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Digest

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JUNE 2018

VOLUME 1 NUMBER 5



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OMHA NEWSLETTER, June, 2018

Oceanside Manufactured Homeowners Alliance, Inc. www.omha4oside.com

PRESIDENT'S MESSAGE, by Bob Markley

THE CITY OF OCEANSIDE requires park management to report annually how many spaces in their park are under rent control, how many spaces the park owns, how many spaces have long-term leases, etc. The table below shows those statistics for the main parks in Oceanside, as reported in late 2017.

<u>PARK</u>	<u>Total Spaces</u>	<u>Rent-Controlled Spaces</u>	<u>Long-Term Leases</u>	<u>Park-Owned Homes*</u>
Cavalier	347	333	0	13
El Camino 76	80	54	0	24
La Salina	101	17	78	5
Laguna Vista	272	272	0	1
Lamplighter	161	159	0	0
MiraMar	175	33	135	1
Mission View Manor	165	102	0	62
Mission View West	108	94	0	13
Rancho Calevero	324	319	0	0
Rancho San Luis Rey	433	431	0	0
Terrace Gardens	74	52	0	0
TRICO	97	85	0	12
All Others	226	94	104	18
TOTAL	2,563	2,045	317	149

*Other than used by park management. Does not include vacant lots. Source: City of Oceanside.

There were increases since 2016 in some parks in the number of park-owned homes, which are typically rented to tenants. Here are those increases: Cavalier +3; El Camino 76 +1; Mission View Manor +7.

Rent-controlled spaces plus long-term leases plus park-owned homes may not equal the total number of spaces due to some spaces being used by park management and some vacant spaces, which are not included in any category in the table except total spaces.

RENT-CONTROLLED SPACES have had their rent increased this year because it is allowed by Oceanside's rent-control ordinance. The increase, by ordinance, is 75% of the increase in the Consumer Price Index for all items in San Diego County for the previous year. That increase was 3.0% in 2017, and 75% of that is 2.25%.

GOT PRODUCE? Produce you don't want, that is. Some Oceanside mobile home owners have fruit trees that are too difficult for them to pick, or have more fruit than the homeowner can eat. There is a FREE service that will come to your space and pick your excess fruit. It is called "Produce Good." They have a website: www.producegood.org. To arrange for picking of your tree or trees, call Ms. Jerilyn White at (831) 246-3379. They are also looking for volunteer pickers. Call Jerilyn at the same number to volunteer. Their website describes where the fruit goes: to their "charitable fresh-only food supply network" to serve food-insecure children, families, seniors, veterans, and homeless individuals in San Diego.

MEMBERSHIP DISCOUNT! Yes, your OMHA Board of Directors has voted to reduce the 2018 membership dues to \$5 for members who join or renew for 2018 in the months of June or July. See membership application form below.

TREES AND DRIVEWAYS have been a source of many problems, complaints, and misunderstandings recently. The February OMHA Newsletter quoted the Mobilehome Residency Law (MRL) and informed readers what to do if they have a tree on their lot that they think is a safety hazard and park management disagrees. The homeowner can ask for an inspection by the City to determine whether or not the tree is a safety hazard. The City will do such an inspection, **BUT NOW YOU WILL HAVE TO PAY FOR THAT INSPECTION.** The city has a Mobile Home Hazardous Tree Inspection Application on its website. When you apply for an inspection, you will be required to pay **\$196.00** for the first hour of inspection. Additional hours of inspection, if needed, are charged to YOU at **\$82.00** each. Call the Building Division at (760) 435-3950 or get the form at this website address: <http://www.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?BlobID=47228>

In many cases, the fee you would have to pay a tree service company to have a tree trimmed would be **LESS** than what the city would charge you just to have it inspected.

IMPORTANT MEETINGS—MARK YOUR CALENDAR!

CITY COUNCIL: Wed., June 20, City Council Chambers. There are no City Council meetings scheduled for July.
OMHA COMBINED GENERAL MEMB. and BOARD OF DIR. MEETINGS: June 22 at 1 p.m. in TRICO’s clubhouse, 221 N. El Camino Real, O’side 92058, and July 27 at 1 p.m. in Mission View West’s clubhouse, 141 Douglas Drive, O’side 92058.
ACTION: Sunday, July 8, at 2 p.m. in Rancho San Luis Rey’s clubhouse #2, 200 N. El Camino Real, O’side 92058.

OMHA PARK REPRESENTATIVES

PARK	Name	Phone No.	PARK	Name	Phone No.
Cavalier	Pat Sherwood	unlisted	Mission View Manor	Donna Morel	unlisted
El Camino 76	Frank Crowley	(760) 685-2380	Mission View West	Donna Cooper	(760) 453-7054
La Salina	Vacant		Rancho Calevero	Bonnie Wright	unlisted
Laguna Vista	Thom Taylor	(760) 721-2429	Rancho San Luis Rey	Debra Johnson	(714) 651-8224
MiraMar	Patricia Olkowski and Dwight Johnson	(760) 717-9207 (360) 933-1754	Terrace Gardens TRICO	Larry Schrack Debbie Mastro	(760) 453-7297 (760) 529-5322

“For years, OMHA, an ardent supporter of our Oceanside Mobile Home Rent Control Ordinance, has worked diligently and effectively in educating mobile home owners regarding their rights and responsibilities. I highly recommend that every Oceanside mobile home owner join!” *Esther Sanchez, Oceanside City Councilwoman since 2000*



OMHA Oceanside Manufactured Homeowners Alliance, Inc.
 2018 Membership Application (please print legibly)

Name _____
 Second Occupant _____
 Park Name _____ Spc.# _____
 Phone # _____
 e-mail address _____

2018 dues only \$5 if joining in June or July (covers all eligible voters listed above)

Please make check payable to **OMHA** and bring to a meeting or mail to: **OMHA, P.O. Box 642, San Luis Rey, CA 92068**

**WANT TO GET SOME EXERCISE?
 WANT TO MEET NEW FRIENDS?**
 If so, contact your park’s OMHA Park Representative and offer to help deliver the OMHA newsletter in your park!

NEWSLETTER EDITOR: Dr. Ginger Marable, 760-439-1786, drginger10@cox.net

OMHA BOARD OF DIRECTORS

President	Bob Markley	(760) 435-1126	Secretary	Vikki Schaffner	(406) 459-0953
Vice President	Thom Taylor	(760) 721-2429	Ombudsman	Sherrie Goldby	(760) 715-2161
Treasurer	Barry Horton	(760) 757-2337	Director-at-Large	Donna Cooper	(760) 453-7054

TEAMWORK AND UNITY = SUCCESS

by Lloyd Rochambeau, SMMRA

Wherever you find success you will most likely find a team that believes in the same objectives and a group that is united and working as team.

One of the reasons we homeowners do not always win is that unity and teamwork is missing, or at least there are some who are at odds with some of their team.

One of the causes can be attributed to different factions or individuals feeling slighted, ignored or disrespected. Unfortunately some of us older folks are sometimes a little too brusque or sullen in their remarks or responses to the comments to others. Though not actually intended the way it was perceived, it can lead to a perception or attitude which was not intended. These little gaffes can lead to the receiver being alienated from the cause of the group, resulting in a break in unity and destroying the teamwork of the group.

The end result is often a split or an ongoing feud which takes the steam out of the group and obstructs any possibility of the group achieving their mutual objectives.

As often stated,..."can't we just get along folks?"

Some of us are too quick to find a slight or insult that was not intended, and our cause and need for teamwork and unity goes down in flames before we have a chance to succeed.

We all need to give each other the benefit of doubt and to not let our ego take us astray. I don't have any

magic words or phrases that will miraculously cure this in-fighting and allowing it to cripple our efforts to achieve our common objectives.

You may ask ...what is our common cause and objective?

I believe it is to ensure that homeowners are treated fairly and

that their rights are protected, whether it is about rent, trees, use of the facilities, discrimination, censorship, or whatever injustices incurred.

I actually feel we should support and help fight for any homeowner, even if in another park or another city. For example, those in Escondido, or Encinitas, or San Juan Capistrano, or Kearney Mesa, or Huntington Beach.

I also think we owe our support to GSMOL in their efforts, even when we may not feel they are on the right or best possible track. Have you ever heard of a Park Owner not supporting another Park Owner?

If we could get everyone, or a large majority, of homeowners to join in unity and teamwork to work together and communicate with each other, we could move mountains.

I challenge GSMOL to work on this and I really think it would be surprising what we could accomplish.

SMMRA REPORT

SMMRA is pleased to have the following new Board Members:

- Bobby Surface Sp. 60, New Rep for Lakeview
- Angie Tilaro Sp. 236, New Rep for San Marcos Mobile Estates
- Vicki Deprez Sp.92, New Treasurer for both SMMRA & the PAC
- Susan Rogers Sp.47, New Chair of the SMMRA PAC

We thank Mike Duncan for his service as Treasurer for both SMMRA and the PAC.

SMMRA is embarking on a major project which will dominate the rest of the year, and is also working with the City on another. PAC is gaining steam, having held its third meeting in less than two months.



**San Marcos Mobilehome Residents Association
P.O. Box 2285 San Marcos, CA 92079-1015**

Website: SMMRA.ORG

SMMRA UPDATE

We missed recognizing another volunteer involved in recruiting a large group of new SMMRA members, so we add Janis Moore to that illustrious group. Thanks Janis.

The SMMRA PAC (Political Action Committee) held its first meeting in several years on 4/7/2018 at Palomar East. It was a an organizational and informational meeting to set the stage for a very important year ahead of us.

There is no limit on the expenditures on behalf of any given candidate, such as mailings, meet and greets, signs, etc.. Also donations can be made to our PAC by any HOA from their legal funds, or from individuals as well.

Lloyd Rochambeau, SMMRA President

The PAC, at their meeting, voted to endorse San Marcos Mayor Jim Desmond in the primary election on June 5th for the San Diego County Board of Supervisors. Susan Rogers, SMMRA PAC Chair



San Marcos Mobilehome Residents Association
P.O. Box 2285 San Marcos, CA 92079-1015

SMMRA MEMBERSHIP APPLICATION

PLEASE PRINT

Name: _____ Spouse _____

Address: _____ Park name: _____ Space # _____

Phone: _____ Email Address: _____

I want to volunteer for:

Membership Committee
Resident Representative

Event Committee
Political Action Committee

\$10.00 Yearly Dues **\$5.00** Legal Fund **\$5.00** PAC Fund Contribution

\$15.00 Family Dues

Check enclosed for \$ _____ payable to SMMRA and mail to: P.O. Box 2285 San Marcos, CA 92079-1015

WE ARE NOT WHINERS ! By Lloyd Rochambeau (Assist by Susan Rogers)

Some people, who possibly have dog in the fight, like to claim that those who complain about being faced or threatened with exorbitant rent increases are just a bunch of whiners.

Before making such baseless retorts, one must understand the complicated relationship of the mobilehome partnership between a Homeowner and a Park Owner, especially in a rent stabilization city. Consider the following:

1. The Park Owner may have purchased the park many years ago, as much as 40 or more. Or when the purchase was made, it was based upon the rental income at that time. Had the rents been higher, the purchase price of the park would have also been higher.

2. When Park Owners purchase a park in an existing rent controlled park, they are agreeing to, and bound to, the terms and conditions of the City's Ordinance. If they do not agree, they are free to go buy somewhere else.

3. The Park Owner is not supplying housing nor even maintenance of the housing, as they would in an apartment or home rental situation.

The Homeowners are simply renting a piece of dirt (space) upon which their home is placed. The Park Owner provides roads, a clubhouse (often 40 or more years old), maybe a swimming pool and a Jacuzzi, and usually not much else. The rents often started out in the \$100 range and through the years escalated to about \$500 in most Parks. However, there are many examples wherein the rent has far exceeded that average. Such as these Parks:

Rancho Huntington Mobile Home Park - \$1,947.00 a month

Fountain Valley Estates - \$1,200 to 1,750 a month

Lakeshore Gardens - Up to \$1,500.00 a month

I've given these examples before, but they are only a few of such high rent Parks and I keep using

these examples to help you remember my point. I am sure I could come up with a whole page or two if I tried to list some others.

These high rents are totally uncalled for and constitute nothing but greed. To further prove my point, take a look at the operating costs for those Parks which are now Resident Owned Parks. They will range from \$200.00 to \$400.00 a month and that includes funding for capital maintenance costs.

Take Rancho Carlsbad, which is a five star park. In the mid-nineties, before the residents were able to buy it out of bankruptcy, the rents were reaching \$800 to \$900 a month. I doubt if today's HOA fee is over \$500.00 per month and that is about twenty years or more later.

And finally,... great news !

Terrace View (in El Cajon) residents were being charged rents up to \$ 1,600 a month, and after taking their case to court, they won a judgment of over 58 million dollars based upon being charged these unreasonable rents. Now we know the owners will never pay this off, they ought to be forced to turn the Park over to the residents to compensate them. This case may well lead to protection for all homeowners from unreasonable rent charges.

When predatory Park owners violate the the legally predetermined relationship with Homeowners, it is the City's

Rent Stabilization Ordinance (RSO) that provides protection.

Protection is only required when hostile, harmful environments exist, as in any situation.

My point is this: Don't listen to those who try to demean you and to convince you to just pay up and shut up. they are wrong and you are right to fight for reasonable rent increases. You also have made an investment - a substantial one - in your home in your park. You made the purchase based upon a an understanding of mutual benefit and under the protection of a Rent Stabilization Ordinance.

IN NEED OF A VOICE

The Voice of America was formed in 1942 and today it continues to function as a government news radio with a budget of over 200 million dollars. This probably means nothing to you, as it does to me. So why bring it up?

Because in thinking about one of the problems in the life of mobile homeowners, and that is the lack of an effective real voice concerning their issues and concerns.

Yes, we have the Golden State Manufactured Home Owners League (GSMOL), and a number of regional groups such as

(OMHA) Oceanside Manufactured Homeowners Alliance,

(SMOAC) Santee Mobilehome Owners Action Committee,

(SMMRA) San Marcos Mobilehome Residents Association,

and this list could go on and on to name just the groups who are involved in the effort to ensure that mobile/manufactured homeowners are not being denied their rights and protections as intended by the State of California as enacted in the HCD Mobile Home Resident Law (MRL), as well as various Rent Stabilization Ordinances in municipalities throughout the State.

In addition, there are many hundreds of HOA's (Home Owners Associations) throughout the golden state who could also take up arms if only they knew what was going on.

But, unfortunately there is no network or collaboration between these groups to communicate the need for support for whichever Park or Parks are under attack

and could well benefit from support from their compatriots. We are basically a bunch of splinter groups, with no unity or teamwork to give the strength and power needed for those being assaulted on a daily basis.

Somebody needs to take the bull by the horns and to take on the task of creating a VOICE of mobile home dwellers to advise all of us of issues or tactics to destroy us one by one, as is now happening in many locations.

With such a network (or Voice) the sheer volume of defenders and advocates could rattle the Council chambers, bureaucrats, and politicians (and the general public) and gender better understanding of the issues and uniqueness of mobile home residency. Justice would stand a much better chance of coming into the lives of thousands of our citizens who have been subjected to abuses for far too long.

I would hope that GSMOL could implement such a system to give us the VOICE we have never truly had in over forty years.

This concept needs to be passed on and improved to enlist as many homeowners, HOA's and groups as soon as possible. We cannot afford to wait any longer or it will be too late to get justice and to preserve mobile/manufactured home lifestyles and the affordable housing it has been historically, and now needs to survive more than ever. This is a need to develop a system which can make communication easier and can foster the teamwork we need to accomplish great things.

A start would be forming a committee to explore the ways we could establish a all inclusive system that would give us the voice we so desperately need to give us strength we are now lacking.

A GSMOL REGIONAL CONFERENCE COMING SOON

By Bob Markley

By now, it is widely known that GSMOL canceled its 2018 state convention. The convention is being replaced with a series of one-day Regional Conferences around the state. The nearest one of those will be held in Ontario, CA on Saturday, June 16. Here are the specifics:

ONTARIO REGIONAL CONFERENCE

SATURDAY, JUNE 16, 2018

9:00 AM – 4:30 PM

AZURE HOTEL

1945 E. HOLT BLVD., ONTARIO, CA

You do not have to be a GSMOL member to attend. Members are encouraged to attend and bring guests!

THE CONFERENCE WILL FEATURE:

- *State Senator Connie Leyva / *Bruce Stanton, GSMOL Corporate Counsel on Mobilehome Residency Law
- *Esperanza Ross, GSMOL Legislative Advocate / *Don Hart on Predatory Park Owners
- *Housing & Community Development Mobilehome Title Tax and Fee Waiver Program
- *David Loop, Resident Owned Communities

RSLR residents will be carpooling to the conference and back. If you are interested in attending, or just want more information, please send an e-mail message to rmarkley33@yahoo.com or call me at (760) 435-1126.

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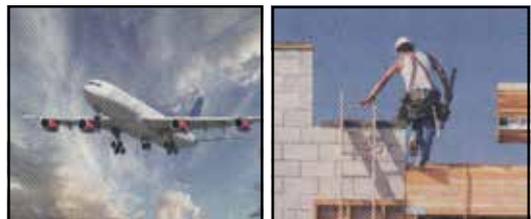
A business advertises to gain customers. It will only continue to advertise if and when an ad is productive, i.e. it gets calls and/or residents use that business. That's obvious, right?

It's one thing to get a business to advertise in the first place. It is another to keep that business. It's really up to you whether a business stays or leaves.

There are many magazines being delivered in mobile-home parks that provide advertising space to businesses. Some provide a few pages for management or a resident group to use. For the most part, the content is not helping residents. In fact, we are the only magazine of its kind in the U.S. whose priority is to help you.

So what are we saying? We are saying it is in your interest to a) Help secure advertising, and b) Use those businesses that are advertising in The Digest to they will continue to advertise. Everyone wins: the business, you, your Regional Group and MH Life Magazine!

Remember, MH Life Magazine is your magazine. The more successful it becomes, the more donations the magazine can contribute to your protection.



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WMA – THE 800 LB. GORILLA

By Bob Markley

WMA is the trade association of mobile home park owners in California, the Western Manufactured Housing Communities Association.

A Previous article described some of what you can learn by visiting the WMA website. This article reveals how much money they donated to candidates in California state-level elections (Governor, Senate, and Assembly) in just one year, 2016, which was the last general election year in California.

The information below is all public information, free to anyone who wants to look it up.

In 2016, WMA donated \$25,000 to candidate for Governor Jerry Brown. We all know he won his election.

In 2016, WMA donated \$85,800 in 39 donations to 15 candidates for California state Senate seats. Of those 15 candidates, 13 won their elections.

In 2016, WMA donated a whopping \$308,000 in 139 donations to 66 candidates for California state Assembly seats. Of those 66 candidates, 61 won their elections. THAT, folks, is over 76% of the Assembly.

What does this all mean? For starters, it means the

Governor, 13 sitting state Senators, and 61 sitting state Assemblymembers all received donations from WMA. Do you think THAT might influence them when one of WMA's lobbyists comes calling on them when an important bill comes up for a vote?

It has been said many times that "Money is the mother's milk of politics." NOW you can see how it works.

HOW do you stand up to this 800 lb. gorilla? JOIN GSMOL, the only state-wide organization of mobile home owners. GSMOL is the ONLY mobile home owner organization to employ a professional lobbyist to represent YOU. Joining is VERY INEXPENSIVE insurance that your interests will be represented in Sacramento. Sign up or renew your membership TODAY using the form found in this magazine, and talk with your neighbors about doing so, also. You can also join or renew on-line at GSMOL's website, www.gsmol.org. On the home page, click on the "JOIN NOW" box. That will save you an envelope and a stamp.

VOTE.....and stand to defend your future.

By Lloyd Rochambeau and Susan Rogers

More and more, it seems like our lives are dealing with layers and layers of people who have influence or power over us, which makes it difficult to make real progress. Beginning at the bottom layer, we must deal with Park Management. There are usually Park Rules and Regulations which we do not have much input or control over.

The next layer is the city which has tremendous control and impact over our lives. In some cases they can assist in matters within their jurisdiction, especially in following through on issues affecting our health and safety which are delegated from the Mobilehome Residency Law (MRL). It is one area where we can get enforcement on these issues. The City Council oversees the San Marcos Rent Stabilization Ordinance (RSO) and renders decisions regarding rent increases in those cases brought forth by Homeowners in mobilehome parks.

The State of California provides a layer with laws intended to protect mobilehome owners (MRL), but the only way to attain enforcement is by hiring an attorney and taking the offending Park Owner to court.

The final layer is the Federal government. There are fair housing laws, civil rights, and other laws which provide us some protections.

The layers where we have some power involve the City, the County and the State. That power comes from the ballot box.

Political candidates and office holders running for offices often are looking for our votes and support. That makes this year special. There will be candidates for the San Marcos City Council, The San Diego County Board of Supervisors, and perhaps for the California State Senate or Assembly. There will also be candidates for Federal offices, however there is very little that they can do for mobilehome dwellers, thus not much reason for us to be involved in those races.

San Marcos Mobilehome Residents Association (SMMRA) has a PAC (Political Action Committee) that will be working very hard this year to provide guidance to voters living in mobile home parks to help elect those who might be able to help us and to understand the difficult issues we face.

Our PAC has funds which they can utilize in this effort, however individuals may make donations to our PAC to help expand their efforts. Homeowner Associations can also make donations from their Legal Funds or from their General Operating Accounts.

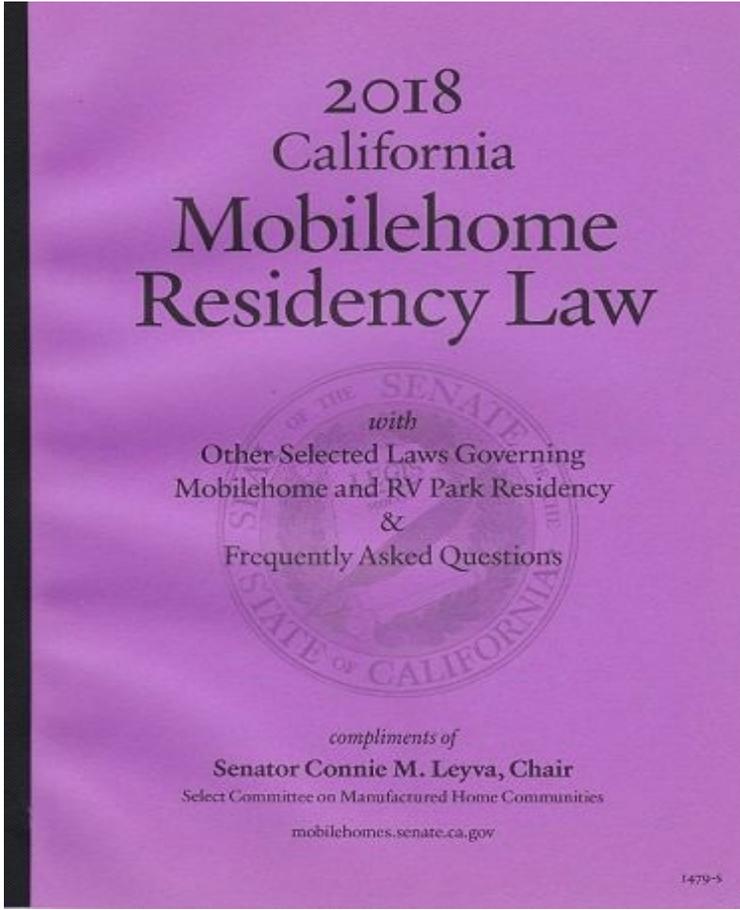
Money is a weapon, and you must know and understand that the Park Owners have tremendous amounts of money which they will spend in order to elect candidates who will increase their profit margins. You should also remember that those funds come out of your pockets through the rents they collect from you.

Send all donations to :

SMMRA PAC

Post Office Box 2285

San Marcos, CA 92079



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 rent your home under a medical emergency **798.23.5**

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**.

Sometimes managers or owners threaten evictions to intimidate residents. There are only 7 reasons to evict. Do not be intimidated.

EXAMPLE OF HOW THE MRL WORKS FOR YOU

You can only be evicted from a park after 60 days notice and for only these 7 reasons.

799.70 TERMINATION OF TENANCY/NOTICE

(a) Nonpayment of rent, utilities, or reasonable incidental service charges; provided, that the amount due has been unpaid for a period of five days from its due date, and provided that the resident shall be given a three-day written notice subsequent to that five-day period to pay the total amount due or to vacate the park.

(b) Failure of the resident to comply with a local ordinance or state law or regulation relating to the recreational vehicle park or recreational vehicles within a reasonable time after the resident or the management receives a notice of noncompliance from the appropriate governmental agency and the resident has been provided with a copy of that notice.

(c) Conduct by the resident or guest, upon the park premises, which constitutes a substantial annoyance to other occupants, tenants, or residents.

(d) Conviction of the resident of prostitution, or a felony controlled substance offense, if the act resulting in the conviction was committed anywhere on the premises of the park, including, but not limited to, within the resident's recreational vehicle.

(e) Failure of the resident or a guest to comply with a rule or regulation of the park which is part of the rental agreement or any amendment thereto. and the resident has been notified in writing of the violation and has failed to correct the violation within seven days.

(f) Condemnation of the park.

(g) Change of use of the park or any portion thereof.



The Transfer on Death Deed

As of January 1, 2016, California homeowners are able to create a deed that includes beneficiaries.

By filling out a simple form, notarizing it, and recording it with the County Recorder's Office, you name a person or people to receive the property upon your death – the beneficiaries.

https://www.lavote.net/documents/Revocable_Transfer_on_Death_Deed.pdf

Unlike a joint tenant deed, the TOD deed can be revoked if you change your mind.

While the idea behind the law is to allow a homeowner to transfer property without probate, the details of this particular law are complex. As with any complex legal issue, it is advisable to discuss this issue with an attorney.

Here are a few notes on the use of the Transfer on Death Deed:

- Must be signed, dated and notarized by the transferor
- Must be recorded within 60 days of execution in the county where the property is situated
- Beneficiary receives stepped up cost basis for tax purposes
- Does not protect against SSI or Medi-Cal claims
- Applies to one to four residential dwelling units, condominium units, or not more than 40 acres of agricultural land with a single-family residence
- Multiple beneficiaries may be named – ownership interests will be divided equally among them, as tenants in common. You must list the beneficiaries by name, and state their relationship to you (spouse, son, daughter, friend, etc.).
- The California Law Revision Commission must report back to the Legislature by January 1, 2020, to report whether it is working effectively and whether it should be continued
- TOD deed takes effect upon death of surviving Joint Tenant or surviving Community Property Owner, if held in that form.
- All owners must fill out their own TOD deeds. This means that a married couple, for instance, must fill out and record two separate TOD deeds.

How do my beneficiaries receive the property?

If you are the only owner, or if your co-owner has already passed away, your heirs receive the property. In order to put their name on the title, they notarize and record a simple form called Affidavit of Death of Transferor under TOD Deed, along with a death certificate.

NOTE: If you co-own the property as joint tenancy or community property with right of survivorship, the other owner receives your share of the property upon your death. The TOD deed has no effect unless you outlive your co-owner. (That's why co-owners have to sign separate TOD deeds if they both want the same beneficiaries.)

As always, be sure you understand what you are signing. If you feel pressured to sign, don't do it!

MH Life Magazine

MH LIFE VS YOUR REGIONAL MAGAZINE

MH Life Magazine is a state-wide publication for the mobile/manufactured home owner community. We have been providing important information to you since 2004. MH Life provides you different information than does your regional magazine.

CONTENT

We have used a variety of authors - attorneys, homeowners, business professionals, and others. Our goal is to provide you important information to enable you to protect yourself against those park owners and managers who may violate the law. We know what you're experiencing. We've been there ourselves.

WEBSITE

Our website is www.mobilehomemagazine.org. On it you will find displayed all seven years of magazines. An entire magazine or individual articles may be downloaded very simply. And we are happy to have you pass on magazines/articles to your friends.

OUR PHILOSOPHY

We will be successful in protecting the rights of homeowners and their way of life only when we all work together. We believe there is Strength in Numbers and Knowledge is Power.

OUR GOALS

One goal is to unite the community and its different regions through the use of our regional magazines. All magazines will be posted on the mobilehomemagazine website. All may be viewed and downloaded. And now every mobilehome owner can learn what's happening in other areas around California. Remember, they are free to all communities around California.

SUBSCRIPTION

Subscriptions are good until 12/31/2018. To that end, please subtract \$1 for each month that has already passed, from the \$15 yearly subscription. For example, if you're subscribing in June, your fee will be \$15 less \$7 or \$8. This means we don't have to spend a lot of time tracking yearly subscriptions. Thank you for reading.

To God Be The Glory

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