

Vallejo Area

Mobilehome Magazine

Serving
Mobilehome Owners in the
Greater Vallejo Area

JULY 2018
VOLUME 1 NUMBER 2



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Vallejo Area Mobilehome Magazine

Serving Mobilehome Owners in the Greater Vallejo Area

PUBLISHER FRANK A. WODLEY

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Margaret Robbins

Mobilehome Magazine is not responsible for
content

New Businesses Advertise Free

Our understanding is that Frank Wodley, the publisher of our Vallejo Area magazine, is offering any business new to our magazine, a free business card size ad. If you have a business, that means you too. So if you want to be seen by the mobilehome community, send Frank (P.O. Box 3774, Chatsworth, CA 91313) your business card. It's free, one time only.

Do not fear, our publication will not always be filled with a bunch of free ads; this is, however, a very important effort that is also for the benefit of all our Vallejo Area mobilehome owners.

As you know, the Vallejo Area publication is produced, at no cost, by Frank's publication Mobilehome Magazine (www.mobilehomemagazine.org) for our mobilehome



community. The publication is supported by those merchants that do pay for advertising. The free business card advertisements that we're offered for this month are to introduce our publication to the local merchants as a platform for generating additional business to their establishments.

If you or anyone you know can use any of the products or services advertised by these merchants, please, make a point to contact or visit them and let them know that you saw their ad in the Vallejo Area magazine. With that we are in hopes that they will purchase a paid advertisement on a regular basis.

We want to thank everyone that participates in generating merchant interest.

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Happy Fourth of July!

Can you believe it is only five months until Christmas? I hope you enjoyed the first edition of the mobile home a magazine. We handed out around 3000 books this month and would like to increase it. We're looking for advertisers that will support the magazine. The rates are very inexpensive please give me a call and I'll send you a rate sheet. Our advertisers are what will keep our magazine alive! We're trying to make a magazine something for everybody in every county. We want to keep it fresh and apply to everybody's interest of living in mobile homes.



I've been working with mobile parks up and down the state of California for around 15 years. I've been in over 100 mobile home parks and heard some of the same stories of the same problems. Many of them don't even have rent stabilization. There are some managers out there that have been trying to get tenants to sign long term leases locking them into terms that do not serve the best interest of the tenant. One thing that I preach all the time is never, never, never sign a long-term lease! I hope your summer is going well. If you have plans to go on vacation please have fun, but don't forget your secure your mobile home!

In Vallejo, we just finished our new rent stabilization which had us hire an attorney. It really didn't go in our favor. The language in the new rent stabilization will probably be changed. We will have to go back to the city Council to amend and add things to it. It's very hard to deal with an educated person that knows nothing about a mobile home park, how it runs, and how valuable it is to the tenants that live there.

The language in rent stabilization is very important.

I'd like to take the time to thank Frank Wodley, the publisher of Mobilehome Magazine. All magazines are displayed on their website (www.mobilehomemagazine.org) . Frank is providing our magazine FREE OF CHARGE. He has been an advocate serving the mobilehome owner community in California for 14 years. His five regional magazines (Sacramento, Vallejo, San Gabriel Valley, Yucaipa and North San Diego County) are very great reading material. Frank thank you very much for putting us on the map!

Don't forget we're looking for volunteers to hand out the magazines in their parking lots and putting a stack in the clubhouse as well. Let's organize together because we're all fighting for the same thing!

A Message from the Vallejo Mobilehome Coalition

On May 22, 2018 after almost years, the Vallejo City Council voted and passed the revised Rent Control Ordinance that was “accidentally” thrown out when the overseeing Board was dissolved for what seems like lack of interest (?). This Ordinance was picked apart by the Vallejo Housing Authority Staff with deletions and replacements until there may not be any of the original Ordinance left this was done at the request of the City Council of Vallejo. The majority of proposed changes involved Section 5.070 Vacancy Control Provision. Space rents will be based on 50% of the Housing and Urban Development (HUD) Fair Market Rent (FMR) for a 2 bedroom apartment unit in Solano County. This calculation will be used for a Manufactured Home space rent for the new purchaser/tenant after July 12, 2018. The new purchaser/tenant may be subject to the Cost of Living Adjustment (COLA) on the next anniversary of purchase. If the total rent amount prior to the sale/transfer already exceeds 50% of Fair Market Rent (FMR) the new rent shall not be increased, but the existing rental amount is not required to be reduced. The Fair Market Rent (FMR) is published by Housing and Urban Development (HUD) yearly in October.

Example: A 2 Bedroom unit rents for \$1,340.00 per month x 50% is \$640.00 is the monthly space rent for a Manufactured Home.

Changes were also made concerning there being a “Hearing Officer” instead of having the Housing and Community Development Commission to hear Petitions and Appeals.

A Hearing Officer is a person that: 1 is not a mobile home owner nor has an ownership interest in a mobile home park: 2 whom is a qualified conflict resolution professional: and 3 who the City Manager determines has an appropriate level of experience and knowledge of Federal and State laws relating to mobile homes and mobile home rent control.

We would like to say “Thank You” to All the many Volunteers and VMC Members that helped in this “Quest” to get the word out about this long drawn out process, including the many Seniors and people of all ages from numerous mobilehome parks in and around Vallejo that helped make and carry signs at the “Rallies” at City Hall and the Vallejo Housing Authority. And to all the people that have attended meetings and joined the Vallejo Mobilehome Coalition along with those attending the oh so many “Council” meetings, writing your letters and turning in your documents about your rent increases (no one seemed to pay any mind to them), and Attorney Bruce Stanton that represented all us with conference calls, correspondence and attending meetings (even tho he was completely ignored). All of your “Time and Efforts are Greatly Appreciated”.

We are not satisfied with this decision and plan on pursuing this matter down the road even if it is 6 months from now. We will still be here for the mobilehome owners/tenants. Meetings will continue to be held on the 3rd Sunday of each month. Any questions call : (707) 648-6155

Thank You Again
The Vallejo Mobilehome Coalition
Miss Terri, Chuck and Margaret

The Vallejo Mobilehome Coalition (VMC)

Living in a Mobilehome Community is one of the last affordable housing choices there is. Without some kind of rules and regulations in addition to the California laws that help to protect the unit owners and tenants living in Mobilehome Parks throughout our state and areas, Rent Stabilization is a real necessity. We as owners and tenants really don't stand a chance of holding on to our affordable homes without it. In our area there are numerous Mobilehome Parks and Communities most of which make for "Affordable and Enjoyable" places to live. We all need to work together to keep it that way. The Vallejo Mobilehome Coalition (VMC) is here for you. Please do not hesitate to get in touch with us should you have an issue to deal with. We are hoping that you all enjoy "your" new Mobilehome Magazine for your area and if you would like to "Volunteer" to help deliver them in your park or Community feel free to call or Email us, we could really use your help.

And remember never ever sign a long term lease.

The Vallejo Mobilehome Coalition (VMC) (707) 648-6155
vallejomobilehomecoalition@yahoo.com

Vallejo, CA



Benicia, CA





American Canyon, CA



Napa, CA





New magazine for mobile home owners in Vallejo, Benicia, American Canyon, launched

Different rules apply when you live in a mobile home park, and Terri Pohrman of Vallejo says she thinks too many such residents don't know that, so she launched a magazine to spread the word.

Vallejo Area Mobilehome Magazine, Serving Mobilehome Owners in the Greater Vallejo Area's first issue — June, 2018 — is available now, she said.

There appears to be a Mobilehome Magazine in the Los Angeles area, but hers may be the first of its kind locally, Pohrman said. The magazine is put together by 25 volunteers, she said. It covers topics of interest to mobile home owners in Vallejo, Benicia and American Canyon, she said.

“We need to get the word out,” the longtime, self-employed hair stylist said. “Rent stabilization, the case to never, ever sign a long-term lease, advice, tips, anything of interest will be included, like the rules and regulations, like, how to legally remodel your mobile home. I just decided we'd print something for everybody in a magazine.”

Pohrman said mobile homes are among the last affordable housing options in many cities, but also that they're “cash cows,” for park owners.

An advocate for area mobile home residents for more than a decade, Pohrman said magazine production costs are defrayed through ad purchases.

“We have to get the word out, and handing out fliers in the park isn’t enough,” she said. “We’re trying to help residents and non-residents know their rights, and about living in a mobile home, period.”

Mobile home living is different than “stick house” living, she said.

“First, it’s private property you’re living on, renting the space, but you own the home,” she said. “You must abide by park rules. It’s the park owners’ responsibility to maintain trees and driveways — that’s part of what your rent pays for. There are differences between senior and family parks. There are state rules and regulations, and the next issue of the magazine will have many pages of educational stuff.”

Margaret Robbins, of Vallejo is one of the group’s volunteers.

“It’s important to get the word out, to let them know we’re here to help them,” she said. “The more people we can reach the better. It’s important they know their rights. Living in a mobile home is a lot different than living in a house or an apartment. I’ve never been involved in anything like this in my life. But, there are people who are being taken advantage of, especially people from other countries who don’t speak the language.”

Local mobile home residents will benefit of Pohrman’s 13 years as an advocate and part of the Golden State Manufactured Homeowners League, and her work advocating for mobile home rent stabilization in various municipalities, she said. She resigned from that organization as vice president and formed a group called Vallejo Mobile Home Coalition some nine months ago, according to an article in the magazine.

“I’m trying to connect the public and make the owners behave,” she said. “The more people who know their rights, the better their chances.”

The coalition, which is growing, meets monthly at the Florence Douglas Center, 333 Amador St. in Vallejo from 2 to 4 p.m. the third Sunday of each month, and park owners and management are not allowed, she said.

“We started in October with 10 people, and now we had about 100 at the last meeting,” Pohrman said.

“People talk and find it exciting,” she said. “People come and talk about their issues, and it’s just escalated.”

Pohrman said she hopes to turn the coalition into a nonprofit at some point.

Meanwhile, the magazine will include announcements of special events at various parks, of City Council meetings of particular interest to mobile home owners and other special dates. It’s something that should be supported by park managers as well as residents, she said.

“We have a list of important phone numbers, like the Vallejo mayor and city attorney, the Solano County District Attorney, and local City Council members,” she said. “We also have the numbers to the Fair Political Practices Commission in Sacramento, the Federal Fair Housing in Washington, D.C., the Veterans Administration of Solano County and the California Department of Veterans Affairs.”

There’s an article on how to improve energy efficiency in mobile homes and a list of low income assistance programs. One article in the magazine’s first edition involves the California Mobilehome Residency Law (MRL) booklet, an annual publication that mobile home park owners were once required to give to residents, but no longer, it says. It contains the rules and regulations renters and park owners must live by.

The publications says, “The State Department of Housing and Community Development does not have authority to enforce these Civil Code provisions,” meaning, Pohrman said, that “there is no government agency to enforce the MRL. This is why we must support each other.”

For more information, call (818) 929-6061 or fawodley@yahoo.com, or missterriwigs@yahoo.com.

Contact Rachel Raskin-Zrihen at (707) 553-6824.

<http://www.timesheraldonline.com/general-news/20180525/new-magazine-for-mobile-home-owners-in-vallejo-benicia-american-canyon-launched>

MEETING

VALLEJO MOBILEHOME COALITION

When: Sunday July 15, 2018

Where: Florence Douglas Senior
333 Amador Street
Vallejo, CA 94590
2 to 4 **P.M.**

Carl Manor Room (**Back Entrance**)

Please Mark Your Calendar for Every 3rd Sunday of the Month

Come Find Out What Is Going On In Our Area
and

Meet Your Fellow Mobilehome Owners
Bring Concerns and Questions to the Meeting

We Are In This Together

Refreshments Will Be Served

Terri is willing to meet with you and your neighbors at individual
parks so that problems and concerns can be discussed

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Reunion

Coalicion Casita de Vallejo

Cuando: Domingo 15 de Julio, 2018

Donde: Florence Douglas Senior

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Vallejo, CA 94590

2 to 4 P.M

Carl Manor Room (entrada por atras)

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y

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La llinea directa VMC 2411 en (707) 648-6155

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Just What is Mobilehome Magazine?

Mobilehome Magazine is an advocacy organization, run by long time advocate Frank Wodley. We serve you, the mobile/manufactured home owner community. We have been providing important information since 2004. Our website at www.mobilehomemagazine.org displays all magazines from our last seven years - over 600 articles written by a variety of authors - attorneys, homeowners, business professionals, and others.

Our goal is to enable you to protect yourself against those park owners and managers who may violate the law. We know what some/many of you are experiencing. We've been there ourselves.

OUR HISTORY

By the way, we began in 2004, as the Coalition of Mobilehome Owners - Los Angeles, a regional group. In 2005 we decided to go state-wide as the Coalition of Mobilehome Owners - California (COMO-CAL). We've been Mobilehome Magazine since 2011.

You may ask why the change. It is simple. The magazine is the only one of its kind. We've provided over 1 million magazines to the mobilehome community these last seven years, usually at no cost to you.

ADVERTISING REVENUE HELPS PAY EXPENSES

Some ask, how is that possible? Advertising revenue helps defray expenses. We do this for you, knowing that many mobilehome owners are on fixed incomes.

CAN YOU TRUST US?

Please don't perceive FREE to mean worthless. Our magazines actually are loaded with important information. We're sure you know after reading them. And they provide you a connection, so you know you are not alone.

The word 'trust' often comes up when folks talk about advocates today. We understand you have to be careful. But believe us, we can be trusted. No other advocate is doing what we do for you. A free, monthly, full color magazine! And no one has the display of magazines online like we have.

WE SUPPORT THE VALLEJO GROUP

We support and promote your Vallenjo area group led by Miss Terri. We believe it should be your primary advocate. This means, you absolutely should join, and use them when you need assistance, whether it be a simple

question, or a possible lawsuit against your park owner or manager.

Remember too, we already have a network of five regional groups across California and that number is growing. We share information, we share expertise, and we work together. WE ARE A NETWORK.

DISPLAY OF REGIONAL MAGAZINES

Soon all regional magazines will be displayed online at www.mobilehomemagazine.org. Just click on the Regional Magazines at the top of the page.

MOBILEHOME MAGAZINE'S ROLE

Today, we are working to build a NETWORK of regional groups around California. We support these groups by supplying them a voice, i.e. 3,000+ copies of their own magazine where they can publish content of their choosing.

Also Frank is a *terrific resource* of information. He has been there and done that. His role today is as advisor. Feel free to send him an email (fawodley@yahoo.com) with your issue. He will respond within 24 hours.

Mobilehome Magazine also has an *attorney* who is located in the Santa Barbara area. She is happy to hear from mobilehome owners (email Frank), but will not accept cases that may go to court when you live outside the Santa Barbara area.

FAQ HANDBOOK

We will continue to sell our Handbook; 36 pages of Frequently Asked Questions with Answers compiled by the Senate Select Committee on Manufactured-Home Communities. Want a copy? Send \$7 with your contact information to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313.

WHAT YOU CAN DO FOR US

Support us. If you need insurance, call Myron Hughes. He is terrific, may be able to save you money on your homeowners insurance and even is very knowledgeable about advocacy in California. Same with our other advertisers.

Donate. If you like the magazine, or like our other services, please send us a donation: Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313.

Benefits of the Regional Group Plan

We can't stress enough the need for change. The Regional Group Plan provides that change and other much needed benefits. And it allows MH Life Magazine to continue its efforts state-wide to Unite all MH owners in California. And provides the necessary resources to allow Regional Leaders to start resolving issues that have been unchallenged for decades.

BENEFITS TO THE MH COMMUNITY

1. It gets everyone working together (that's huge in itself) to their full potential
2. The Plan focuses on today and the future, rather than on the past.
3. It uses ALL resources, including GSMOL, MH Life Magazine, Local Groups, Park Groups, etc. We encourage local and park leaders to become leaders in the new Plan.
4. The Plan embraces ALL MH owners who want to be involved, as leaders, followers, volunteers. It excludes no one.
5. It gives a voice to all MH owners, not just a few. It provides equal representation to all.
6. It puts the money where it will do the most good. It funds a lobbyist, the Regional Groups, a legal fund and a magazine.
7. Members fees are used to protect them, not someone hundreds of miles away, i.e. Regional Group monies, including a legal fund, remain in the region.
8. It provides a group (the new State Group) to oversee all Regional Groups and to offer help when it is required.
9. It eliminates competition, negativity and politics among advocates.
10. It greatly reduces current overhead costs by as much as 50%. This means more of your membership dues are available to protect you.
11. The Plan increases efficiency.
12. It increases networking, sharing and teamwork.
13. It provides a strong foundation and guidelines to go forward.
14. It provides much needed checks and balances. It provides a plan for the removal of those leaders who are not doing their job.
15. It provides a balance of power. It returns power and control to the people. Power to the People!
16. It allows local areas to determine their own fate, work on their own issues, and support their own members. It allows everyone to share their problems, and successes.
17. It provides expertise and consultants for all MH owners.
18. It provides UNITY: All for one and one for all.
19. It provides a Legal Fund for all members to help with enforcement
20. It allows us to promote other options of enforcement of the Civil Code Laws, rather than having to hire an attorney and going

to court.

21. The plan means less apathy and more participation by MH owners. Why? Because now the process will be much more efficient and effective. Residents will see results and trust in the process and want to get involved.

22. It provides a magazine to all members, and a free magazine to residents so they know someone is there to protect them, so they know they are not alone.

23. It provides for elections of advocates based on merit and expertise. It allows all members to vote, not just a handful.

BENEFITS TO LOCAL GROUPS

1. The Plan does not change your group in any way. You keep your name, bylaws, website and Board of Directors. You run your group essentially the same as you have in the past.
2. The Plan provides a Regional Magazine for your use, saving your group both money and time. Use it to replace your newsletter. All you have to do is submit content. The MH Life Magazine Staff will do the rest, up through sending you Magazines for your area. Other local groups will also supply content. (In the case of San Diego, there are at least 5 local groups (Oceanside, San Marcos, Escondido, Chula Vista and Santee). Prior to publication, all groups will get a preliminary magazine so they can make changes and modifications.
3. You don't have to spend your time on a computer keeping track of members anymore. The Plan automatically provides you with a membership roster, once a month and an accounting of moneys contributed by residents in your area.
4. The Plan will automatically provide your group money for operation expenses.
5. There is a huge potential for added revenue from advertising in the Magazine.

RESPONSIBILITIES OF LOCAL GROUPS

1. We ask you support the Plan, and promote the Plan to residents in your area. Remember, funds stay in your Region to help you serve your residents.
2. We ask you distribute the magazine in your area, door to door, every month. We will get magazines to you about a week before the first of every month.
3. We ask that you find at least one contact in each park in your area who will be responsible to distribute the magazine.
4. We ask you contribute content to the magazine.
5. We ask you help secure advertising for the magazine. Your Regional Group will receive half the profits.
6. We ask you to support those businesses that advertise in the magazine. This will mean they will continue to advertise.

VMC
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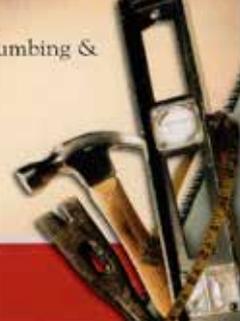
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Manager Problems in Mobilehome Parks

This is Your Chance to Speak Up

INTRODUCTION: Mobilehome Magazine believes manager problems do exist in mobilehome parks. Here are some examples: a) Managers make up new rules 'on the fly.' b) Managers do not enforce Rules and Regulations equally on all homeowners, c) Managers close common areas, like the clubhouse, d) Managers intimidate and harass, e) Managers incorrectly quote the Mobilehome Residency Law, f) Managers threaten eviction, g) Managers lie when they say such things as 'Your neighbor has complained.' h) Managers enter your property to spy, etc.

We need your input! We want to do something about this serious issue. We hope you will support our efforts.

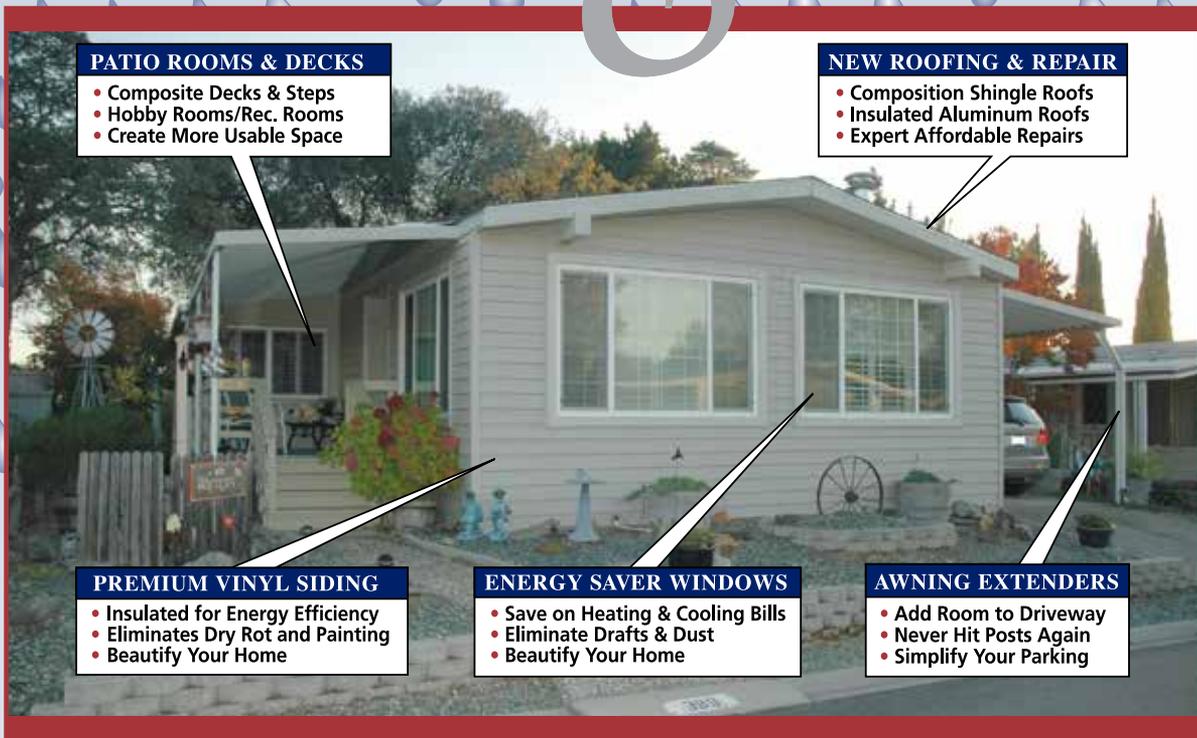
WE'D LIKE TO KNOW WHAT YOU THINK:

1. Do you believe manager problems exist in mobilehome parks? Yes, No
2. If you answered NO, please email us or call us with your answer. You do not have to take the balance of this survey.
3. How pervasive are manager problems in parks? 80-100%, 60-80%, 40-60%, 20-40% , 0-20%
4. How serious are manager problems in parks? extremely serious, very serious, serious, not very serious, not serious
5. Have you experienced manager problems in your park? Yes, No
6. To your knowledge, has any government agency or advocacy group tried to deal with manager problems? Yes, No
7. If you answered Yes, can you give an example? Use another sheet of paper please.
8. Were they successful? extremely successful, very successful, successful, kind of successful, not successful. Please name the group/government agency. _____
9. We're interested if you have any ideas how to deal with management problems. Answer as many as you want, but put in priorities, i.e. most effective #1, next #2, etc.
 - I'd provide more training/education so managers understand their responsibilities better
 - I'd have a state-wide panel or task force mediate
 - I'd have a state-wide panel or task force fine a manager who is causing problems
 - The park owner should be held responsible for manager problems
 - The park owner should discipline his manager himself
 - A government agency should be involved with this issue. They should have the authority to sanction or fine a park owner whose manager poses a problem in the park.
 - An advocacy group should handle management problems.
10. Do you belong to a group or organization? GSMOL, Regional Group, HOA in your park.
11. Do you want to help us deal with management problems? Please let us know. Call or email Frank (818-886-6479/fawodley@yahoo.com

Please send completed survey, with your name and contact information to: Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313.

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