

North County Mobilehome

Digest

*SERVING Over 25,000 Residents
in Carlsbad, Encinitas, Escondido,
Oceanside, San Marcos & Vista*

SEPTEMBER 2018

VOLUME 1 NUMBER 8



**SAVE on your AUTO and
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North County Mobilehome Digest

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Frank A. Wodley, Editor/Publisher. To God Be The Glory

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The North County Mobilehome Digest & Advertising

Ever wonder how the North County Mobilehome Digest can be available at no cost to you? The answer is simple: businesses pay to advertise. They want to connect with you and they want your business. Folks like Hughes West-Brook want to insure your home and car. And why not? I use them and I'm very happy with their service. Likewise, Pacific Homes wants to help you sell your home or help you find another.

When you use a businesses that advertises in this magazine, you are supporting our efforts to bring you important information. And we hope we make you feel like you are part of the Community. Our pledge to you. Someday, when the magazine is profitable (it takes more than two advertisers), your Community will share in the profits. All good, right?

What can you do to help? Many businesses advertise in your area via other publications. You see them all the time. In fact, one publication has almost twenty pages of advertising. Why not give those businesses a friendly call to remind them you support the North County Mobilehome Digest and would appreciate it if they would advertise and support the magazine also. It would be a win-win.

The Listing Magazine. Remember last month the article about a new Listing Magazine (see page 7). We need your help to make it a reality. It's easy. When you're driving or running around your park, note the names and phone numbers on real estate signs in your park and send them to us (email fawodley@yahoo.com or call Frank 818-886-6479). By the way, all homeowners advertising in the new magazine receive a 50% discount! Just our way of saying we appreciate our readers and are here to serve you.

Have a terrific September and stay cool.

OMHA NEWSLETTER, September, 2018

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

PRESIDENT'S MESSAGE by Bob Markley

The November-December, 2017 OMHA newsletter explained one way to find out if the title to your home is in your name. (If your annual registration bill or property tax bill is in your name, the title is also in your name.) HOWEVER, there are still some mobile homes that are not registered to the proper owner. If the title was not properly transferred when the home was purchased or inherited, there could be taxes or fees building up without the homeowner's knowledge. For you to sell or bequeath the home to someone else, it MUST be in your name.

California's Department of Housing and Community Development (HCD) has a program to help transfer a missing title to your name, and possibly waive back taxes and fees. It is called "Register your Mobilehome California." Since the program's beginning in 2017, HCD has processed over 1,000 applications and waived over \$1 million in back taxes and fees. They have a 15-minute video that provides general information about the program, addresses frequently asked questions, and walks mobile home owners through the application process. It can be viewed here in English:

https://www.youtube.com/watch?time_continue=16&v=Pb_2iSGLI84 and here in Spanish:

<https://www.youtube.com/watch?v=xozUSyymn6s>.

If you have questions about the Fee and Tax Waiver Program, contact HCD's Register Your Mobilehome California Fee and Tax Waiver specialists at (800) 952-8356.

DO NOT DALLY. The program is set to expire in Dec., 2019.

Do you know WHEN your HCD mobile home registration needs annual renewal? By Bonnie Wright

HCD, like the DMV for vehicles, has always sent a Registration Renewal notice one or two months in advance of the expiration date. This year, when Rancho Calevero MHP management requested current registration copies from residents, it was discovered that a surprising number of renewal notices had not been received. Coincidence, HCD, or Post Office problem? If fees are not paid by 120 days after the due date, there will be a lien placed on the home and a \$50 fine on each section of the home. Look sharp, neighbors. If needed, the HCD Sacramento phone number for registration and titling of mobile/manufactured homes is (800) 952-8356.

At the April, 2018 OMHA meeting, the membership voted to endorse Dana Corso, president of ACTION and an ardent supporter of rent control on mobile homes in Oceanside, for election to the Oceanside City Council in District 2. **One candidate running against Dana in District 2 is Christopher Rodriguez. He has stated that he does not support rent control.**

On June 20, Michelle Skaggs Lawrence, City Manager of Oceanside, submitted a report to the Mayor and City Council Members that was prepared by Cecilia Barandiaran, Management Analyst, and reviewed by Margery M. Pierce, Director, Housing and Neighborhood Services and by Jane M. McPherson, Director, Financial Services. The subject of the report was "REVISION TO THE RESIDENTIAL REHABILITATION PROGRAM." The report recommended that the program be amended to include manufactured homes in which the space is rented, not owned, in order to better serve the City's manufactured home communities and maintain affordable housing stock in manufactured home parks.

It was on the agenda for the June 20 City Council meeting as item no. 31 and was PASSED, 5-0, by the City Council. You can read the report at: <https://www.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?blobid=47592>. The Background, found on the first page of the report, explains the changes being made and how they may help owners of manufactured (also known as mobile) homes. Eligibility for the program is explained in Section 2 of the report. If you do not have internet access, ask a friend who does have it to help you find and navigate the report.

New Members to OMHA can join between Sept. 1, 2018 and the end of 2018 and have their membership extend to the **END of 2019**, for a total of only \$10. That is getting 16 months of membership for the price of 12. See the membership application at the bottom of page 2 of this newsletter.

Cavalier's OMHA Park Representative, Pat Sherwood, has retired after many years of service. THANK YOU, Pat. She is replaced by Ken Rollins. Welcome, Ken.

CITY COUNCIL: Wed., Aug. 22, Wed., Sept. 5 and Wed., Sept. 19, City Council Chambers

OMHA COMBINED GENERAL MEMBERSHIP and BOARD OF DIRECTORS MEETINGS: Aug. 24, at 1 p.m. in Rancho San Luis Rey's clubhouse #2, 200 N. El Camino Real, Oceanside 92058, and Sept. 28 at 1 p.m. in Laguna Vista's clubhouse, 276 N. El Camino Real, Oceanside 92058.

ACTION: Sunday, Sept. 9, at 2 p.m. in Rancho San Luis Rey's clubhouse #2, 200 N. El Camino Real, Oceanside 92058.

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

OMHA PARK REPRESENTATIVES

PARK	Name	Phone No.	PARK	Name	Phone No.
Cavalier	Ken Rollins	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	Larry Schrack	(760) 453-7297
			TRICO	Debbie Mastro	(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 _____

Annual dues \$10 (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



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

ANNUAL GENERAL MEETING

Saturday, September 22, 2018

Topic: BUY YOUR PARK (BEFORE IT'S TOO LATE!)

* Not a chance?? Think again!!

* It may never happen, but anything can change.

* ***Don't panic!! Cost can be much lower than you think!***

* Come and hear how it may be possible to do!

Guest Speaker: Deane Sargent (from Oregon)

11:00 AM to 1:00 PM

Palomar Estates East

650 So. Rancho Santa Fe Road

San Marcos, CA

The Senate Select Committee on Manufactured Home Communities

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

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

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

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

Publishers Comments

I always appreciate articles written by Lloyd Rochambeau. Over the years Lloyd has written perhaps 30 articles for the Magazine. All were thought provoking and had good advice.

This month I noticed Lloyd's article on fire insurance and supporting advocacy. In fact, I've written a similar article. I even conducted a Survey asking folks whether or not they had fire insurance. The majority do, paying perhaps \$250-\$500 per year. I'd say the chances of losing your home to fire are quite small. However, it is quite a different story when it comes to some parks. Interference of sales costs homeowners millions of dollars each year. So please help us, join SMMRA and OMHA, and let's work together to stop interference of sales.



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



Priorities: Protecting Yourself and Your Home

Was there a fire in your park last year? Was your home completely lost? The chances are pretty low, but that's why you have fire insurance. Just in case. Why take the chance? That's a no brainer!

Next question: How much do you pay for insuring your home every year? Maybe about \$200-\$500 per year? For some people, that's a lot; but compared to losing everything, it makes sense. After all, it's your home. What would you do, where would you live, if you had no insurance to cover your losses?

Losing your home from a fire would be devastating. However, do you realize that each year mobilehome owners across California lose millions of dollars? Not from fires, but simply by living in a rental park.

- **Rent Increases:** A large majority of mobilehome owners get at least a 3% rent increase every year (and some get 10% - 15% increases). If your rent is \$450 per month, that 3% increase translates to about \$13.50 of extra rent that you must pay every month.
- **Equity Loss Due to Rent Increase:** Here's a formula for you: For every \$10/month your rent increases, your equity decreases \$1,000 annually. In the example above, the \$13.50 increase in rent per month would amount to an equity loss of \$1,350 in one year.
- **Equity Loss at Time of Sale:** How about the effect of higher rent when you try to sell your home? The higher the rent, the tougher it is to sell.
- **'Economic' Eviction:** As rents continue to increase, 'economic' eviction is happening more and more often. Quite simply, some mobilehome owners cannot afford to continue to pay higher and higher rent. Either

they must try to sell their home (probably at a loss), or they have no choice other than just walking away from their home. The result: Loss of tens of thousands of dollars – plus nowhere to live.

California has about 375,000 mobilehomes, with 175,000 of them under some form of rent control. Let's assume an average rent of \$700 per month, with an annual rent increase of 3% for those living under rent control or an increase of 5% for those not under rent control. That represents \$2,100 - \$3,500 of equity loss for each mobilehome owner, which amounts to a loss of about One Billion dollars for all mobilehome owners statewide annually. (Yes, that's a Billion dollars, with a capital "B"!) And that's just equity losses as a consequence of annual rent increases. What about increased rent itself? That amounts to only \$128,000,000.

Why overwhelm or depress you?

We did not show you these calculations to overwhelm or depress you. We needed to get your attention. The point we've been trying to build up to goes back to why we talked about fire insurance in the first place.

Quite simply this: Your priorities may not reflect the real situation. Numbers don't lie. They actually provide an important lesson. Dollar losses from living in a rental park far, far exceed those from fire!

So, the \$64,000 Question is "Why spend hundreds of dollars on fire insurance, yet hesitate to spend a measly \$35 to support advocacy groups like SMMRA or GSMOL that support mobilehome owners?". Here are some possible answers:

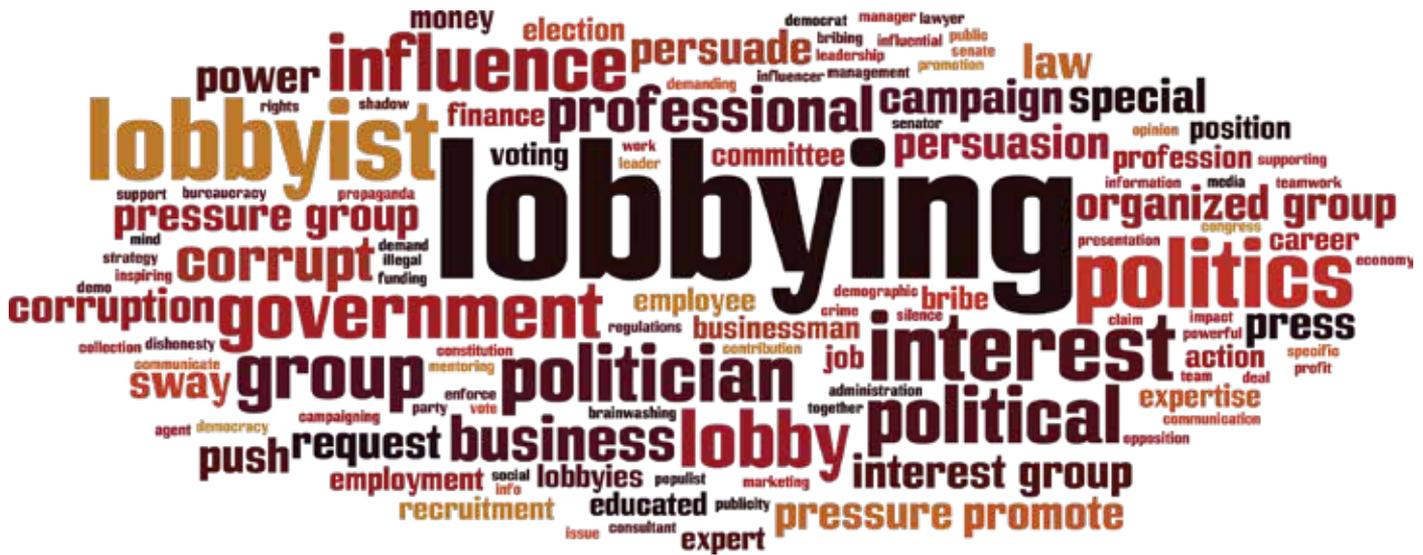
- Nothing ever gets done.
- You don't believe anything can be done.
- Advocates do not support you when you ask them for help.
- It's just a waste of money – money that you need for other things.
- You are resigned to the status quo (i.e., you've given up hope). After all, the Park Owners have all the power and control.

An annual membership cost for SMMRA and GSMOL is \$35. That money goes for advocates who are working for you on both the state and local levels. Isn't that much cheaper than your annual premium for fire insurance to cover potential losses? On the other hand, rent increases result in actual losses every year. Please support those organizations that are fighting to protect your interests and that need your help. They can provide the power you lack as an individual. Article by Lloyd Rochambeau, President, San Marcos Mobilehome Residents Association

Loopholes in the Mobilehome Residency Law

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

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



What is a PAC ?

Political Action Committee (PAC) — A popular term for a political committee organized for the purpose of raising and spending money to elect and defeat candidates. Most PACs represent business, labor or ideological interests. PACs can give \$5,000 to a candidate committee per election (primary, general or special). They can also give up to \$15,000 annually to any national party committee, and \$5,000 annually to any other PAC. PACs may receive up to \$5,000 from any one individual, PAC or party committee per calendar year. A PAC must register with the FEC within 10 days of its formation, providing name and address for the PAC, its treasurer and any connected organizations. Affiliated PACs are treated as one donor for the purpose of contribution limits.

Now in SMMRAs case, the amounts of money available are much smaller than the amounts mentioned in the above definition. If we had the records of the WMA (Park Owners) we would see considerable amounts of money donated to candidates they feel will support them and vote against anything that helps residents in their parks. (three guesses where that money comes from)

PACs have been around since 1944, when the Congress of Industrial Organizations (CIO) formed the first one to raise money for the re-election of President Franklin D. Roosevelt. The PAC's money came from voluntary contributions from union members rather than union treasuries, so it did not violate the Smith Connally Act of 1943, which forbade unions from contributing to federal candidates. Although commonly called PACs,

federal election law refers to these accounts as “separate segregated funds” because money contributed to a PAC is kept in a bank account separate from the general corporate or union treasury.

In the United States and Canada, a political action committee (PAC) is a type of organization that pools campaign contributions from members and donates those funds to campaign for or against candidates, ballot initiatives, or legislation.[1][2] The legal term PAC has been created in pursuit of campaign finance reform in the United States. This term is quite specific to all activities of campaign finance in the United States. Democracies of other countries use different terms for the units of campaign spending or spending on political competition (see political finance). At the U.S. federal level, an organization becomes a PAC when it receives or spends more than \$1,000 for the purpose of influencing a federal election, and registers with the Federal Election Commission, according to the Federal Election Campaign Act as amended by the Bipartisan Campaign Reform Act of 2002 (also known as the McCain-Feingold Act).[3] At the state level, an organization becomes a PAC according to the state's election laws.

In SMMRAs case, the PAC is a separate entity and Board that may endorse or oppose specific candidates. No funds are given directly to any candidate. Financial support would usually be providing flyers, doing mailings, paying for signs and other direct contributions in support of their campaign.

New Listing Magazine Coming in October

We published this article last month and got a small response, all positive. Unfortunately, we haven't had the time to pursue advertisers for a September magazine, but will focus on that task in order to publish in October.

Remember, the magazine will be titled: The Listing Magazine. There will be a North issue and a South issue. It will be 16 pages and contain some advocacy information as well as display advertising. Rates will be the same as the regional magazines now: \$400/full, \$250/half, \$150/quarter and \$100 eighth.

All businesses can advertise, especially those who buy/sell mobile/manufactured homes. That includes a lot of businesses. You can help by sending us the names and contact information of businesses that usually assist homeowners in your area. Send us the names of any local businesses that list mobilehomes in your area. We'll contact them to see if they would like to advertise.

One goal is to help homeowners who are selling by owner. So those folks will receive a 50% discount on the above rates. Both issues will contain listings on mobile/manufactured homes from all sources - brokers, realtors, etc. And homeowners. Things like address, broker name, sq ft, a photo of the home, price, age, etc. will be listed. It will include a directory/index by city and one by business name.

IF YOU ARE SELLING 'FOR SALE BY OWNER'

Consider a display ad in the magazine. Full page is just \$200! What a bargain. And it reaches 3,000 homes. Contact us (818-886-6479 / fawodley@yahoo.com) to let us know you're interested in advertising. We can help you with your ad. We'd suggest a nice, high resolution photo of your home from the street.

BROKERS, REAL ESTATE AGENTS

We welcome your advertising. Pay just \$400 for a full page in the monthly magazine. Use it as you will. Several listings can be displayed in the same ad if that's what you want. You're the boss. And remember, our magazines are 4/4 color and professionally laid out. We've been told they have the most professional look of any magazine reaching mobilehome owners in California. Call us anytime, seven days a week, at 818-886-6479 or email Frank Wodley at fawodley@yahoo.com. We'll take it from there. By the way, we provide you terrific customer service.



BE INFORMED



BE INFORMED, ...IF YOU DO NOTHING ELSE TO HELP

There are all too few advocates for mobile home owners who live in rental parks on leased land. It does take time championing the protection of the rights of mobile home owners, fighting against the abuses and transgressions inflicted upon them by park owners, managers and investors. We can and do recognize that not all Park Owners are guilty of the abuses we hear about every day. There are other things many of us would much prefer to do with our time and energy, but we just cannot ignore the need for someone to fight for what is right. It is a statewide issue that is the result of the legislators being bought off with the unearned and obscene profits from our rents. But it is also the result of massive apathy by the victims themselves. No doubt that years of losing and the hopelessness of fighting city hall have led to the apathetic morass that prevails today.

Our government will tell you that there is the Mobilehome Residency Law (MRL) and Title 25

providing protection of your rights. Largely influenced by the park owners, it is a facade that is deceptive and full of loopholes. Too often are our rights given to homeowners and then taken away by allowing Park Owners to do so in the rental or lease agreements, or in the 20 to 30 pages of Park Rules and Regulations. Even when the MRL does supposedly provide protection, Park Managers and Park Owners knowingly violate those protections because they know that the Homeowners only recourse is to hire an attorney and file a law suit. There is no true enforcement without risking extensive legal costs, retaliation by the Park and intimidation with threats of eviction.

City municipalities are also complicit because they do not understand the totally unfair treatment and absence of justice suffered by mobilehome owners, and they do not want to get involved or to be bothered. The general public looks down their noses at mobilehome

dwellers, in spite of the fact that it is a valuable source of affordable housing, that is until greedy investors drive the space rents up to ridiculous levels.

So what is the solution to this huge problem? Some of us believe that an effort must be made to correct these problems and that the apathy problem is an obstacle that must be overcome if success is ever going to be achieved and to break free from the yokes of oppression that currently exist. It is essential that all of us must be better informed. In other words to get our heads out of the sand and be aware of the abuses that some of us suffer and to be ready to put forth a little effort to stop them. It doesn't mean that you have to be a leader or even that you must put in x number of hours fighting for your neighbors. Be informed, at least enough to send an e-mail, or a letter, or to make a telephone call to your elected officials. Maybe even to throw in a couple of bucks for the cause (everything takes money you know) to offset the Investors use of your rent monies to buy influence or support for the status quo.

Some parks are run fair and square and do not abuse, cheat or intimidate their residents. God bless them, and hopefully they stay that way. But if they are one day purchased by one of the evil corporations wreaking havoc on many other parks, they will not be good places to live. Mobilehome owners need to recognize that even though they are scattered all over the landscape, they are in fact, a community. What happens to one, affects all of them, sooner or later. If a park in the next County or City has their rents raised to \$1,800.00 per month from maybe \$600.00 per month a couple of years ago, it does or should concern you too. If turn over rent increases upon the sale of a home add \$200 or \$300 to the space rent being paid, the home may take a loss in equity (sale proceeds) of \$20,000 to \$30,000, if indeed it can even be sold. Don't think for a minute that it does not impact the value of your

home. These are just a few of the ways a homeowner can suffer economic loss. Park Owners also want to have homeowners pay for tree removal, replacement of retaining walls and other expense items which are not the responsibility of the homeowner. True, your ox may not be being gored today, but that can change overnight.

During elections, take the time to evaluate which candidates are most likely to stand up for you, or have done so in the past. Votes have more power than you might think, although contributions of cash for campaigns also speak loudly.

Taking the time to read articles and newsletters is very easy, so don't pass up this small task because you perceive it to be too long and of no concern to you.

Do it as part of your effort to be alert and informed, for the day that you may face circumstances that need a unified effort to correct a condition that does affect you.

Being informed is very important. That can be fairly easy to overcome. Just read the park newsletter or flyers distributed by the HOA Board, or attend HOA meetings (a 60 or 90 minute meeting once a month is not too much to ask). Join the HOA, and any regional association (SMMRA), or state association like GSMOL. Visit websites dedicated to homeowner issues. One outstanding website is MHPHOA.com. By being informed, when a issue arises that gets a rise out of you, you are better equipped to deal with it and to offer support. Don't leave every= thing to others like me to do all the work, I could drop dead tomorrow. I don't intend to, because I will keep on fighting for justice as one of my reasons for living.

How about joining me and help to overcome apathy, at least in your house?

Article by Lloyd Rochambeau, President, San Marcos Mobilehome Residents Association

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

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

LISTING MAGAZINE

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

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

SPEAK UP

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

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

- e. Be a regional group, like OMHA in Oceanside, YMRA in Yucaipa, SMMRA in San Marcos?
- f. Be a state-wide group like GSMOL.
- g. Be a combination of a park, regional and state-wide group.
- h. Lobby
- i. Provide reduced fee attorney services
- j. Have a 'hot line' you could call to answer your questions.
- k. Other. Tell us what other services you would want your advocate to provide.

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

- a. State-wide group
- b. Regional Group
- c. Park Group

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

5. Have you been apathetic in the past?

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

6. Would you be active?

- a. Would you attend meetings?
- b. Read their newsletter or magazine?
- c. Perhaps volunteer your time?

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

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

- a. I just don't care.
- b. I want to be left alone.
- c. I don't need your help
- d. I'm too busy

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

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

Basic Tips & Suggestions

DISTRIBUTION OF INFORMATION IN YOUR PARK

Everyone knows there is Strength in Numbers. The first step in reaching that goal is communication, i.e. distribution of information. Many park owners, and managers try to prevent residents from receiving information about their rights. However, by law, any resident is allowed to distribute information, like MH Life Magazine, in their own park. That being said, some park owners and managers interfere by blocking the use of receptacles (tube, clip, etc). Their suggestion, mail flyers. Of course, that's over \$100 for a 200 space park. They know no one is financially able to do that.

If the park blocks the typical method of distribution, we suggest the use of porches to distribute information as management has no voice whether or not you use them. And notify us of any interference.

Bottom line. You as a resident have a right to distribute information to other residents. As per the Mobilehome Residency Law: 798.51 RIGHT TO ASSEMBLE, MEET, CANVASS, PETITION & INVITE SPEAKERS

(a) (3) Canvass and petition homeowners and residents for noncommercial purposes relating to mobilehome living, election to public office, or the initiative, referendum, or recall processes, at reasonable hours and in a reasonable manner, **including the distribution or circulation of information.**

RULES & REGULATIONS

New rules and regulations are valid only if the park follows the law when introducing them to residents. They must: a) Notify all residents of new R&R and give them a copy. b) Schedule a meeting of all residents and c) Present the new R&R and entertain any objections from residents (the park isn't required to change anything, however). Once the park has followed this procedure, the new R&R are effective 6 months after the date of the meeting.

The park CAN NOT force you to sign! We strongly recommend not signing the new R&R, because if you do, they become immediately effective on the date you sign and signing essentially indicates your approval of all items in the new R&R.

Managers can not make up rules or regulations on the fly, i.e. they have to follow the letter of the law.

INHERITANCE ISSUES

This is so important, especially for seniors. If you have internet, go to comocal.org and click on "inheritance." You will find two articles: a) Estate Planning by Attorney David Loop and b) Inheritance - What You Need To Know by Attorney Bruce Stanton. You can copy and paste any article to a blank word document. We suggest you give a copy of each to your heirs, along with a copy of MH Life Magazine. They need to

read and be aware of their rights and obligations **BEFORE** they inherit your home. If you do not have the internet, send \$2 along with a request for the two articles and your contact information to MH Life Magazine and we'll mail you both articles.

USE OF CLUBHOUSE

By law, clubhouses must be open and available during reasonable hours. And they must be available for resident meetings or other lawful purposes. Let us know if management will not allow the use of your clubhouse. Perhaps we can do something about it.

FORMATION OF A HOA

We suggest MH residents form a Home Owners Association (HOA) in their park. All it takes is three individuals willing to step up and lead (President, Treasurer/Secretary and Vice-President). If and when you accept money from residents, and need a bank account, then you should:

a) Obtain an Employer Identification Number (EIN) from the IRS. This can be done in a few minutes online.

b) Incorporate: Apply to the California Secretary of State by filling out the appropriate form. The approval process usually takes about 30 days.

c) Open an account: You will need both your EIN and an approved Articles of Incorporation to open a bank account.

For further information, contact MH Life Magazine or COMO-CAL.

MEETINGS

You can't keep management out of meetings held in the clubhouse, but you can keep management out of meetings held in someone's home or outside the park. If the manager is a problem, we suggest holding meetings in someone's home. Start with a small group, flyer the park and invite all MH owners to a meeting in the clubhouse. Organize a HOA and work with MH Life Magazine and COMO-CAL.

DO I HAVE TO SIGN?

Once you have tenancy in a park, we suggest you do not sign anything, whether they be new rules and regulations or a questionnaire updating information like the number of cars you have, the number living in your home, etc.

PARKING

Legally you can not park on the street unless it is 32 feet wide. However management should allow parking for short periods of time to unload groceries, load and unload laundry, etc.

W

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