

# YMRA

July 2018

Volume 2, Number 7

## YUCAIPA MOBILEHOME RESIDENTS' ASSOCIATION

P.O. BOX 1052, YUCAIPA, CA 92399

PHONE (909)797-9732

### Our Next YMRA Open Monthly Meeting will be July 14, 2018

10 -11am. Located at the Yucaipa Women's Club Building, 35215 Avenue A, Yucaipa, CA 92399

**YMRA Memberships run from July 1st through June 30th each year**

**PLEASE JOIN OR RENEW YOUR YMRA MEMBERSHIP**

*All Volunteers Working for You, the Mobile Home Park Residents*

#### **OH, HAVE A SENSE OF HUMOR!**

Three old ladies are sitting around a table playing bridge and bragging about their sons. "My Freddie," said Margaret, "Everyone should be so lucky to have a son like my Freddie. Once a week he brings me a huge bouquet of flowers, he's constantly bringing me out to restaurants to eat, if I so much as hint that I want something, the next morning it's on my doorstep." "That's very nice about your Freddie", says Gertrude. "But with all due respect, when I think about the way my Sammy takes care of me, it just can't compare. Every morning as soon as I wake up he greets me with breakfast and freshly brewed coffee. Every day he comes over and cooks me a gourmet lunch, and every evening he brings me to his house for supper, he truly treats me like a queen."

"WELL!" Says Barbara "I don't want to make any of you feel bad or anything, but wait until you hear about my Harry, twice a week he pays someone \$200 an hour just so he can lie on their couch and talk to them, and who do you think he speaks about at those prices? Asks Barbara with a big excited smile, "I'll tell you who he speaks about! ALL HE SPEAKS ABOUT IS ME!"



**As of this writing, the City of Yucaipa Mobile-home Rent Review Commission has an open seat**

<http://yucaipa.org/government/commissions-and-committees/>

Many of you have attended Yucaipa Mobilehome Rent Review Commission meetings either relating to a proposed rent increase (Carriage Trade Manor and others in the past), or regarding the Biennial Review of the Mobilehome Rent Stabilization Ordinance (when the RRC considers suggestions and input for improvements to the ordinance every odd numbered years).

This is a serious issue as we need this seat filled by an impartial, unbiased, fair and just individual. We've been asked many times "Who are these people serving on the commission, and why is that one so opposed to the residents? And, incidentally, we are not saying that this is the case, what we are saying is that these are questions that we have heard many times. We should be pro active in finding someone that would be willing to serve. Not everyone is always honest and there are people with an agenda that for what ever reasons, (continued on page 3)

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(continued from cover page) could apply to be on the Rent Review Commission, not have a fair and balanced view and not disclose what might be their hidden agenda. We always hope for the best, but when it comes to your security and way of life, why would we not be proactive? The seat on the commission **WILL** eventually be filled; the question is, by whom. See below, for the criteria in serving and let's find someone that fits for this position.

<http://yucaipa.org/government/commissions-and-committees/mobilehome-rent-review/>

The Mobilehome Rent Review Commission's primary responsibilities include:

- To meet from time to time as required by the Rent Administrator
- To review, hear and determine rent adjustment applications pursuant to the provisions of the Yucaipa Municipal Code (YMC), Chapter 15.20, and to adjust maximum rents or maintain rents upon completion of its hearings and investigations
- To render biennially a written report to the city council concerning its activities, holdings, actions, results of hearings, and all other matters pertinent to this chapter which may be of interest to the City Council
- To adopt, promulgate, amend and rescind administrative rules to effectuate the purposes of YMC 15.20, subject to the approval of the City Council

The Commission is composed of five members who shall be appointed by and serve at the pleasure of the City Council. The members of the Commission and the alternate members shall be persons who are neither residents nor park owners who have no financial interest (as defined by state law) in any mobilehome or mobilehome park and have no parents, children, spouses or siblings with any such interest. Commission members shall either be residents, property owners or business owners of the City.

Each commission member's term shall run consistent with the general municipal election and shall be for two-years from January 1 to January 1. You may contact the General Services/City Clerk's Department at 909-797-2489, ext. 221 to be notified of vacancies and appointment procedures. Meetings are held on an as-needed basis.

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**Recording Secretary** - We are still in need of a new member on our YMRA Executive Board to fill the position of Recording Secretary. Please, if you know anyone willing to fill this position, please, let us know.

=====

**Sharron McCabe has taken over the scheduling** and training for the Mobilehome Volunteer Office staffing. Sharron is our newest board member and didn't even hesitate to take on the office. we want to thank her for that. Wayne Foreman had been doing this since Joanne Nelson had resigned. We also want to thank Wayne.

It is so inspiring and we are so proud of the people that we're associated with. Wayne had resigned from our board a little while back, yet, really hasn't missed a beat and has just continued to work with us. Joanne had resigned from the board years ago, but has continued to help us in so many ways, like delivering newsletter bundles and scheduling and training staff for the volunteer office. And there are so many people that do so much behind the scenes ... we do appreciate our newsletter bundle delivery people, our park reps that deliver newsletters in the parks, our mobile home office volunteers and everyone that continues to be involved in the many ways they are.

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**Wishing Well Mobile Home Park has been sold ... *it's confirmed.*** Pama Management no longer manages the park. Phoenix Property Management based in Long Beach is the new property management company. We will update you as we learn more. (continued on page 4)

## WORLD ELDER ABUSE AWARENESS DAY



We didn't know if many of you knew this or not, but June 15th is World Elder Abuse Awareness Day. It's a very meaningful day and happens to be one of our YMRA passions ... to see that our elderly folks ... our seniors (as well as our veterans, disabled, low and fixed income people, and anyone else) living in mobile home parks are truly protected, by and through the Yucaipa Mobilehome Rent Stabilization Ordinance. As it stands, we have seen the abuse stemming from 'opportunistic' or 'predatory' mobile home park investors, and without the necessary changes to the ordinance, the predatory types of abuse will continue. We have a great ordinance,

however, the ordinance continues to lack certain provisions that could mitigate or end the predatory aspects that will continue to harm many of these people. This is a great day to bring awareness and clarity about the important issues, and strengthen and renew our commitment to see that when the next Biennial Review of the Mobilehome Rent Stabilization Ordinance comes up in 2019, we have a united front and the means to compel our city officials to do the right thing.

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### **WHEN ARE RENTS CONSIDERED LATE, 5TH OR 6TH OF THE MONTH?**

We are contacted on a regular basis about this. We are commonly told (by mobile home park residents), very emphatically no less, that rent is late after the 6th of the month and that the first day of the month is not counted, because rent is due on the 1st. If a late charge is enforced after being late 5 days, then, we are told, the 5th day would actually land on the 6th. We've been told that residents have taken park owners to court about this (park owner claiming a late charge is due if rent is not paid by the end of the day on the 5th, residents claiming rent is not late until the close of the business day on the 6th).



In all honesty, I, Tony Slaick, YMRA Chairman have not published anything on this as I have been told so many times that it is written in California State Law (MRL) and have also heard the above described scenario to the point that I've figured, that somehow, I just must be missing something. Below is what I have found about this (and I'll include a link to the webpage):

### FREQUENTLY ASKED QUESTIONS

California Mobilehome Park Residency Law (MRL)

<https://mhphoa.com/mrl/faqs> (continued on page 5)

#9 Can the park charge the resident a late fee if they missed paying the rent and utility bill by one day?

Late fees on rents, utility charges or other pass-through fees **are not regulated by the MRL**, however, California court cases regarding late fees generally have upheld residential leases with preset late penalties if they bear a reasonable relationship to the actual damages that could be anticipated or sustained by the landlord for late payment, such as administrative costs relating to accounting for and collecting the late payments. For example, a 3% charge for late payment of rent (\$15 on a \$500 rent bill) is probably going to be construed as reasonable. Whether \$50 is reasonable depends on the outstanding amount of the late rent and utilities owed.

**Recap:** If the signed lease or rental agreement stipulates a late fee, then the resident must pay.

Ok, did we establish if the late fee applies on the 5th or the 6th? We'd suggest that you reference your lease or rental agreement. If it states the 5th, then it's the 5th. If it states 5 days, well, I suppose you can fight it out in court if you choose to pay on or after the 6th. You are more than welcome to help with your own research and send us what you find that would confirm this one way or the other. If we receive better clarity on this, we'll report it to you.

=====

**Golden State Manufactured Homeowners League (GSMOL)**, is an additional resource that mobile home park residents should consider when issues arise. If you are a member of GSMOL, the following are your representatives:

Yucaipa is in Zone C (Los Angeles County [R3], Orange County [R5] and San Bernardino County [R6])

Zone C Vice President is Mary Jo Baretich, 714-960-9507, mjbaretich@hotmail.com. Region 6 Manager is Carl Laughman 626-497-5775, kallkarl43@netzero.net. Associate Managers are Joseph Diaz 909-591-9973 and Julie Bell 909-874-4058

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**Help us out** - Often, at our open monthly meetings, we are approached by members and given 'notes' or lists of complaints or concerns relating to a person and issues regarding their parks. Our meetings are only one hour and more often than not, we are approached by members before the meetings start, while we are setting up, or after the meetings when we are taking down and putting away tables, chairs, pa system, etc. (Continued on page 6.)

-----cut along this line-----

YMRA Memberships expire June 30th.. We appreciate and value all of our 'Card Carrying' member supporters. To join YMRA or renew your membership, (good through June 30, 2019), send \$7.00 for each adult person in your home **along with a self addressed stamped envelope**, or to donate any amount, simply fill out this form and bring it to the monthly meeting or see your park representative or send to: YMRA, P.O. Box 1052, Yucaipa, CA 92399 (If you would rather not cut this out of the magazine, you are more than welcome to include the information on a separate sheet of paper & deliver as described above)

## YMRA Membership Renewal

NAME(s) \_\_\_\_\_ PARK \_\_\_\_\_ SPC # \_\_\_\_\_ PHONE \_\_\_\_\_  
Optional

# of members \_\_\_\_\_ Amount \$ \_\_\_\_\_ Donation Amount \$ \_\_\_\_\_ Email \_\_\_\_\_

Notes: \_\_\_\_\_

**Please Join or renew today**

(continued on page 6)

(continued From Page 5)

We welcome you and do our best to talk with you while completing our tasks of setting up and putting away. Often, we'd like to follow up, however, the notes might not include contact information, etc. Please help us out by including your contact information, park and space # and organize your notes to give as much clear and concise information as possible. In addition, it would be helpful to know what steps you have already taken to resolve the issue(s).

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**I was reading Mobile Home University's newsletter this last month.** You know, they're the one's that teach everyday people how to buy mobile home parks and jack up the rents. Anyhow, they put out a list of the top 10 states that have the most mobile home parks. According to them, the top 3 were Texas with 5,176 parks, 2nd was California with 4,000 and Florida which has 3,785. I thought this was interesting because there are still some mom and pop owned parks out there ... you know, family owned parks.

I was talking to someone last month ... a local park resident, and mentioned how important it's become to establish a Homeowner's Association to be able to give a park owner notice that the residents want a shot at, and to legitimately be on the right course, to purchase the park if it were to ever go up for sale. In the conversation, I learned that this person felt very secure and felt that the park she lived in would never go up for sale.

Well, I can tell you that I am familiar with the park, and it is one of the few family owned parks that are still around and the owners are quite elderly. I happen to know that there are a number of family members that help run the park and there is little doubt in my mind that when the elderly owners do pass, (and the reality is that this will happen to all of us), the adult children will most likely be the new owners.

Anymore, too often, or maybe more often than not, the children feel there is no reason ... or obligation to continue ownership and decide to sell. And after all, you can't blame them, because, anymore they can sell the park, invest the money and never have to work again. In any event, what might seem fine right now can literally change in a heart beat.

**For any of you that are wondering** what the issues are that we should be most concerned about and focused on (and yes, I do repeat this a lot), we need to see some changes or action to put a stop to, or at least mitigate, the impact that the mobile home park home owners are up against as captive residents in a park, primarily, from the 'opportunistic' investor, or what we call the predatory investor that buys a park, knowing it will not profit to his desired **thirst or hunger**, knowing the purchase was in a Rent Stabilized jurisdiction and with the premeditated intention of getting an outrageous rent increase just because he made the purchase and has figured out a way to get over on the system.

By the way, we understand that with a park purchase, the tax base is generally higher than for the previous owner. Insurance costs are most likely higher as well and there are other considerations. We have no problem when an investor presents these legitimate, newly added costs for recovery. Having said that however, no one should be able to purchase a park and turn around and '**jack up the rents**' on '**captive**' residents; especially, seniors, veterans, disabled, low and fixed income folks, which, more often than not, are the primary targets of certain investors. That is absolutely counter to what the ordinance was designed to do.

On an added note, it is the Rent Controlled jurisdictions that the investors now target due to 'LOOPHOLES' in the ordinances across the state. One city implementing basic provisions (a 3 year wait to file for a rent increase (other than the proven added expenses resulting from the purchase) could change or mitigate this problem for everyone without impacting current mobile home park owners if they chose to file for a rent Special Rent Adjustment. The problem however, is that the cities know there will be opposition and a risk of litigation ... they kick the can down the road.

(continued on page 7)

(continued from page 6) With that, and equally important is participating in the Biennial Review of the Rent Ordinance when it comes up for review. We have an opportunity to influence the changes we need, to get better protections for the resident homeowners, and especially the people just mentioned above (seniors, vets, disabled and low/fixed income folks). There are many viable changes that could improve this, but it takes support from city officials ... and unfortunately, we do have some serious challenges there, however, together, we can prevail.

Last, we'd like to see that the residents in every Yucaipa mobile home park are at least in a position to purchase their parks if they're parks were to ever go up for sale ... they should at least have that opportunity.

We should also keep in mind that if the Mobile Home University can teach regular folks how to buy a mobile home park ... and sometimes, even with nothing down, why wouldn't we be able to get this together? If you own your home, you truly have a vested interest.

**Beyond that** are all the day to day issues that happen throughout the Yucaipa mobile home parks, and we are hoping that we'll get some work done and find ways to resolve some of those problems as well ... and I have to tell you, there are a lot of them.

**With that**, we also want to make sure our members know that we need all the help that we can get. And it looks like that might be coming together better than ever. As you know, our Newsletter/magazine is published by Frank Wodley. As I've mentioned, since we have come together, Frank has also established more magazines like ours with other mobile home park associations like YMRA ... from Oceanside to Sacramento. I am sure that we will all be communicating more and more as we get better connected.

=====

So, let me close with this ... it looks like I've chosen some angry intimidating pictures in this issue. They really were to convey some important messages. With that in mind, I thought I'd leave you with a beautiful image to take you through your day. Thank you.



Staffing hours for the Mobile Home Volunteer Office are Mon, Wed and Fri from 10 to 12p.m.

**We need office volunteers**

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We invite you to send us your thoughts, comments & Newsletter ideas to: [ts.ymra@gmail.com](mailto:ts.ymra@gmail.com)

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Visit the YMRA website at: [www.ymra1.wordpress.com](http://www.ymra1.wordpress.com)

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YMRA welcomes all new members. We thank our supporters for their generous donations and our volunteers that contribute so much to the YMRA organization. (continued on page 8)

(continued from page 7) Come to our next open monthly meeting Saturday, July 14, 2018 from 10 -11am.  
Located at the Yucaipa Women's Club Building, 35215 Avenue A, Yucaipa, CA 92399

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This publication was printed at no cost to YMRA members. The magazine is supported by the advertisers.  
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To join YMRA or renew your membership, send \$7.00 for each adult person in your home (good through June 30, 2019) along with a self addressed stamped envelope, or to donate any amount, simply fill out the coupon below, bring to monthly meeting or see your park representative or send to: YMRA, P.O. Box 1052, Yucaipa, CA 92399

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## **Mobile Home Life 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.

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 some/many of you are experiencing. We've been there ourselves.

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 website is [www.mobilehomemagazine.org](http://www.mobilehomemagazine.org). An entire magazine or individual articles may be downloaded very simply.

Many have purchased 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. We appreciate donations!

# 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.



## **New Businesses Advertise Free**

Our understanding is that Frank Wodley, the publisher of our YMRA magazine, is offering any business new to the 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 YMRA members.

As you know, the YMRA publication is produced at no cost, by Frank's publication Mobilehome Magazine ([www.mobilehomemagazine.org](http://www.mobilehomemagazine.org)) to the YMRA organization or our members. The publication, however, is supported by the 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 YMRA magazine. With that we are in hopes that they will purchase a paid advertisement on a regular basis.

We want to thank everyone that participated in generating merchant interest, especially Ron Rush, as there is no doubt that he has established nearly all (if not all) of the business card ads. Thank you Ron!

## **Information on Advertising in the YMRA Magazine**

Advertising rates are very competitive. Also every full or half page display receives a free business card ad. And you can use the free ad anytime you want. You don't have to use it when your paid ad is displayed in the magazine. Please support the magazine. Even your business card will get action!

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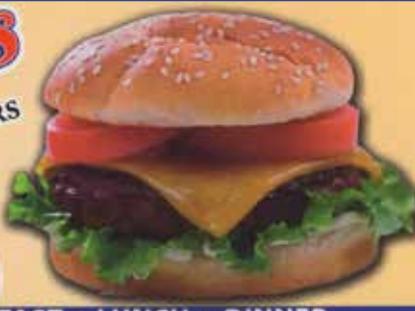
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