



# THE VOICE

COALITION OF MOBILEHOME OWNERS - CALIFORNIA

MAY/JUNE 2010 VOLUME 6 ISSUE 3

FOUNDED 2004

## Two Successful Programs

We are pleased to announce the “reduced fee legal services” program is a terrific success. Many have joined and are taking advantage. And some are already using the services of attorney Jon Heim.

You may join at any time by sending us a \$25 check (write “legal services” on the memo line) or you may include it when you renew. See page 14 (bottom) for details.

Our mailing in March 2010 of over 11,000 brochures is another terrific success. We are getting members in many parks where residents were unaware of CoMO-CAL. They are happy to hear about CoMO-CAL and eager to be part of our family. We welcome all of you who have recently joined!

We again want to thank the HOA that donated \$4,000 to make this happen. We couldn't have done it without

your help. This is a gift that keeps giving. As new members join, because of the initial mailing, we are able to send out more and more brochures. It is really wonderful how this allows us to reach mobile-home owners across California.

You too can contribute to this ongoing program. For every \$1 donated, we reach three new residents - new parks, & new members- *building your organization!!!!!!*

## The Tools by Frank Wodley, CoMO-CAL President

In 2004, prior to becoming an advocate, my park posted a very threatening letter on my front door about violating rules and regulations, saying that I could lose thousands of dollars if I didn't comply.

Where could I find an attorney to defend myself? At that time my only option was the yellow pages. I hired an attorney, costing me more than \$1000, but alas, he was ineffective.

Today thanks to CoMO-CAL and your support, it is a new day! Mobilehome owners don't have to “go it alone.” We are providing the tools you need to work on issues you might face in park, but it is up to you to use them.

### Reduced Fee Legal Services

You need an attorney for many “civil code/MRL” and “rules and regulations” issues. Managers often ignore petitions and letters from residents - that's when an attorney is really helpful. See page 143 for details.

### New Tools

This month we are introducing two very important tools. **Window signs** are an easy way of letting your friends and neighbors know about us. **Chapters** give more clout when residents, as a group, confront owners and managers. Please see page 12 for details on each program. We will defend your right to use them.

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CoMO-CAL, Inc. is a non-profit 501(c)3 charitable organization committed to protecting the rights of owners of mobile homes in the state of California.

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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***SHOW YOUR COLORS!***  
***Declaring Support of CoMO-CAL is OK***



Someone asked me whether a mobilehome owner could display a sign supporting CoMO-CAL in his or her mobilehome. Although the Mobilehome Residency Law (“MRL”) does not directly address that question, under the United States and California Constitutions and by implication from certain provisions of the MRL, the answer is very likely “yes.”

Freedom of speech and expression is protected by the First Amendment to the United States Constitution, and more expansively by Article 1, Section 2(a) of the California Constitution. A placard or sign is a form of expression. Although originally intended to prohibit governmental intrusions on freedom of expression, these constitutional protections have been applied against such private properties and businesses as shopping malls (see, e.g., Fashion Valley Mall, LLC v. National Labor Relations Bd. (2007) 42 Cal.4th 850), company-owned

towns (see, e.g., Marsh v. Alabama (1946) 326 U.S. 501), and private residential communities (see, e.g., Laguna Publishing Co. v. Golden Rain Foundation (1982) 131 Cal.App.3d 816).

California Civil Code section 798.50, which introduces Article 5 the MRL, declares that:

It is the intent of the Legislature in enacting this article to ensure that homeowners and residents of mobilehome parks have the right to peacefully assemble and freely communicate with one another and with others with respect to mobilehome living or for social or educational purposes.

California Civil Code section 798.51, subdivision (a)(2) in Article 5 MRL allows mobilehome owners or residents to “[i]nvite ... representatives of mobilehome owner organizations to meet with homeowners and residents and speak upon matters of public interest, in accordance with Section 798.50.” Subdivision (a)(3) of that section prohibits any mobilehome park rental agreement, rule or regulation which denies the rights of mobilehome owners or residents to “[c]onvass and petition homeowners and residents for noncommercial purposes relating to mobilehome living ....” Subdivision (e) of that section states that mobilehome

owners and residents may not be prohibited from displaying certain “political campaign signs relating to a candidate for election to public office or to the initiative, referendum or recall process ....”

No provision of the MRL specifically addresses display of signs relating to a mobilehome owner organization. However from the foregoing constitutional and statutory principles it is highly likely that any court would find a right of mobilehome owners and residents to display in the windows of their mobilehomes a reasonably-sized sign or emblem declaring in a noncommercial manner their membership in or support of a mobilehome organization like CoMO-CAL.

So go ahead and show your organizational colors! And if management tells you to strike those colors, contact CoMO-CAL, your attorney or me. I would welcome such a worthy cause.

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 Have a question for attorney Jon Heim? Send it to CoMO-CAL and we may publish the answer in THE VOICE.

And join out “reduced fee legal services” program. Jon will answer your questions, write a letter or chat with you about any mobilehome issue.

## *American Canyon acts to save senior housing*

By KERANA TODOROV, Napa Valley Register :  
Saturday, March 6, 2010

New rules in American Canyon will try to keep mobile home parks age-restricted, all in an effort to preserve affordable housing for seniors.

The American Canyon City Council voted unanimously on Tuesday to create special zoning for senior mobile home parks to keep them age-restricted. The rules take effect immediately.

Under federal law, 80 percent of all households in age-restricted mobile home parks must have at least one person age 55 or older. Ken Waterhouse's Napa Olympia Mobilodge at 244 American Canyon Road is one of two parks that traditionally have been restricted to senior residents, though Napa Olympia Mobilodge residents have noticed an increasing number of younger families moving in.

"This property became an all-age community in November 1999," Spangenberg said.

Residents expressed frustration at the situation. Terri Pohrman said she and others have stressed

repeatedly their lease specified the park was age-restricted.

"You should be ashamed of yourself for not being on your toes," Pohrman told the City Council.

Vice Mayor Ed West said he trusts City Attorney Bill Ross is doing the right thing.

"We've done what we can over the years," West said.

Garcia said the city wants to protect affordable housing. "That's our commitment," he said. Ross said the city weighed the interests of the owners and the residents and the City Council's constitutional actions supersede Waterhouse's.

But after the meeting, Larry Asp, president of the American Canyon Manufactured Homeowners Coalition and a resident at Napa Olympia Mobilodge Park, expressed doubt that the ordinance will stop Waterhouse.

Editor's Note: the full article can be accessed at the URL below or by writing to CoMO-CAL [http://www.napavalleyregister.com/news/local/article\\_12aa0314-28f0-11df-9cf6-001cc4c03286.html](http://www.napavalleyregister.com/news/local/article_12aa0314-28f0-11df-9cf6-001cc4c03286.html)

## *A Word From Our New Vice President Paul Masminster*

Are you tired of fighting management alone? You probably have already found out you have no power and that you feel lost and alone with your problems. Remember this word, "UNITY"!!!! Well here is your chance to unify against any issues you are having with conditions in your park.

If your old HOA is not doing their job to protect your right from Failure to Maintain or Unfair Business Practices of management, it's time for a change. If you decide to go forth and form a new "Homeowners Association" you will be helping your fellow resident's band together and act as one. Remember the words "Unity and Power". Blend these words together into your daily conversations with your neighbors and friends.

Developing a new HOA is and will be one of the best things the resident's of your park could ever do for themselves. There so many benefits that resident's can and will derive from having a new HOA (their own association). The many reasons should be addressed at your next park meeting, so bring all of your questions and problems and let's talk together. As your new CoMO-CAL Vice President, I will be glad to be there for your support.

Thank You  
Sincerely  
Paul Masminster  
State Vice President  
Torrance, California

## *CoMO-CAL - It's About You - Our Members*



***SAN FERNANDO VALLEY 2/2005***



***DIRECTORS 8/2005***



***SANDPIPER MHP CARPINTERIA***



***BOD MEETING CHATSWORTH***



***LANCASTER MEETING MAY 2005***

Send us photos of your meetings, your park, or other interesting photos that we might share with our members. Email to [comocal@yahoo.com](mailto:comocal@yahoo.com)



***BRAINSTORMING WORKSHOP CARPINTERIA SEPTEMBER 12, 2009***

## *Mobile home park renters need protection*

Last week, a bill that would have protected the interests of New Hampshire's mobile home park renters failed to pass.

Senate Bill 81 would require park owners to justify rent hikes at rates steeper than the inflation rate, and provide written leases of at least two years for all those living in manufactured housing parks, with an opportunity for mediation of disputes upon the request of 50 percent of the park residents.



Opponents claimed that SB 81 was a rent-control bill and put a bureaucratic burden on park owners, many saying that owner/renter disputes should be settled without formal mediation. Proponents argued that this would give park renters recourse against unscrupulous park owners.

Often, mobile home park renters are individuals on fixed incomes or young families with limited income who have few resources for legal action and a general lack of bargaining power. When park owners decide to raise the rent by an unreasonable amount, they are essentially gouging the renter.

Although the bill failed to pass the need remains for fair legislation to protect mobile home owners who rent land from park owners.

Those who rent apartments and houses are protected by leases - those who rent land in a mobile home park should be, too.

Due in part to a lack of affordable housing, many now see mobile homes as one of very few viable options, and make no plans to move the structures to another location, adding permanent

improvements like decks and porches. They become tied to the land - and to the whim of the park owner.

Lease-and-mediation guideline requirements are not onerous demands to place on park owners if they are already behaving in an ethical manner. These business owners aren't being asked to open their books just to provide an explanation for an increase in rent that is higher than the rate of inflation. Renters may be more amenable to increases if they see that some of that money is going back into the park in upkeep and capital improvements.

The tension between park owners and renters is palpable - a recent public hearing was packed and emotions ran high. How can owner/renter disputes be settled without regulation? The owner has all the leverage.

These are homes, and park owners need to recognize the investment involved and help the owners of manufactured houses protect their investment.

We support the effort to provide clear, simple legislation that protects the interests of both the renters and the mobile home park owners.

- The Portsmouth Herald

Editor's Note: Why do we publish something from New Hampshire? Because it is an example that we are not alone in our struggles in rental parks. We all have similar problems.

In fact the "rental park issue" is a world wide problem. Remember our friends in the U.K? I have just spoken with Ron Joyce of PHRAA in England. Their problems continue and in fact are more severe than ours here in California. If you have a computer, check out their website - just Google PHRAA.

Hopefully one day soon folks will get smart.. There should be no rental parks - they give park owners too much power over residents.



## *There's Still Hope For El Dorado (Fillmore) Residents by David Roegner, CoMO-CAL Ventura Representative*

By the end of 2009, the residents of El Dorado Estates in Fillmore had accepted the “fact” that the owner’s condo conversion was going to happen and we could do nothing about it.

El Dorado residents have been fighting to get rent control since May 2007. In October 2008 more than 100 residents were in a City Council meeting shouting “What do we want? Rent Control!”. Council assigned a committee to investigate the need for rent control. The mayor was on the 2 person committee and he was obviously against rent control from the beginning. In February of 2008 the Fillmore City Council voted 5-0 to stop considering rent control for us. Some of the residents work hard to get 2 people elected to City Council because they were in favor of rent control. They knew that El Dorado’s rents were climbing much faster than the inflation rate. They won the election! With the November 2008 elections working in our favor by giving us two Councilpersons on our side and one from the past joining them in our support, things started looking up again.

In 2009 we gathered enough signatures on a rent control initiative to turn it into the County for the official signature count. While we gathered signatures on the initiative, El Dorado Estates’ owner filed an application for a subdivision map (condo conversion). Right after we turned the initiative in, the park owner started gathering signatures on their own initiative. It turned out that our initiative

was thrown out on a formatting violation and their initiative was defeated during the June 2009 elections.

In 2010 there has been two court cases that allowed stoppage of a condo conversion by local entities (a city & a county). No precedent was set but a winning strategy was revealed. Proof that the owner of the park is applying for the conversion to avoid rent control. If that is established then the local governing body can use the resident survey to decide whether to accept or deny the application for the park’s condo conversion.

Fillmore’s El Dorado fits this strategy well. I have a copy of a letter dated January 11, 2008 stating that that the owner is applying for the condo conversion because of the “threat” of rent control. Our resident survey should then be considered with a count of 195 against the conversion and 20 for it. Right now the City is waiting for a ruling from Superior Court on the state of the application. The City says it is incomplete and the owner says it is complete. Of course, the owner is the one who brought this to court. If the Court rules in our favor the owner may drop the application. If the application becomes complete the City may choose to deny the application and take their chances in court with the above defense. I have been lobbying the City Attorney and the Council members who are on our side asking them to deny the application and use the strategy that won a city’s and a county’s lawsuit.

## *News From Sacramento*

AB 761 (Calderon) Opposed by CoMO-CAL- This bill is in the Senate Judiciary Committee. Not likely to be heard, if at all, before June. Would impose vacancy de-control restrictions on local mobilehome rent control ordinances. No change in status.

AB 2120 (Silva) Mobilehome parks - Opposed by CoMO-CAL – Distribution of MRL. As amended, the bill would remove the

requirement that management provide all homeowners with a copy of the MRL each year.

AB 2439 (Nestande) Mobilehome parks. – Opposed -- Subletting. This bill is DEAD.

AB 1803 (Nava) Mediation Bill. Supported by CoMO-CAL. It is DEAD.



## Take Our Survey - Grassroots Advocacy Starts With You

Would you like to “network” with other mobile-home owners?

- In your park?
- In other parks?
- In other parks your owner owns?
- No, I just don't have the time.

What would you like to do?

- Share experiences with friends & neighbors
- Identify common concerns
- “Get together” in your home or clubhouse
- Discuss solutions to mutual concerns
- Share CoMO-CAL's newsletter
- Share CoMO-CAL's informational brochure
- Share ways CoMO-CAL can help us
- Invite a CoMO-CAL representative to our park

- Display the CoMO-CAL window sign
- Become more involved with CoMO-CAL
- No, I'm not able to do anything at this time

How can CoMO-CAL help you?

- Send me additional newsletters
- Send me a few brochures about CoMO-CAL
- Have a CoMO-CAL representative call me
- Send me a window sign(s) - see page 12.
- Come to our park and meet with us
- Send me the 150 page “Community Organizing Manual” (\$15 fee)
- Other \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Help Us Gather Data

Please provide the following information - it will be kept strictly confidential:

Current monthly rent: \_\_\_\_\_

Monthly rent one year ago: \_\_\_\_\_

Monthly rent two years ago: \_\_\_\_\_

Amount paid for gas: \_\_\_\_\_

Amount paid for water: \_\_\_\_\_

Amount paid for electric: \_\_\_\_\_

# years at this residence: \_\_\_\_\_

# of people in your home: \_\_\_\_\_

# over 55 / # under 55: \_\_\_\_\_ / \_\_\_\_\_

Your name: \_\_\_\_\_

Your mailing address: \_\_\_\_\_

Your email address: \_\_\_\_\_

Your phone number: \_\_\_\_\_

Your park name: \_\_\_\_\_

Your owner name (if known): \_\_\_\_\_

Do you receive the Civil Code/Mobilehome Residency Law/MRL every year, about February 1st, from your park owner?

- Yes
- No
- I'm not sure what that is

Does your copy say California Civil Code Provisions as the top, and two lines under that “Western Manufactured Housing Communities Association?”

- No
- Yes
- I'm not sure

Note: If it does, that means your park owner belongs to the owner group “WMA.” They are very active around the state and Sacramento working for their clients, park owners, and often against us.

Please send the completed survey to: CoMO-CAL, P.O. Box 4821, Chatsworth, Ca. 91313.  
This “survey” will also be sent out by email through Constant Contact, so those receiving it can save time and a stamp by taking the survey on-line.

**THANK YOU SO MUCH - WE APPRECIATE YOUR FEEDBACK AND INFORMATION**



## ***HOW TO USE THE MOBILEHOME RESIDENCY LAWS (MRL) by Sally Studer, CoMO-CAL VP***

The MRL is the State-issued pamphlet that park residents should receive from their park owners at the beginning of every year. It looks so complicated and in such small print, that you don't think it could help with the problems in your park. So it is often thrown in a drawer or discarded.

At first glance, reading the MRL looks like an impossible task, but it truly isn't. You will likely be amazed at the number of violations that pertain to your park. If they weren't commonplace, the laws would never have been written.

You don't always need an attorney to force your park owner to abide by the MRL. You just need to become tired enough of the violations and abuses that you decide to take a stand. Sadly, by that time, you may have been conditioned to accept whatever is thrown at you. It's not just because you don't know what to do, but you probably fear retaliation if you begin asserting your rights. However, with the backing of the MRL, retaliation is not likely to happen. You may discover that your park owner and manager haven't read the MRL either. Why would they, if none of their dictates are ever challenged?

Once you are aware and become familiar with the laws, when a violation occurs, you can write a simple letter to management. Be polite, state the number of the appropriate law and quote the law itself. There is always strength in numbers, so encourage other residents to add their signatures

to your letter or have them write their own letters.

Don't become discouraged if you find few other residents want to become involved. That's a common reaction. There are always those who take a stand, but a majority will expect others to do it on their behalf.

Can it really happen? Here are just two of many examples that occurred in our local parks.

- A disabled resident taking care of her disabled mother received 7 violation notices in 3 months time, after she dared to speak up to the park manager. The most outrageous of these was a demand to remove the wheelchair ramp her mother needed. An inspector's survey was necessary to verify that the ramp was safe. Another of the frivolous notices was a demand to remove a healthy shade tree at the homeowner's expense. With her neighbors' help and using the MRL, she stood her ground and won against ALL 7 notices. The harassment stopped!

- A park was charging a \$300.00 non-refundable fee to all perspective home buyers and then using illegal reasons to deny approval of the purchases. Residents got the practice stopped!

Sharing your new-found knowledge and success with other residents, not only in your park but in surrounding parks, will enable others to gain confidence and courage to take a stand as well. It's a beautiful thing!

### ***Let's Start a San Fernando Valley Homeowners Alliance***

Starting June 20, 2010 CoMO-CAL will begin regular monthly meetings of the "San Fernando Valley Homeowners Alliance." Future 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. 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.

Remember JUNE 20th 1:00 to 3:00pm! Call Frank at 818-886-6479 for details.

## Latest Statistics on Mobile/Manufactured Home Parks

CITY	Spaces
YREKA	354
BELL GARDENS	406
MORRO BAY	466
CLEARLAKE	541
KELSEYVILLE	747
GLENDORA	782
CRESCENT CITY	786
AMERICAN CANYON	843
CARPINTERIA	860
SONORA	874
BANNING	980
COSTA MESA	988
BISHOP	999
YUBA CITY	1019
SYLMAR	1100
SONOMA	1123
EL CENTRO	1134
SAN JUAN CAPISTRANO	1214
VALLEJO	1244
CALIMESA	1258
WATSONVILLE	1278
WEST SACRAMENTO	1282
VICTORVILLE	1290
APPLE VALLEY	1319
GARDEN GROVE	1367
SANTA BARBARA	1378
GARDENA	1387
FONTANA	1413
BELLFLOWER	1427
TORRANCE	1442
EL MONTE	1460
SALINAS	1497
CORONA	1532
PARADISE	1590

CITY	Spaces
SAN LUIS OBISPO	1596
OROVILLE	1611
SAN JACINTO	1838
SANTA CRUZ	2026
VENTURA	2240
SANTEE	2295
CARSON	2303
SANTA MARIA	2386
HAYWARD	2397
SANTA CLARITA	2419
OCEANSIDE	2514
STOCKTON	2684
MODESTO	2866
WESTMINSTER	2883
HUNTINGTON BEACH	2908
OXNARD	2946
DESERT HOT SPRINGS	3261
CHULA VISTA	3518
ANAHEIM	3521
SAN MARCOS	3590
LANCASTER	3745
SANTA ROSA	3754
SUNNYVALE	3960
SANTA ANA	3995
ESCONDIDO	4042
FRESNO	4055
RIVERSIDE	4208
SAN BERNARDINO	4437
BAKERSFIELD	4633
YUCAIPA	4638
SAN DIEGO	4892
EL CAJON	5409
SACRAMENTO	6684
HEMET	6988
SAN JOSE	10663

These figures represent the latest Housing and Community Development (HCD) statistics on Mobile/Manufactured Parks in California. The numbers represent the number of spaces in each city. Of course this is just a partial list. If your city is not listed, you can call or email CoMO-CAL for information on any city.

San Jose has by far the most spaces (10633), followed by Hemet (6988), Sacramento (6684) and El Cajon (5409). The total number of spaces (HCD Statistics) is 365,123. Using a figure of 1.9 people per space (again from HCD), we estimate 700,000 folks living in mobile/manufactured parks in California.

The table below represents the number of parks having a specific number of spaces, i.e. there are 883 parks with more than 100 spaces and less than 200 spaces. The total number of parks is 5359; yet of these 3121 are less than 50 spaces.

Less than 10 Spaces	1278
Between 10 & 50	1843
Between 50 & 100	944
Between 100 and 200	883
Between 200 & 500	388
Over 500	23
Total Parks	5359

So why are these statistics important? Because they help us understand where the most spaces are, and ultimately where we will concentrate our efforts to unite owners.



## Consumer Price Index (CPI) - Los Angeles Riverside-Orange Co.

The table below shows the Consumer Price Index (CPI) that is used under the Rent Stabilization Ordinance for the City of Los Angeles to determine rent increases in L.A. mobilehome parks. Of special interest is the far right column - (ANN) - which represents the annual CPI for each year.

Note for 2010 the CPI is -0.8%. However, under the L.A. Ordinance, the minimum rent increase is 3%; therefore residents in the 62 mobilehome parks covered by the L.A. RSO will be 3% for the period July 1, 2010 through June 30, 2011 (unless the L.A. rent freeze goes into effect). Often park owners complain rents under RSO do not keep up with inflation; however the table shows that 9 out of 18 years the park owners were allowed to raise rents HIGHER than the CPI, often 2-3 times more!

CPI tables for this area may be found at the following URL: <http://www.bls.gov/ro9/9230.pdf>

The City of L.A. Housing Department is currently studying the RSO and the findings will be released in the near future.

What about vacancy control? Remember AB761 is still alive in Sacramento. L.A. has vacancy control, which means when you sell your home the buyer's rent increase is capped at 10% higher than your rent. This helps save your equity. The rule of thumb: for every \$10 your rent increases per month, your home's value decreases \$1000. We have written many times that without vacancy control, the value our homes here in L.A. could decrease \$50,000 or more! We must always be watching!

Want to know about rent control in your park? Contact your city and ask them if you are covered by a "rent stabilization ordinance." If you are, at least know the important provisions to protect yourself. No one will do it for you!

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANN
2000	2.3	2.9	3.5	2.4	2.9	3.4	3.6	3.5	3.6	3.9	3.8	3.7	3.3
2001	3.8	3.6	3.2	3.5	3.7	4.6	3.8	3.6	3.2	2.6	2.7	2.1	3.3
2002	2.7	2.7	2.8	3.2	2.9	1.7	2.2	2.6	2.6	3	3.3	3.7	2.8
2004	1.8	1.9	1.8	2.3	3.7	4	3.8	3.3	3.3	4.5	5.2	4.4	3.3
2005	3.7	3.8	4	4.8	4.2	3.6	4.1	5.2	5.8	5.4	4.4	4.5	4.5
2006	5.4	5.1	4.7	4.7	5.4	5.2	5	4.3	3.4	2.2	2.7	3.3	4.3
2007	3.2	3.5	3.8	3.5	2.9	2.9	2.9	2.6	2.3	3.5	4.2	4.2	3.3
2008	3.9	3.1	3.3	3.1	3.7	5.4	5.7	5.1	4.5	3.4	1	0.1	3.5
2009	-0.1	0		-1.3	-1.8	-2.2	-2.6	-1.7		-0.4	0.9	1.8	-0.8
2010	1.8	1.4											

## *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!

## *Window Sign - Please Display in Your Window*

We have developed a full color, 8.5" x 11", sign to be displayed in a window that can be seen by your friends and neighbors. It is printed on 100# white stock. It can be mounted on the inside of your home with transparent tape so folks outside can see it.

We have not yet printed the sign. We request your feedback, both on the wording of the sign and whether or not you would use it.

Please display our window sign - both to show your support of CoMO-CAL and to let your neighbors know there is help for them.

By law, you can display a sign. If your park retaliates, please let us know and we will get our attorney Jon Heim involved - on our dime. It is time we drew a line in the sand - no more harassment, no more intimidation, no more retaliation. Window signs are free and will be a terrific, easy way to build CoMO-CAL's membership base. All you have to do is proudly display it. Remember what Jon Heim said in his article on page 3: Show Your Colors. Declaring support of CoMO-CAL is ok.

**This Mobile/Manufactured Home  
Defended by**

**Homeowners Helping Homeowners  
1-800-929-6061 / comocal.org**



## *Volunteer and Live Longer*

In helping others, Americans are also helping themselves. A recent report links volunteering to health and longevity. It does pay to be a good neighbor and actively participate in community projects.

The Corporation for National and Community Service released the report. Better functioning ability, increased longevity, less risk of heart disease and decreased levels of depression were among the benefits of volunteering.

Those who volunteer 100 hours annually and are older adults reap the most benefits. The Health Benefits of Volunteering reveals findings from over 30 studies reviewing the relationship between volunteering and health.

Two studies concluded that volunteering 100 hours of service annually (approximately 2 hours weekly) increased benefits although donating more than 100 hours did not additionally benefit.

Heart attack victims who volunteer experience less depression and despair, two serious factors in heart disease management and survival.

Volunteers over age 65 were less depressed than non-volunteers. Volunteers over 70 years of age who volunteered 100 hours annually experienced less decline in health and functioning levels, increased longevity and less depression.

Baby Boomers who are retiring or cutting back on working hours can volunteer and receive while giving. Even two hours of volunteer work weekly result in physical and mental health benefits.

Study results show that volunteers who provide social support to others have lower mortality rates. This applies even when controls are applied for age, gender, marital status, education and ethnicity and socioeconomic status "It's good to do good," says Dr. Stephen Post.

[http://www.associatedcontent.com/article/237231/volunteers\\_live\\_longer\\_and\\_better.html](http://www.associatedcontent.com/article/237231/volunteers_live_longer_and_better.html)

Published May 10, 2007 by: PJ Richards

## *Quotes from Oregon*

The Oregon State advocacy group is called "Oregon Manufactured Homeowners United (OMHU) and is run by Peter Ferris. They display some interesting quotes on their website and correspondence:

***"Anyone who thinks a coalition of unequals will bring fairness and justice to the law also believes pigs can fly."***

***"A homeowner who doesn't fight for her home and community can expect to lose both."***

***"Those who want something for nothing give comfort and support to those who would fleece us."***

***"Don't whine, organize!"--Joe Hill, improvised***

***"We have always known that heedless self-interest was bad morals; we know now that it is bad economics."--FDR (January 20, 1937)***

Visit OMHU website at <http://omhu.org>

Visit MHOAA website at <http://mhoaa.us>

## ***THE VOICE by E-mail - It's Interactive***

Those members who have a "verified" email address will receive THE VOICE this month by e-mail only, unless you have opted to get it by "snail mail." We will send you an alert giving you the option.

There are at least three good reasons to get THE VOICE by e-mail: 1) It comes about two weeks sooner than the hard copy, 2) It is interactive, i.e. you can click on links to go to other content or websites. For example, you can link right to our website by clicking on <http://www.comocal.org/>. and 3) It is in color.

If you have not given us your email address, please do. It is the best and quickest way we can communicate with you. **THANK YOU!**

## CoMO-CAL This and That

1. **RENEWALS:** There are a few things to remember about renewals. a) When you renew before your membership expires, it makes our work easier as we don't have to send you a renewal notice, b) Pay attention to your MAILING LABEL. It contains your

**AN Exp 12/01/2010**

**Frank Wodley  
21500 Lassen Street  
Space # 31  
Chatsworth, Ca. 91311**

expiration date, name and address. For example in the label above, 12/01/2010 is the expiration date. AN is a code representing my last payment was for an "annual membership." Other codes are: 2 YR, 3YR, and TRI - meaning 2 year, 3 year, or a 3 month trial membership.

2. **THE VOICE ONLY:** We have decided to discontinue our "THE VOICE ONLY" program.. Note it is no longer an option on the membership application. Actually it caused some confusion and who needs that.

3. **Paul Masminster:** CoMO-CAL is proud to welcome Paul Masminster as our new State Vice President. Paul lives in Torrance at Royal Western MHP, a Kort and Scott Park.

Anyone who knows Paul knows he does his homework, but at the same time he is quite a character. He loves "his" neighbors and friends at Royal Western and is always looking out for their best interest. In 2005 he led a "failure to maintain/ unfair business practices lawsuit against his park owner, ultimately winning over \$1.5 million for Royal Western residents. He is CoMO-CAL's go to guy for lawsuits, so anyone contemplating such a lawsuit should contact Paul at (310)686-6399 or pmskyblue@gmail.com.

4. **Reduced Fee Legal Services:** This program requires a current membership in CoMO-CAL (\$20/year). In addition a member must join the "reduced fee legal services" program (\$25/year).



There is a 60 waiting period before the service may be used; however CoMO-CAL may waive this waiting period, at its discretion.

Attorney fees for legal services as follows:

- \$75/half hour consultation
- \$100/letter written by an attorney in member's behalf
- \$35/legal question (not complicated- email preferred).

Presently we are using attorney Jon Heim exclusively for this service. If you are a program member and need his help, contact him directly - see page two for his contact information. All fees are to be paid directly to Mr. Heim. Of course CoMO-CAL would be interested in your issue and how it was handled. Please stay in touch!!

5. **We Need You:** We have a variety of needs so please consider spending a couple hours a week helping us help you. In fact you may enjoy it, make new friends and "live longer."

Give Frank Wodley a call - especially if you have a computer with the internet and free long distance. Of course all work can be done from your own home.



# THE VOICE May/June 2010

## *An Unsolicited Testimonial*

I have been a member of CoMO-CAL for less than a year, and I have been in personal mail and phone contact with Frank Wodley and Bob Hites numerous times. We had Bob here last December to help me get people here to 'wake up'...smile. They have taught me so much about how to deal with our management here in our park, how to participate in statewide issues, and how to educate and inform all the homeowners in our park. Although Mr. Hites is no longer Vice-President of

CoMO-CAL, he is still very active in the 'Mobilehome Wars'.....smile. He and I just exchanged emails the other night. The Voice Newsletter is second to none in getting the good word out, and the CoMO-CAL website is a must bookmark for every homeowner.

All homeowners should join this fine organization. The work they do is an inspiration for us all, and we must support their efforts with our membership and contributions.

I guarantee anyone, when Frank and Bob or any advocate for homeowners arrives on the scene, park owners and managers rue the day.

MSgt. Michael Newhard, USAF, Retired - Manufactured Homeowner Advocate - Sun Valley Mobile Estates - Livermore, CA.

### CoMO-CAL (COALITION OF MOBILEHOME OWNERS-CALIFORNIA)

P.O. Box 4821, Chatsworth, Ca 91313-4821.

#### NEW MEMBERSHIP APPLICATION (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) \_\_\_\_\_

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

MEMBERSHIP (\$20.00/12 Months, \$38/24 Months, \$54/36 Months) All Membership includes our newsletter  
LEGAL SERVICES (Reduced Cost Attorney) \$25/12 months - please call, write or email regarding details.

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

CoMO-CAL  
P.O. Box 4821  
Chatsworth, Ca. 91313-4821

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OR CURRENT RESIDENT



NEWSLETTER EDITOR  
FRANK A. WODLEY

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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](http://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**