



THE VOICE

COALITION OF MOBILEHOME OWNERS - CALIFORNIA

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FOUNDED 2004

MRL Frequently Asked Questions "Handbook"

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The Senate Select Committee on Mobile/Manufactured Homes has just emailed CoMO-CAL a "Handbook" of 58 Frequently Asked Questions on the Mobilehome Residency Law (MRL). It is really terrific and all mobilehome owners should have a copy.

Go to pages 4 and 5 for the full listing of questions. We have published a few of the answers in their entirety on pages 6-9. You can purchase a hardcopy of the 36 page "Frequently Asked Questions Handbook" for a modest \$5 through CoMO-CAL. It will be mailed first class mail, to your home.

Check out our website at <http://www.comocal.org/>. You can now join or renew using a credit card by way of PayPal. It is as easy as a click of a button.

Our new BLOG, Around California, has up to date articles on happenings of interest to mobilehome owners from around California. Check it out at: <http://aroundcalifornia.comocal.org/>.

Regarding email ALERTS: Make sure we have your current email address. Please don't make us call you - it takes lots of our precious time.

*AB761 is DEAD**

AB 761 (Calderon) - vacancy decontrol is dead. It would have been devastating to mobilehome residents who are protected by rent control. Mobilehome owners are both owners and renters: they own their homes, but rent the land underneath from park owners. AB 761 was the latest in a series of attacks on rent control by greedy park owners and their allies in state government.

Last year, AB 761 narrowly failed, and the bill was back in this second year of this 2-year legislative session. Fortunately, Judiciary Committee members Senators Mark Leno (D-San Francisco), Loni Hancock (D-Berkeley) and Ellen Corbett (D-San Leandro) stood firm against powerful park owners that seek to take rent protections away from residents.

This is a major victory for mobilehome residents, especially the many seniors living on fixed incomes in mobilehome parks. CoMO-CAL was instrumental in defeating AB761. We rallied last minute opposition through our "Alerts Network" and worked hand in hand with our legislative partner, GSMOL through out the legislative session.

AB2120 (MRL Distribution) is still alive - it will take away delivery of the MRL each year! *excerpts from Tenants Together Newsletter

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All persons living in a mobile-home are eligible for membership on an equal basis, except management, owners and employees of owners.

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A WORD ON YOUR PRIVACY



Recently I heard that some mobilehome parks are demanding from park residents information that is private and has little to do with mobilehome living. For example at least one park has asked residents to identify their employers, doctors and medical needs, and to provide copies of their driver's licenses. Must residents comply with such demands?

In general, no. Nothing in the Mobilehome Residency Law ("MRL"), typical mobilehome rental agreements or common

park rules and regulations requires the disclosure of such information. Refusal to answer management questions or provide private information is not grounds for termination of a tenancy under California Civil Code section 798.56. In California the right to privacy is both constitutional and statutory, and no court or government agency will require a mobilehome owner to divulge to park management information that is neither required by law nor necessary to a legitimate management interest or function.

Many park residents feel intimidated by management and believe that management has vast powers or is too "big" to resist. Don't be intimidated. Management is not entitled to all information it wants or demands. Management cannot require you to reveal information just because management thinks that's a good

idea. Rather management's powers are limited by the MRL, park rental agreements and park rules and regulations.

If you are asked for private information you want to keep to yourself, politely request of management its authority for the request, and get or confirm its response in writing. If you have concerns for your privacy contact CoMO-CAL and ask for a legal opinion. Remember that information once given cannot be retrieved, and that mobilehome life, though often close-knit, does not require you to sacrifice your privacy or dignity.

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2011 ENTERTAINMENT BOOK FUNDRAISER

We are considering selling the 2011 Entertainment Book as a fundraiser project. Books are available mid-August, so selling would begin about September 1st and last through the end of 2010. CoMO-CAL would make about 50% on each book sold (after a 50 book minimum).

Books are available for different areas around California, such as the San Fernando Valley, Ventura, Santa Barbara, San Diego, etc. We will sell The San Fernando Valley book for \$25 (it is \$35 in retail stores). Other areas sell between \$25 and \$35.

The books contain coupons for restaurants, fast food, entertainment, and much more.

Many of you have used Entertainment Books in the past and this is a terrific way to raise funds for CoMO-CAL - and directly help us help you.

If you are interested in purchasing an Entertainment Book and/or selling them, please let us know. CoMO-CAL will make \$250 on the first 50 sold and \$625 for each 50 sold after that. It costs us no money upfront. This is a terrific opportunity to help us grow.

California Mobilehome Park Residency Law FREQUENTLY ASKED QUESTIONS & ANSWERS Produced by the Senate Select Committee on Manufactured Homes and Communities

Recently the Senate Select Committee sent us a document containing their answers to the following commonly asked questions - 58 in all. Their answers to eight of these can be found on pages 6-9.

A hard copy version (36 pages) is available through CoMO-CAL for a modest \$5 (covers our cost of printing and mailing). To receive your copy, simply send an email, call or write us. Or you can save the \$5 by downloading it FREE at comocal.org.

Every mobilehome owner has asked one of these questions at one time or another in the past, so order yours today - or get it free online. And keep it with your MRL for future reference. They are going like hotcakes already at our meetings. Get your order in now!

Q. Does state law regulate rent increases in mobilehome parks?

Q. Can the park charge separate "Maintenance" or "Pass-through" fees on top of the rent?

Q. Written notice of rent increase dated 90 days prior but received by resident 80 days prior. Is this notice legal?

Q. Can the park charge me for back-rent that was miscalculated because of the manager's mistake?

Q. Can the park owner require a deposit or fee for use of clubhouse by the homeowner association?

Q. Can the park charge first and last months' rent plus a 2-month security deposit?

Q. Can I refuse to pay the rent or deduct a certain amount from the rent if water in the park is cut off?

Q. Can the park evict me for not paying rent even though the park's Permit to Operate has been invalid for a year?

Q. Can the park charge me a late fee if I missed paying the rent and utility bill by one day?

Q. Why do I have to pay taxes on my home in the park in addition to paying the park owner a fee for property taxes?

Q. How can I get my taxes reduced?

Q. Must the park owner accept Section 8 vouchers?

Q. I suspect I am being overcharged on utility bills. Where can I get help?

Q. Can the park start billing me for sewer, water and garbage, which were previously included in the rent?

Q. Do I have to pay the cable tv service fee even though I don't use it? Also, can park prohibit satellite dishes?

Q. My water usage is down, but my water bill has increased. How do I find out if I am being overcharged?

Q. Can the park manager force me to sign a long-term lease, causing me to lose rent control protections?

Q. Is the park required to provide lease agreements in the language of the resident if the resident is non-English speaking?

Q. Can the park evict me for late rent even though my rental history shows I eventually pay the full rent?

Q. Is the park allowed to issue an eviction notice to me and then refuse to talk about it and return my rent check?

Q. Can the park end my tenancy by refusing to enter into a new rental agreement?

Q. I am not a homeowner but I rent a mobilehome in the park from the park owners and they want to evict me without a reason. Is the park in violation of the Mobilehome Residency Law?

Q. Do residents have any rights to be compensated for being dislocated when the park closes down?

Q. Do mobilehome park rules prevail over state law?

Q. Is the new park management allowed to change rules on long-time residents or are they "grandfathered in" under the old rules?

Q. Can park manager force rules on some resi-



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dents and not on others?

Q. Do residents have a say in the elimination of the retirement lifestyle we were promised when we moved in, and shouldn't the park have facilities for kids if they convert to an all-age park?

Q. Is it legal for our all-age park to change back to a senior-only park?

Q. Can the government force park management to limit the number of people living in a mobilehome?

Q. Does state law guarantee the park's clubhouse to be open and available at reasonable hours?

Q. Is it legal for parks to allow some residents to have pets and others not have them?

Q. Is management allowed to restrict parking, and even have residents' cars towed?

Q. Can the park prevent me from subleasing my mobilehome?

Q. Is it legal to place RVs and motorhomes on mobilehome spaces?

Q. Can the manager evict me from the park even though I inherited my mother's mobilehome after she died?

Q. The sewer, water, electrical systems are falling apart. How do we get the park owner to fix things for which we are paying rent?

Q. Is the park manager allowed to force residents to correct code violations to their homes and spaces before a scheduled inspection by the state Dept. of Housing?

Q. Can the park manager reduce or eliminate park services and amenities that we have been paying for in our rent all these years?

Q. Can the park owner or manager move lot lines without permission from residents whose spaces are affected?

Q. Can the park manager force me to pay for maintenance or removal of a tree on my space and for maintenance of my driveway?

Q. Am I or the park owner responsible for correcting code violations on my space that were there before I bought the home?

Q. Do I need a permit from HCD to remodel my home, even though all the changes and upgrades are on the inside?

Q. Is there financial assistance available to correct code violations on my home?

Q. Park owner is planning a "condo-conversion".

Will homeowners who can't afford to either buy their lot, or pay the higher rents once the park loses rent control protection, be economically evicted?

Q. Is the park owner required to offer residents the right-of-first-refusal to buy the park when it is put up for sale?

Q. Which state laws regulate the operation of non-profit resident owned parks – the Mobilehome Residency Law, the Mobilehome Parks Act, the Non-Profit Mutual Benefit Corporation Law, or the Davis-Stirling Common Interest Development Act?

Q. What can residents do about park managers who intimidate and harass?

Q. What good is the Mobilehome Residency Law if there is no enforcement and residents have to go to court to protect themselves?

Q. How can we find out who operates and who owns the park to tell them about problems that the management is not handling?

Q. Does the law require a manager to be on the premises at all times in case of emergencies?

Q. Does the park manager have the right to enter my lot without notice?

Q. Can the park manager force me to move my home out of the park when I sell it just because the home is old?

Q. Can the park manager force me to move my park-model out of the park after I sell it?

Q. Can the park keep me from selling my home by imposing unreasonable income requirements on buyers?

Q. Can the park prevent me from living in the mobilehome I inherited?

Q. Do I have to provide a resale disclosure statement when I sell my mobilehome as-is?

Q. Can the manager force me to offer my home for sale to the park first?

Q. What are the rights of a resident whose new manufactured home has defects?

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MOBILEHOME PROPERTY TAXES

Q. Why do I have to pay taxes on my home in the park in addition to paying the park owner a fee for property taxes?

A. Mobilehome owners, who are park residents, pay for the park's property taxes either through their rent or sometimes through separate pass-through fees for property taxes, or property tax increases, on the park property. Yet mobilehome owners may also pay an individual property tax to the county on their home and accessory structures. Prior to July 1, 1980 most mobilehomes were taxed like vehicles by the state with a vehicle license fee (VLF) in lieu of local property taxes. However, the law was changed in 1979 to subject new mobilehomes and manufactured homes sold on or after July 1, 1980 to local property taxes instead of the VLF. Pre-July 1980 homes remain on the VLF unless the owner voluntarily

switches the home to the local property tax system. Tax law does not allow the county assessor to base assessment of taxes on mobilehomes in parks on the value of the park land or space. Hence, the homeowner's property tax on an individual home is a separate tax from the property tax on the park owner's real estate or park land.

Recap:

- Resident pays park's property tax pass-through fee. Resident may also have to pay county's tax assessment on their home and accessory structures.
- Before July 1, 1980, mobilehomes pay Vehicle License Fee.
- After July 1, 1980, new mobilehomes pay property taxes, separate from tax assessment on park property.

PARK UTILITY COSTS

Q. I suspect I am being overcharged on utility bills. Where can I get help?

A. Most parks are "master-meter" operators, which own, operate and maintain the electric, gas and water distribution system within the park and bill their residents with the monthly rent statement. Although under the Public Utilities Code master-meter customers are supposed to charge no more than the local serving utility would charge a resident, including passing on any low-income rebates or discounts, such as "CARE," enforcement is somewhat lacking. Residents can call County Weights and Measures (W&M) to have them check the accuracy of their meters and assure they have been correctly calibrated. Some W&M offices are willing to look into billing complaints, such as failure to provide proper billings or post rates, but most only check the accuracy of the meters. Public Utilities Code 739.5 requires the California Public Utilities Commission (CPUC) to take informal complaints from master-

meter customers (park residents) and that the names and phone numbers of private billing agents be disclosed by the management in the master-meter billings to individual residents. The CPUC often refers these complaints to the serving utility to work out with the park management. The process can often be lengthy with mixed results. Lastly, if a resident can document errors in his/her billings, or refusal of the park to apply the proper gas or electric rate, or CARE or other discount, the resident can seek damages in small claims court.

Recap:

- Resident must prove overcharges.
- CPUC required to take informal complaints.

LONG-TERM LEASES EXEMPT FROM RENT CONTROL

Q. Can the park manager force me to sign a long-term lease, causing me to lose rent control protections?

A. Not if you are currently a homeowner residing in the park. If however, you are a buyer of a home in the park and not yet a resident, your right not to sign such a long lease is less clear. Civil Code Sec. 798.17 provides that a rental agreement or lease with a term of more than 12 months (one year) is exempt from any rent control ordinance, and as a result, some park owners try to encourage their residents to sign the longer term leases. You have the right to reject a long-term lease after reviewing it and opt for your rights, under Civil Code Sec. 798.18, to an annual or month-to-month rental agreement.

If you elect to have a rental agreement for 12 months or less, the rent charges and conditions shall be the same as those offered in the longer-term lease during the first 12 months (Civil Code Sec. 798.18). Not all long-term leases are bad for homeowners, and some may provide rent stability for years that month-to-month or annual tenancy does not, particularly in localities where rent control will probably never be

enacted. Homeowners need to exercise their right to review the pros and cons of the lease, and obtain advice from friends or attorneys, before signing any lease. State law allows residents 30 days for such review, and retaliatory threats from park managers that rents will be raised even higher if the residents don't sign the long-term lease should be documented.

Recap:

- Current homeowners residing in park cannot be forced to sign long-term agreement.
- Buyers, or prospective residents, may not have the option to reject long-term lease.
- Current homeowners may reject long-term lease and choose a month-to-month or annual rental agreement. Charges and conditions must be the same as in long-term lease.
- Residents have 30 days to review and accept or reject long-term lease.

EVICITION FOR LATE PAYMENT OF RENT

Q. Can the park evict me for late rent even though my rental history shows I eventually pay the full rent?

A. Yes. The Mobilehome Residency Law (MRL) gives homeowners five days from the due date to pay the monthly rent and a 3-day notice thereafter to pay the rent (in 3 days) or be subject to termination of tenancy in 60 days. If a homeowner pays the rent within the 3-day grace period, the 60-day termination of tenancy is voided. However, the homeowner can only pay the rent late three times in a 12-month period. If a homeowner is late a fourth time within any 12-month timeframe, the park can refuse to accept the late rent and proceed with eviction after 60 days. Civil Code Sec. 798.56(e)(1) has

a specific boldface warning notice about this “three strikes” provision, which must be included in each previous 3-day notice given by the management to the homeowner.

Recap:

- Resident has five days from due date to pay rent.
- If rent is late, park can give resident 3-day notice to pay or risk eviction in 60 days.
- Resident can be late only three times in 12-month period.

EVICTION FOR RULE VIOLATIONS

Q. Is the park allowed to issue an eviction notice to me and then refuse to talk about it and return my rent check?

A. In a mobilehome park, your tenancy can only be terminated for just cause, meaning they can only terminate you for seven specified reasons in the code, including violation of a park rule or regulation. (Civil Code Secs. 798.55 and 798.56.) The management must give you a 60-day notice, but if you refuse to move after the 60-day period, the park management has to take you to court in what is known as an unlawful detainer action, similar to other residential tenancies. There you have the opportunity to tell the judge your side of the story. If you are evicted, depending upon the court, you may be required to pay the management's attorney fees, in addition to having to leave the park. Civil Code Sec. 798.56(d) requires management to specify the rule broken and explain the details and give the resident seven days to correct the rule violation. If the resident can prove to the court that the park didn't follow these requirements or allow an opportunity to conform within seven days, the park cannot proceed with termination. If the resident violates the

rule more than twice in a 12-month period, on the third violation, the management may proceed with termination whether or not the resident has cured the violation ("3 strikes"). If the management refuses to accept the resident's check for rent, the resident should put the rent money in a trust or escrow account at a bank so the resident can later show good faith to the court in trying to pay the rent. Termination of tenancy (eviction) in a mobilehome park is a vitally important matter because a resident can lose their home, so they should not delay seeking legal help.

Recap:

- Park manager must specify the rule that was broken and explain the details.
- Park must give resident seven days to correct the rule violation.
- If resident violates rule more than twice in 12-month period, park may proceed with eviction whether or not resident corrected the violation.

SELECTIVE ENFORCEMENT OF PARK RULES

Q. Can park manager force rules on some residents and not on others?

A. No. The Mobilehome Home Residency Law (Civil Code Sec. 798.56(d)) provides that the park rules and regulations have to be "reasonable." "Reasonable" often may be subject to court interpretation, but normally rules have to have some rational basis in fact under the circumstances, as well as apply evenly to everyone residing in the park. A rule that applies to only some residents, but not all, is discriminatory and would not stand up in court. Civil Code Sec. 798.23 also requires park owners and their employees to abide by park rules to the same extent as residents have to, except rules regarding

age limits or acts of the park owner or park employee undertaken to fulfill park maintenance, management or operational responsibilities (making noise pounding nails, use of trucks for maintenance purposes, etc.). In the case of discriminatory rule enforcement, homeowners, through their homeowners association or advocacy group, should seek a meeting with management (Civil Code Sec. 798.53) or seek legal redress, such as an injunction or possible declaratory relief.

Recap:

- Park management is prohibited from enforcing rules on some residents and not on others.

SENIOR PARK CHANGED TO ALL-AGE

Q. Do residents have a say in the elimination of the retirement lifestyle we were promised when we moved in, and shouldn't the park have facilities for kids if they convert to an all-age park?

A. The federal Fair Housing Amendments Act of 1988 prohibits discrimination against families with children in multiple residential housing but permits such housing, including mobilehome parks, to limit residency to seniors in one of two categories: 1) 55 and older; or 2) 62 and older, if the park meets certain minimum conditions. The major condition is that a minimum of 80% of the units are required to have at least one resident 55 and older. Federal law does not specifically address procedures for changing from a senior-only category to an all-age category, which in rental mobilehome parks under state law or by practice is often the sole decision of park management with a minimum notice. However, parks can lose their "senior" status if, upon a complaint, they fail to meet the statutory conditions, such as the 80% requirement. The law does not require parks or other multiple-residential housing complexes that convert to all-age to install playground or other facilities for children. Advocates of family housing have argued that such a requirement would drive up the cost of housing and discourage landlords from opening up restricted housing to families. Some local governments have imposed conditions on mobilehome park zoning or use permits by requiring

parks, that were developed as "senior parks", to be maintained as "senior" unless otherwise approved by the city or county. It is not clear to what extent these local zoning or use permit requirements may conflict with the federal Fair Housing Amendments Act.

Senior residents who have leases that provide that the park is a "retirement" or "senior" park and provide for specific facilities such as a shuffle board court, may, however, have a civil case against the park for breach of contract or diminution of services contracted for in the lease or rental agreement.

Recap:

- Senior park status requires 80% of park units to have at least one resident 55 or older.
- No federal law specifically addresses guidelines for changing from "senior" to "all-age".
- Lease agreements that stipulate "senior" status and provide for specific senior amenities, may be breached if senior-status of park is changed.

RULES V. THE MOBILEHOME RESIDENCY LAW

Q. Do mobilehome park rules prevail over state law?

A. No. The park rental agreement and the park rules and regulations must be consistent with the Mobilehome Residency Law (MRL) and other laws that apply in parks. For example, a park rental agreement or rule that provides the park may increase the rent with a 30-day notice to a homeowner who owns the

mobilehome in the park would be in conflict with Civil Code Sec. 798.30, which provides that such a rent increase requires a 90-day notice. In this case the MRL would prevail over the conflicting park rule.

Recap:

- State laws prevail over park rules.

LAND LEASE LAW vs MOBILEHOME RESIDENCY LAW ***by Sally Studer, CoMO-CAL Vice President***

The MRL was established in California in 1973, based on Apartment Dweller Law. It regulates the owners of manufactured housing located on leased land (mobilehome parks) as a distinct, separate class of home-



owner or property owner. All other property owners in every state who own homes or structures on leased land are regulated by Real Estate Land Lease Laws.

So we have a distinct, separate law that regulates manufactured housing on leased land, which treats homeowners just like apartment dwellers or tenants, rather than as owners of real property and a home. The park owner does not own the home, so how does he claim that he owns private property? In California, manufactured housing is assessed and taxed as real property, but we don't have equal protection under the law.

Many park owners are always crying that they can't make a living if they can't raise the rents every year (in fact we do not know of any park that doesn't get a yearly increase). You don't see other landlords who own or lease land for conventional housing or commercial buildings whining about not being able to raise the rents or leasing fee every time you turn around. At 6 to 8 homes per acre, they are making a lot of money. Remember, the total cost to run the park is approximately \$200/space/month. Do the math. Take the space rent less \$200 and multiply the number of homes in your park. That's the park owners profit each month.

Your park owner owns the land, streets, clubhouse infrastructure, and other amenities of the community. The value of the park is based on the revenue your landlord receives. It would seem that your strength should be greater than his, as your investment as homeowners is far greater than that of your park owner.

How to regulate and classify mobile and manufactured housing has been a major problem over the past 30 years and has caused frustration for city, county and state governments. Duplicate agencies and duplication of regulatory power are a drain on taxpayers. The State is constantly creating laws that regulate mobilehome parks, where one person owns the land and another person owns the manufactured home.

In the eyes of the park owners, judges and most state governments, manufactured homeowners are nothing more than tenants, similar to apartment dwellers. Under normal apartment dweller / landlord tenant laws, if an apartment dweller is evicted, they only have their personal belongings to move. Under the mobilehome landlord /tenant act, a homeowner and his home can be evicted from the community with a 30-60 day notice.

Because of this, many residents live under the constant fear of eviction if they say anything or fight back when their property rights are violated, knowing they could lose their home, their investments and their property rights. They are caught between a rock and a hard place. In many cases, senior citizens abandon their homes because they can't live on their fixed incomes and pay the escalating rents demanded by greedy park owners. So much for living our golden years in peace and tranquility.

*Excerpts from "Mobile Home Wars" by Donald DeVore, available for \$15.00 through CoMO-CAL.

Sierra Managements' Failure To Maintain

Another Example of Them vs Us



The following is an excerpt from a letter written by Paul Masminster, President, Royal Western MHP HOA, to Sierra President Abe Arrigatti. It demonstrates some of the techniques used by Sierra Management (Kort & Scott) against residents.

Ultimately, many residents lose their homes and walk away. Homes are then resold (after space rents are lowered to make them attractive) to unsuspecting minority races who normally do not fight for their rights. It is CoMO-CAL's goal to expose these unfair practices!

If you live in a park with failure to maintain issues and unfair business practices (as described below), please know you can do something about it. The San Diego attorney team of Endemen, Lincoln, Turek, and Heater (ELTH) specialize in such cases. In fact they only take about 10% of the cases that come to them. Although their usual fee is 40% of the award, they have never lost one case.

Paul retained ELTH and won a \$1.4 million judgement in 2007 against Sierra Corporate Management

Sierra Corporate Management teaches their Management team a formula to keep residents under control and to create a situation to ultimately get residents homes. Their formula includes intimidation, dictatorship, unfair Business Practices, failure to maintain, favoritism, double standards, harassment, and emotional abuse. Of course

their response to the residents and the HOA about these abuses has been "We deny these claims and deem them meritless. They are unfounded and not true." Yet we are seeing the same Sierra Management formula going on in the other Parks.

Sierra Management is failing to maintain the Park's common areas, facilities, and physical improvements. Sierra Management is not keeping the park in good working order and condition. The park's outdated sewage system is not capable of handling the increased number of residents per coach causing sewage overflows, sewage backups and slow flushing toilets. The inadequate and old electrical system in the park causes power surges, lights to flicker, lights to dim, appliances are damaged, there is low power and voltage drops. Park management has created an intollerable living condition by its failure to maintain our park. And they interfere with residents' rights to communicate with one another by instilling fear, spreading negative rumors.

Management changes the selling procedures of homes to suit their needs and manipulates prospective buyers. This makes the home selling process for either a vacating resident or a grieving family member so confusing that they almost every time just surrender their home to your company as we are all just numbers and money to you.

I also was told that you are moving in Hispanics in most of your parks to have the upper hand because they don't fully understand your business practices, including not providing a Lease or Park Rules in Spanish. And you are charging them extra to have family members live with them.

 Editor's Note: Paul's letter reveals several more "unfair business practices and failure to maintain issues. If you are experiencing similar conditions in your park, call us and we will help. Unless you draw a line in the sand and say you've had enough, nothing will change.

When is Enough Enough? by Frank Wodley

I've often pondered the question: when is enough really enough? What is it going to take for owners of mobilehomes to realise they **MUST ORGANIZE** to have any chance protecting their rights? No one is looking out for them! Not the California Ombudsman, not HCD, not the state or local attorneys general, no one. And the park owners love it!

Park Owners Violate the Civil Code

Park owners continue to violate the Mobilehome Residency Law (civil code) right and left. They make new rules and regulations on the "fly", they harass and intimidate, they interfere with sales - all the while claiming they are just following the law. And their representatives lobby in Sacramento and local city governments to further erode our rights. All their efforts deprive us of our "peaceful enjoyment," require us to pay more and more rent, and eat at our equity

Many park owners/management companies have a strategy. Often times it involves not maintaining a park, raising rents until residents are forced to leave, taking residents homes, and then lowering the rents for some unsuspecting person coming off the street to buy - who finds himself a victim of the same strategy.

It Will Only Get Worse

When you know the park is violating your civil rights and you do nothing, you give "tacit approval" to their violations and the violation will continue- often times leading to more and more abuses,

Time is Not on Our Side

Time is not on our side! We are all getting older. I've been running CoMO-CAL now for just under 6 years. Yet folks are still reluctant to support or trust us.

Working Together Even If It Doesn't Affect You

Take AB761. Only about 20% of all mobilehome owners have any form of vacancy control; therefore it doesn't directly affect all of us (it does affect all of us indirectly). But it takes all of us calling and writ-

ing Sacramento to make a difference. That's what advocacy is all about. Helping each other.

It Can Work Across California

Take just one issue - rent control. Here in L.A. park owners are violating the terms of the Rent Stabilization Ordinance (RSO). Without CoMO-CAL, one illegal increase in 2008 could have cost homeowners hundreds of thousands of dollars. There are over 100 cities and counties with a rent control ordinance. If violations are happening in L.A., you know they are happening else where. Every area needs a "watch dog" and CoMO-CAL is up for the challenge. But we need your eyes and ears, and your support.

Reluctance to Join CoMO-CAL

I've heard over and over: send us information about CoMO-CAL. Tell us what CoMO-CAL does. I don't join anything. You can't change City Hall. Advocacy groups only want your money. I've never heard of CoMO-CAL. What has CoMO-CAL done? I can't afford it. I'm happy, nothing is happening to me.

Lost Opportunities

I can't count the number of times I've spoken at parks about the need to organize and be united. Folks are polite and appreciative, but usually no one joins. Everytime someone makes a decision not to join or not to renew, it is a lost opportunity - to be part of the solution, to be informed, to make a difference!

Our Hands Are Tied

Unless CoMO-CAL gets the support of more mobile-home owners, our hands are tied. We are making a difference for our present membership, but we could be doing much, much more! GIVE US A CHANCE!

Our Accomplishments Are Many

We have written more about the eminent domain initiatives, Propositions 90 and 98, than any other mobilehome advocate. We were part of a large number of organizations that were instrumental in the defeat of 90 and 98 and the passage of Prop 99.



CoMO-CAL Invites Your Community to Become a Chapter

A CoMO-CAL chapter is a group of members from the same park who join together to affirm and support CoMO-CAL's mission. Chapters are a way for your communities' concerns to be heard by the larger community. They provide your community an opportunity to be represented in CoMO-CAL. Chapters provide the leadership of the mobilejustice movement in your community, across the state and throughout the nation

The requirements to form a Chapter:

A chapter can be formed when 15 or more households are CoMO-CAL members with the following exceptions: (a) 0-30 households in a park require 3 households, and (b) 31-99 households in a park require 10%. Remember only individual households can be members.

When one person joins in a household, all in that household benefit by becoming CoMO-CAL members.

How to form a chapter	
Step 1	Identify Park concerns that CoMO-CAL's support could address
Step 2	Recruit households to become CoMO-CAL members
Step 3	Invite CoMO-CAL member households to a chapter meeting
Step 4	Submit your board and chapter details to CoMO-CAL
Step 5	Maintain an ongoing link between your chapter and CoMO-CAL to create the changes you would like to see in your community!

When is Enough Enough? - continued

Our newsletter, THE VOICE, is second to none. It has been endorsed by advocate groups, HOA's and individuals as the best newsletter for owners of mobilehomes in the State of California.

We are the only advocacy group that has a "reduced fee legal services" program. Many of you have joined, and many are using the services of Attorney Jon Heim.

When mobilehome owners call us, we answer our phone and give them advice on the spot. Our website, comocal.org has more useful information than any other advocate website.

We stress such options as resident ownership of parks, enforcement of existing laws, and organization.

We are the only advocacy group offering a trial membership and a 90 day guarantee if a member doesn't think joining is worth the \$20/year.

Is Joining CoMO-CAL Worth the Investment?

Just ask those who attended a recent meeting in Chatsworth. When asked if being a member of CoMO-CAL was worthwhile, one shouted out "Hell YES." CoMO-CAL has fought against illegal rent increases and other issues. In fact CoMO-CAL has saved 1,000 residents an average of \$6/month on their rents beginning in 2008 - that translates into almost \$150,000 - far more than all monies paid to CoMO-CAL over the last 6 years.

Ultimately, What?

I would like to see the day there are no more rental parks and where residents own the land as well as their home. This would do away with expensive litigation, rent stabilization ordinances, senior abuse, management problems, civil code violations...mobilehome owners would finally be treated like other home owners, with dignity and respect.

CoMO-CAL This and That

1. San Fernando Valley Meetings:

The meetings continue: CoMO-CAL will continue regular monthly meetings of the "San Fernando Valley Homeowners Alliance." Meeting dates are: July 18, August 22, September 19, October 17, November 21 and December 12. Meetings will be held at the metrolink train station in the Chatsworth Chamber of Commerce meeting room (10038 Old Depot Plaza Rd) from 1:00pm to 3:00pm - next to KinderCare. All owners of mobilehomes are welcome, you need not be a member of CoMO-CAL. Just be interested in improving the quality of your life in your park. Call Frank at 818-886-6479 for details.

2. Survey:

A few members returned the survey from the last newsletter. Please get your survey into CoMO-CAL - if enough are received we will report the

findings in the next newsletter.

3. Park Meetings:

Please choose a date to have a general park meeting, then call Frank (818-886-6479) and let's talk about violations in your park and what to do about them. We are already scheduling meetings in the general San Jose area - so those members in San Jose - call Frank - let's do a meeting in your park in late September.

4. Email Alert Network:

Many members do not receive ALERTS because they have not notified us of email address changes. Please help us help you, keep your email address up to date. This saves us a lot of time. Because it is important, you might be receiving a phone call from Donna Helwig, our VP to correct our files.

HELP REQUESTED

As CoMO-CAL grows and expands services and resources, so grows the work load. which is now beyond the ability of one person to manage. Volunteers are desperately needed to keep the following services current:

Blog / Website Updated
Membership Data Base
Email List / Constant Contact mass email
Accounting/bookkeeper
Long distance phoning
CoMO-CAL liazon in your park
Fundraising/ Advertising

CoMO-CAL's rapid growth has happened because no other state-wide organization provides the "in the trenches" help that is needed. I think we all can agree every one of us has relied on CoMO-CAL's resources in the past, present, or will need them at sometime in the future.

Your talents are needed now. Please

volunteer by contacting Frank Wodley or myself, asap, to offer your help.

Sincerest thanks and appreciation,
Sally Studer, CoMO-CAL Vice President





THE VOICE July/Aug 2010

Testimonial

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 a 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.

Roger Svensson, Rancho Santa Barbara MHP

Don't Take Our Word

We are excited to pass along "Frequently Asked Questions Handbook" by the Senate Select Committee. They write regarding "management intimidation": *"when difficult issues have to be resolved, residents need to form **homeowners' organizations** or **affiliate with mobilehome groups that advocate for mobilehome owners interests and work as a group in dealing with the park management. Keep a journal or document as evidence all manager violations. Consult an attorney, victims' rights groups, local fair housing organization or the state Department of Fair Employment and Housing (DFEH) about your rights. Have an attorney send a letter to the park owner about the manager's behavior."***

IN OTHER WORDS, JOIN CoMO-CAL!

CoMO-CAL (COALITION OF MOBILEHOME OWNERS-CALIFORNIA) NEW MEMBERSHIP APPLICATION (do not use for RENEWAL) (Print Please)

NAME: _____ Date: _____

PARK NAME: _____ Mngt/Owner _____ SPACE #: _____

MAILING ADDRESS: _____ CITY _____

E-MAIL ADDRESS: _____ ZIP _____

APPLICANTS PHONE NUMBER (_____) - _____ - _____

SIGNATURE OF APPLICANT _____ SPONSOR (if any) _____

- MEMBERSHIP (\$20.00/12 Months, \$38/24 Months, \$54/36 Months) Includes our newsletter
 - REDUCED FEE LEGAL SERVICES PROGRAM* (add \$25/12 Months - must be a member to join)
- * \$100/letter, \$75/30 minute consultation, \$35/answer to simple question.

Check/M.O. # _____ Amount: \$ _____ Donation() Amount: \$ _____

INCLUDE CHECK OR MONEY ORDER PAYABLE TO "CoMO-CAL"
MAIL TO: CoMO-CAL, P.O. BOX 4821, CHATSWORTH, CA. 91313-4821

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Chatsworth, Ca. 91313-4821

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OR CURRENT RESIDENT



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<http://comocal.org>

800-929-6061 / 818-886-6479



CoMO-CAL: a non-profit corporation dedicated to serve mobilehome owners here in California. Our purpose is **education**, **communication** and to **unite** mobilehome owners. Don't "go it" alone. We serve all 700,000 residents living in the 4,800 mobilehome parks across California. We must "stick together." We are the "real deal."

SERVICES WE PROVIDE OUR MEMBERS

1. At least 6 issues of THE VOICE. Usually 16-20 pages long, filled with information no mobilehome owner should be without. Articles from attorneys on important issues. Tips and Suggestions. Important laws explained. What you need to do to protect yourself and your investment.
2. We offer "reduced rate" legal services with an attorney versed in the MRL and other mobilehome laws. See inside this issue for info.
3. Website: comocal.org. Members have access to all issues of THE VOICE, attorneys who know the MRL, important links to government, advocacy groups, etc.
4. Small Claims Court Assistance: We will pay your fees up to \$30.00 and help with your paperwork. (Some restrictions apply.)
5. Questions / Problems: Join our "reduced fee legal services program" and contact attorney Jon Heim.
6. We have several attorneys we refer members for help with litigation or advice. Unfortunately your dime.
7. Above all, a way to **UNITE** and have a **VOICE**.
8. Ultimately, we give home owners hope that someone is working for their interest.

JOIN CoMO-CAL. DO IT FOR YOUR PEACE OF MIND