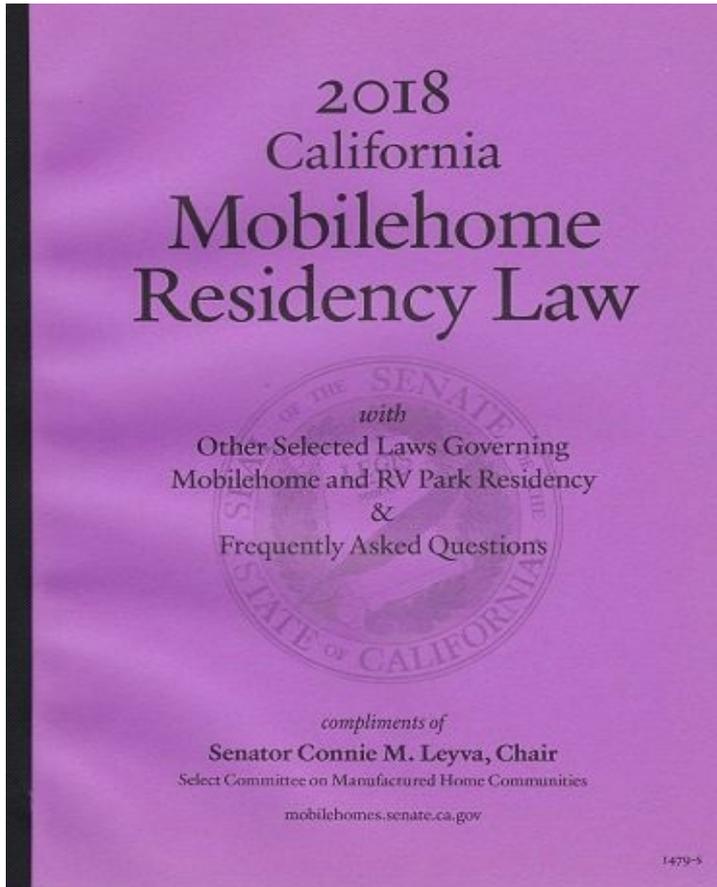
SAC is committed to the protection of homeowner's rights, home equity, and the retention of manufactured home parks as a viable and realistic model of affordable housing.

For more information, please contact:

Roger Johnson, SAC Chair (916) 735-3231 rjconsult1@gmail.com

Bev Purcell, SAC Vice Chair (916) 965-5530 beverly.purcell5@gmail.com

**Michele Moenning SAC Secretary/Treasurer (918) 749-7494
gem4us@comcast.net**



Mobilehome Residency Law

The Mobilehome Residency Law (often referred to as the MRL) are the California "Laws Governing Mobilehome and RV Park Residency."

Last month we told you that the MRL allows you to get your security deposit back in 30 days upon written request. **798.39**

However, there is no government agency to enforce the MRL. This is why we **MUST** support each other.

If you don't have an MRL you can purchase one by mail for \$6.75 that includes tax and S&H call (916 651-1538).

OR

You can attend a SAC conclave and get a **FREE** copy. Every mobilehome owner should have an MRL. These are your **RIGHTS**.

The MRL has specific rules for the use of the clubhouse. The MHP owner or manager can not change these rules for any reason.

EXAMPLE OF HOW THE MRL WORKS FOR YOU by Tony Danieli

This MRL laws regarding use of the clubhouse are among the most abused by management. Management cannot decide that the clubhouse will only be open only from 9-5 on weekdays. Anyone who has a full time job would never be able to use the clubhouse. It is reasonable to expect the clubhouse to be open on weekends and until at least 8 or 9 pm on weekdays. Also, management can not charge residents a fee to use the clubhouse or require insurance.

798.24 POSTING OF COMMON AREA FACILITY HOURS

Each common area facility shall be **open or available to residents at all reasonable hours** and the hours of the common area facility shall be posted at the facility.

798.51 (b) A homeowner or resident may not be charged a cleaning deposit in order to use the park recreation hall or clubhouse for meetings of resident organizations for any of the purposes stated in Section 798.50 and this section, whether or not guests or visitors from outside the park are invited to attend the meeting, if a homeowner or resident of the park is hosting the meeting and all homeowners or residents of the park are allowed to attend.

(c) A homeowner or resident may not be required to obtain liability insurance in order to use common area facilities for the purposes specified in this section and Section 798.50.

However, if alcoholic beverages are to be served at any meeting or private function, a liability insurance binder may be required by the park ownership or management. The ownership or management of a mobilehome park may prohibit the consumption of alcoholic beverages in the park common area facilities if the terms of the rental agreement or the rules and regulations of the park prohibit it.

HCD's Semi-Annual MPM Report What Homeowners Need to Know

The Department of Housing and Urban Development (HCD) is the regulatory state agency for mobilehome parks; they issue a park's "permit to operate." HCD is required, by law, to inspect 5% of the state's mobilehome parks each year and to report the findings (**Mobilehome Park Maintenance Inspection Report**) in open hearings twice per year. The hearings are held in the department headquarters in Sacramento. The latest meeting was held on Friday, August 10th. Forty five people were present including 14 homeowners from the greater Sacramento region. Others included representatives from city and local government, WMA, GSMOL, and the legislature. HCD personnel were quite surprised by the large homeowner turn out.



HCD must notify park owners/management and residents at least 30 days in advance, in writing, of a scheduled inspection which includes common areas and individual lots. Between January 2018 and June 2018, HCD performed inspections of 6,656 lots and issued 8,235 code violations. **The "top ten" resident violations are:** combustible materials on a lot, lack of MH weather protection, construction without a permit, appliances outside, unsound handrails, no handrail on stairways, electrical equipment not suitable for wet locations, structurally unsound stairways, extension cords used in place of permanent wiring, and unsound awning/carport supports.

Most of the general park violations are concentrated on electrical equipment and hazards, circuitry, exposed live wires and electrical parts, inaccessibility of electrical equipment; plumbing issues; unsupported gas meters; lots not identified for emergency responders; general hazardous conditions – overflowing trash bins, water accumulation and tree hazards.

Capital Region Mobilehome Magazine

Serving Mobilehome Owners in the Greater Sacramento Area

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To God be the Glory

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COVER PHOTO: BEVERLY PURCELL

www.mobilehomemagazine.org

The Senate Select Committee on Manufactured Home Communities

This committee is currently being chaired by Senator Connie Leyva up in San Bernadino. There are seven members from throughout the State, and I assume they are appointed by the Governor.

As far as I can tell, they have not met for about 18 to 24 months. I recall a meeting or hearing on the possible need to train and license Park Managers in 2016. While Homeowners showed up and representatives of WMA (Park Owners) were present as well. There was a good discussion, but not much agreement on the subject. Thus, nothing has happened to get us a little closer to being more professional in the park management ranks. Go to the WMA website and browse through it and you will see just how professional their organization is, then compare GSMOL's website and you will see a huge difference. In other

words, they are all for professionalism in their work and representation of their Park Owners and investors, but will fight tooth and nail to keep their tenants living under the management of any Tom, Dick or Harry they want to stick in the Park Offices. They will tell you they have their own training and certification of managers; therefore none is needed by the State.

Living in San Marcos, San Diego County, we have had no one on the Committee for many years. In fact, the Committee website shows only four members, so there must be 3 vacancies. With Joel Anderson termed out, we are hoping Brian Jones will replace him in the Senate AND that he will be appointed to the Committee. We need to get this Committee jump started and working on behalf of the residents and not the Park Owners. Article by Lloyd Rochambeau

Loopholes in the Mobilehome Residency Law

It is bad enough that the MRL allows for transfer of the responsibility for costs from the Park Owner to the Homeowner for trees, driveways and retaining walls, but one very serious problem is not requiring the Park Owner to be cover damage costs to the home of the Resident for occurrences which are no fault of the Homeowner. For example, trees in the common area that send roots onto the space rented for the home and are the cause of rupturing water lines or sewage lines, which can result in horrendous damage, and yet the Homeowner gets stuck with the bills. Common sense

tells us that these costs are definitely the responsibility of the Park, but they will often attempt to deceive the Homeowner into believing that "it is on your space, so it is your responsibility". Then there is the trick of assigning responsibility for the maintenance of landscaping of common space on embankments adjacent to Homeowners rented space. There are other MRL Park Owner escape hatches which need to be closed, and I suppose that is a job for the Senate Select Committee on Manufactured Home Parks.

Let's Chat - Tell Us What's On Your Mind - We Listen

Mobilehome Magazine has a long history of asking questions, giving surveys and listening to our readers. And we usually publish our findings in month or two. This is a little different. There is no survey, and nothing to fill out. Just give us a call or email your opinion. We're not asking for your name, where you live, or anything else about you. Just your opinion.

LISTING MAGAZINE

Last month we asked a couple questions about our new project called "The Listing Magazine." We asked if you wanted to receive it and whether or not you'd advertise your home for sale (50% off for mobilehome owners selling by owner).

We received about a dozen replies, mostly by phone. Not one negative (no, don't send me the magazine). All replies seemed interested and excited to have a place where they could advertise the sale of their home at a reasonable price.

SPEAK UP

When do you get the chance to vent? This is your opportunity. Let's build a better future together. We'd like to know how you feel about several topics. Here are some suggestions:

1. How important is an advocacy to you?
 - a. It is critical
 - b. I can take it or leave it
 - c. It is not important at all
2. How would you rate your existing advocates today?
 - a. They are doing a terrific job
 - b. I'd say they are doing an average job
 - c. What advocates?
3. What would your 'ideal' advocacy look like? Would it: (choose all the apply)
 - a. Conduct meetings?
 - b. Have a newsletter or magazine?
 - c. How often? Quarterly? Monthly?
 - d. Be a park group, like a Home Owners Association (HOA)?

- e. Be a regional group, like OMHA in Oceanside, YMRA in Yucaipa, SMMRA in San Marcos?

- f. Be a state-wide group like GSMOL.

- g. Be a combination of a park, regional and state-wide group.

- h. Lobby

- i. Provide reduced fee attorney services

- j. Have a 'hot line' you could call to answer your questions.

- k. Other. Tell us what other services you would want your advocate to provide.

4. Which group do you think would offer you the most 'personal' service if you had a question or needed an attorney to write a letter on your behalf.

- a. State-wide group

- b. Regional Group

- c. Park Group

- d. No group. Just knowledgeable advocates. They could be located anywhere.

5. Have you been apathetic in the past?

- a. Yes
 - b. No
 - c. I'd be more active if those protecting my rights were doing a better job.

6. Would you be active?

- a. Would you attend meetings?

- b. Read their newsletter or magazine?

- c. Perhaps volunteer your time?

- d. How much would such an 'ideal group' be worth to you?

7. If you don't respond to this, what should we believe?

- a. I just don't care.

- b. I want to be left alone.

- c. I don't need your help

- d. I'm too busy

- e. Advocacy is worthless, no one can accomplish anything because park owners are just too strong.

Send Frank an email (fawodley@yahoo.com) or call him at 818-886-6479. He'd like to know how you feel. You can be anonymous.

***The Rising Cost of Living in
Mobile/Manufactured Home Parks
By
Helen Clare Fredericks***

California has a Rent Crisis. Owners of rental homes, apartment and Mobile/Manufactured Home Parks are increasing rents annually, and often far above the CPI and COLA. Every month, families are being forced out of their homes because they cannot keep up with the high rents and cover utilities, food, clothing, medication, healthcare, etc. And Mobile/Manufactured home owners are not only being hit with increasingly high space rent hikes, but we are in a unique position because we own our homes, yet rent the land we set our homes on.

Mobile/Manufactured Homes were always considered affordable housing for low-income families, veterans and seniors. But, with space rents increasing on a yearly basis, it is making it harder and harder for these families to stay in their homes. Many of the parks, like the one I am in, are 55+ parks. Here, most of the residents are on fixed incomes, i.e. Social Security or pensions. As the rents rise, seniors must make hard choices regarding basic living expenses, as in food or medication.

We are at a disadvantage. Unlike someone renting a house or apartment, when something goes wrong, like the roof leaking, or the oven goes out, they simply call the landlord and he fixes it. If the rents go up too high, they have the option of moving to another home or apartment. But we own our homes. We have mortgages, pay taxes and pay for all repairs to our homes. We also landscape and take care of the space our home sits on. Collectively, we have a higher investment in our parks, than the owners do. Yet, our space rents keep climbing. Why?

Park Owners will cite upkeep of common areas, the streets within the park, clubhouses, pools & spas; the cost of hiring and paying a manager and staff for the day to day running of the park, as well as, property taxes on the land. Yes, they purchased the park(s) to make a profit. But, when a fair rate of return becomes gouging, to fulfill the greed big corporations and investors, something must be done. And the rate of parks being bought up by big conglomerates is increasing yearly. The cost of running a mobilehome park is low and profit is high. When a park grosses approximately 4 million dollars a year, you know the profit margin is extremely high. Yet, the owners continue to raise the rents each year.

Now I am all for capitalism and making a profit, but not to fulfill the greedy. When rents are raised above the CPI, in some cases 30% or higher than the CPI, that is just greed. This is why mobile home owners need protection in the form of rent control or

rent stabilization. The BLS CPI gives space rent a component of 8%, yet many park owners use the entire shelter component (home, land, utilities, ins. et all) which is 40-43% of CPI, depending upon region, when raising rents.

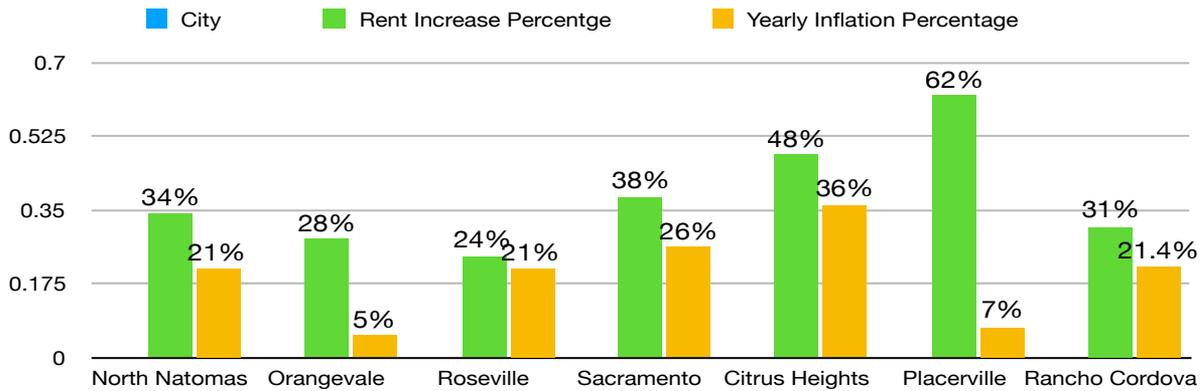
When management and/or owners are confronted on the increased rents, their response is often that 'we can move'. But our homes, although called mobilehomes, are anything but mobile. Due to the cost of moving a mobile home, potential damage during the move, finding land (most often another park) to place the home, installation, permits, etc., make this an impossibility for the majority of mobilehome owners. In addition, most parks have limits on the age of the mobile home, not allowing older mobilehomes to be moved into their park. If we want to move, we must sell our home, but with the rising cost of traditional homes and increasing apartment rents, in California, it often means moving into another mobile home park. Thus, making us virtually a captive audience... and the park owners know this.

The average income level of mobilehome owners is substantially below the area median income level and the level necessary to afford median priced rental units. Due to limited or fixed incomes, the investments in our homes takes a large piece of our income and/or savings. This gives us a very limited economic bargaining power concerning rents charged by park owners. Not only do excessive rent hikes cause many owners financial hardships, it also drastically reduces the equity of our homes. For every \$100 rents are raised, our home values go down \$10,000.

The Chart below looks at rent increases vs yearly inflation of seven (7) mobilehome parks in Sacramento and Placerville Counties, covering increases from 4 to 15 years. In all cases the percentage rents increased are far higher than the percentage the CPI rose during the same time period.

Space Rent Increases vs. Yearly Inflation Increases

City	Rent Increase Percentage	Yearly Inflation Percentage	Years Reviewed	Number of years
North Natomus	34%	21%	2005 - 2016	11
Orangevale	28%	5%	2013 - 2017	4
Roseville	24%	21%	2006 - 2017	11
Sacramento	38%	26%	2004-2014	10
Citrus Heights	48%	36%	2002 - 20017	15
Placerville	62%	7%	20013 - 2018	5
Rancho Cordova	31%	21.4%	2006 - 2017	11



The solution is Rent Stabilization. I feel it should be state wide, yet it is hard enough to get a rent stabilization measure enacted in individual cities, let alone a state wide initiative. Although, some cities have enacted such laws, the majority of the rent stabilization has been implemented by the citizens in a grass roots effort. The biggest opponent to Rent Stabilization are the park owners, big corporations that include out of state investors, who want to be able to cash in on the fact that they can continue to raise rents at will. And these big corporations have millions to spend on lobbyists, as well as, lawyers to fight against any bill that speaks to controlling rents.

To get Rent Stabilization onto a ballot is a huge accomplishment that takes one and a half to two years of hard work. It takes a dedicated committee, lots of volunteers and money received from donations and fundraisers.

The other solution is Resident Owned Parks. Where the residents of a park approach the current owners and make an offer to buy the park. This is mostly with parks owned by Individuals, or Mom & Pop Parks. This requires involvement/agreement of all park residents.

The next issue of Capitol Region Mobilehome Magazine will feature an article which delves further into RSO's (Rent Stabilization Ordinances) and ROP's (Resident Owned Parks)

The Capital Region Magazine & Advertising

Ever wonder how the Capital Region Magazine can be available at no cost to you? The answer is simple: businesses pay to advertise. They want to connect with you and they want your business. Folks like Hughes West-Brook want to insure your home and car. And why not? I use them and I'm very happy with their service. Likewise, Gerry Goodie who spoke at the last Conclave, runs Goodie and Sons. Homeowners often need a good contractor for a project like a new roof, a new room, a deck or porch, etc. When you use a businesses that advertises in this magazine, you are supporting our efforts to bring you important information. And we hope we make you feel like you are part of the Community. And someday, when the magazine is profitable (it takes more than two advertisers), your Community will share in the profits. All good, right?

What can you do to help? Many businesses, not using our magazine, advertise in your area. You see them all the time in other publications. Why not give them a friendly call to remind them you support the Capital Region Magazine and would appreciate it if they would advertise and support the magazine also. It would be a win-win.

The Listing Magazine. Remember last month the article about a new Listing Magazine. We need your help to make it a reality. It's easy. When you're driving or running around your park, note the names and phone numbers on real estate signs in your park and send them to us (email fawodley@yahoo.com or call Frank 818-886-6479).



FIRE EMERGENCY PLAN

Tony Danieli



The first thing to note is if your owners/manager is keeping the your mobile home park up to even minimal safety standards.

A team of people should go around and take pictures of potential fire dangers, overgrown brush, tall grass, weeds, etc. Send the pictures with a demand to have the fire danger cleaned up. Give them 7 days to do it. Call it a 7 day notice. Tell them if they don't you will report them to the fire department, health department or local TV station's consumer group.

Mobile home parks are especially susceptible to fire.
Don't allow your park to become a fire trap.

WHAT YOU CAN DO IN CASE OF A FIRE HEADING AT YOUR MHP?

1. Be ready to evacuate at a moment's notice.
2. Listen to local radio and television stations for updated emergency information including your safest escape route.
3. Check your emergency kit and replenish any items missing or in short supply, especially medications and medical supplies. Keep it in the car.
4. Arrange for temporary housing at a friend or relative's home outside the threatened area. Identify nearby shelter sites and know your routes to get there
5. Multi-purpose tool
6. Sanitation and personal hygiene items
7. Copies of personal documents (medication list and pertinent medical information, proof of address, deed/lease to home, passports, birth certificates, insurance policies)
8. Cell phone with chargers
9. Family and emergency contact information
10. Extra cash
11. Emergency blanket [Available on the Red Cross Store]
12. Map(s) of the area

You should have these basic supplies

1. Water: one gallon per person, per day (3-day supply for evacuation, 2-week supply for home)
2. Food: non-perishable, easy-to-prepare items (3-day supply for evacuation, 2-week supply for home)
3. Flashlight [Available on the Red Cross Store]
4. Battery-powered or hand-crank radio (NOAA Weather Radio, if possible) [Available on the Red Cross Store]
5. Extra batteries
6. First aid kit [Available on the Red Cross Store]
7. Medications (7-day supply) and medical items

Consider the needs of all family members and add these supplies to your kit:

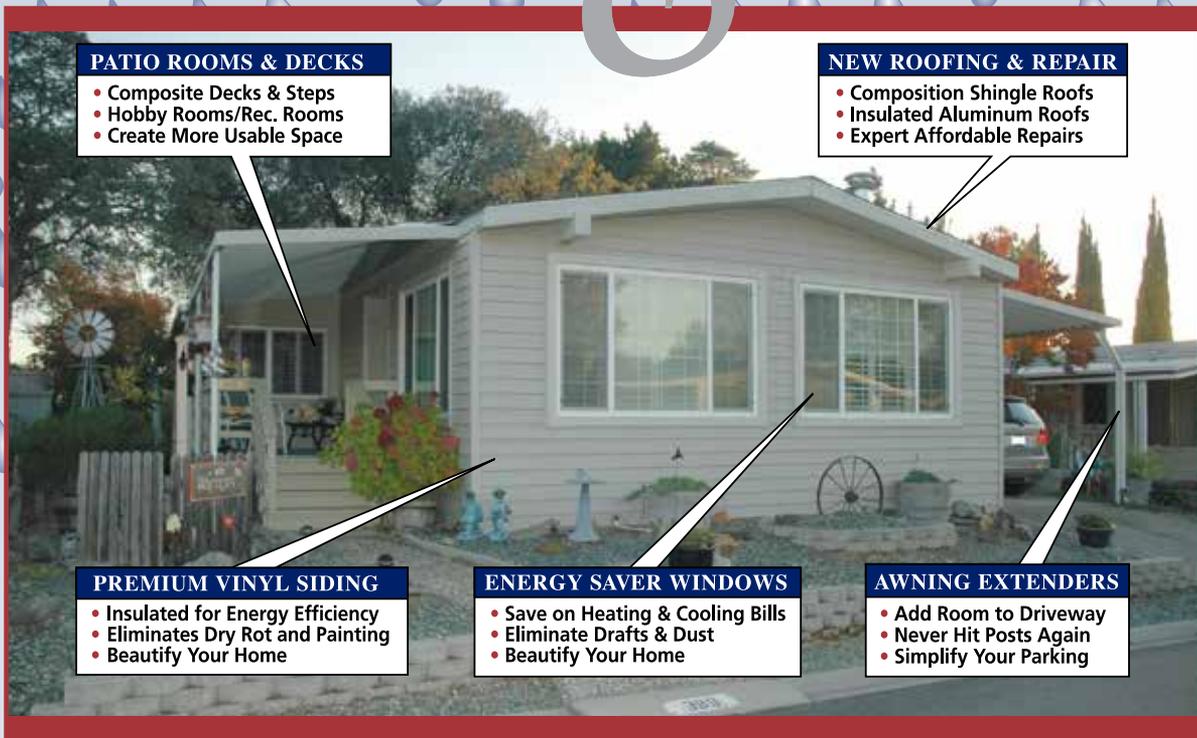
- * Medical supplies (hearing aids with extra batteries, glasses, contact lenses, syringes, etc.)
- * Pet supplies (collar, leash, ID, food, carrier, bowl)
- * Two-way radios
- * Extra set of car keys and house keys
- * Manual can opener

Also remember your neighbors.

Many of us can not get around quickly and may need help evacuating.

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- **FREE Releveling or New Rain Gutters with Roof Job (\$500 Value)**
 - Mobile Home Manufacturers Recommend Releveling Every 2 Years

*Thousands of Satisfied Customers • Lifetime Warranties Available
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