

# YMRA

June 2018

Volume 2, Number 6

## YUCAIPA MOBILEHOME RESIDENTS' ASSOCIATION

P.O. BOX 1052, YUCAIPA, CA 92399

PHONE (909)797-9732

### Our Next YMRA Open Monthly Meeting will be June 9, 2018

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

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

*Oh, have a sense of humor!*

My doctor took one look at my gut and refused to believe that I work out. So I listed the exercises I do every day: jump to conclusions, climb the walls, drag my heels, push my luck, make mountains out of molehills, bend over backwards, run around in circles, put my foot in my mouth and even go over the edge.

### YMRA Membership Renewals

The Yucaipa Mobilehome Residents' Association (YMRA), is a 501(c)(4) Non-Profit Organization that has been servng the mobile home park residents of Yucaipa for over 25 years. We are an organization operated by All Volunteers, devoted to the mobile home park residents throughout the Yucaipa area. Our volunteers give of their own time, energy and passion, as well as their own funds in many aspects of our operation. We strive to keep a balance of protections for the mobile home park residents, while considering the needs of mobile home park owners. We are funded by your \$7.00 ANNUAL membership. Please support us so we can continue to support you and all the people that live in mobile home parks that enjoy the safety and protections of the Rent Stabilization Ordinance, as well as fair and just rents. Your \$7.00 membership is what funds our operations, as well as helps us to maintain a legal fund. Please, take a few minutes right now to send us a check for any amount as a donation, or at the very least, \$7.00 for your membership or renewal. We, as well as the entire mobile home park resident community, appreciate you and your support.

YMRA Memberships expire June 30<sup>th</sup>. 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)

Thank you

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

PHONE \_\_\_\_\_ (optional) Email \_\_\_\_\_

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

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

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## GOODBYE COLLEEN ...

We wish to say thank you and farewell to Colleen Kirkpatrick-Hudelson our YMRA Recording Secretary.

Colleen has been our Recording Secretary for years now and has recently gotten married; her new last name is Hudelson. We are so happy for her and her husband Randy and we want to wish them a long life of happiness, good health & many new and everlasting memories. Congratulations Randy and Colleen Hudleson!

On a sad note, Colleen did resign her position on the YMRA Executive Board as our Recording Secretary. She has much to look forward to and will be adjusting to some life changes including a fairly demanding job (*not her new marriage ... a 'job'*). Colleen did not just take the minutes for YMRA at our regular committee and open monthly meetings, she also did a lot of research ... *so much, we couldn't even begin to list it here*. She is the originator of the Yucaipa Mobilehome Residents' Association & Friends & Neighbors of YMRA Facebook page. Colleen's husband Randy has also been an active, involved and generous supporter of the YMRA organization and the mobile home park residents. While we are happy for Colleen and Randy, this is also really a sad loss for all of us. On the other hand, Colleen and Randy are at the beginning of something new and exciting. We will all miss Colleen and Randy Hudleson. Thank you both for all that you have done!

**With that**, well, we are in need of a new member on our YMRA Executive Board to fill the position of Recording Secretary. Please, if you or anyone you know would be willing to fill this position (*that has good handwriting and can take good notes*), please, let us know. Thank you.

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**We have completed the YMRA Audit** this last month. The YMRA books are in order and have all balanced. We want to thank Jo Sutt, Barbara Delahoyde and Yvonne Aguilera for their help and commitment in getting this done.

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**We want to thank Ron Rush**, for the gift baskets that he donated for our Opportunity Drawings at our April Open Monthly meeting. We'd also like to thank Jo Sutt for the gift certificates that she acquired from Jose's Mexican Restaurant and Gorden Leslie's Hair Styling Salon, our merchant friends, that had made these donations for our opportunity drawing at our May Open Monthly meeting. Please pay these merchants a visit, thank them for supporting YMRA and let them know we appreciate their generous donations.

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**We've been contacted** by Sherrie O'Connell, From the City of Yucaipa Neighborhood Watch and Crime Prevention Program. Sherrie is the Community Services Coordinator/Community Liaison for the City of Yucaipa. Sherrie is also the Emergency Services Coordinator.

Sherrie wanted to do a presentation at our Open Monthly YMRA meeting, however, her presentation is about a full hour. We met with her and could see that she clearly has some solid answers to a lot of the problems that we talk about on a regular basis.

We told her that we would include information in our next newsletter as well as bringing it up at our open monthly meeting. The objective is to get all of the Yucaipa mobile home parks to host a presentation and set up an effective Neighborhood Watch program that will get results ... which would be good for the park owners as well as the residents.

Sherrie put out a notice and it says: Partner with the City of Yucaipa and our Police Department to protect your neighborhood. Neighborhood Watch is one of the oldest and most effective crime prevention programs in the country, bringing citizens together with law enforcement to deter crime and make (continued - next page)

communities safer. If you have an interest in forming a neighborhood watch program, please contact Sherrie O'Connell, Emergency Services Coordinator for the City of Yucaipa, at 909-7972489 x 260

Also, I don't know if you all realize it or not, but the city does require a disaster plan to be on file from each of the Yucaipa mobile home parks. There is little doubt that there is a plan on file from each of the parks, however, once the plan has been filed, there is no telling if people really know what to do. When these are set up, they establish people in the parks that check on one another, the elderly, the disabled and there is a process and a plan that people should know about and be familiar with in the event of an emergency or disaster. When you schedule the meeting to establish your crime prevention program, you can also ask Sherrie about the disaster plan and set something up to learn about that as well.



**Is it fair to say** that rent control relating to the mobile home park communities was established, at least in part, and a very significant part, due to the 'captive' nature of the park homeowner's inability to protect themselves from unreasonably large rent increases? Without rent control, homeowners could spend tens of thousands of dollars purchasing their homes, only to have space rents randomly raised to unreasonable levels or levels that the homeowners could not afford. Beyond that, if the homeowner opted to sell, more likely than not, they would have to sell at a deep discount relative to their purchase price (*not due to depreciation, but as a result of the higher rents*) ... if they were able to sell at all.

The point is that rent control... or more correctly, Rent Stabilization Ordinances, are designed to protect homeowners as well as mobile home park owners. Mobile home park owners are also **entitled** (*due to the fact that the ordinance dictates the amount that rents can be raised each year*) to make a fair return (profit) on their investments relative to other investments that they could have made (considering risks and rewards).

Unfortunately, all (authors of) Rent Stabilization Ordinances in California (*as far as I know*), have failed to foresee that unscrupulous investors would have found 'loopholes' that allow predatory types of rent increases. This happens when investors target and buy mobile home parks in rent stabilized cities, and know in advance that the parks they purchase will not be profitable (enough for their aspirations) after the sale, however, have the premeditated intention to undermine the system (the spirit of the ordinance) to gain extremely large rent increases after they have made the purchase. (continued - next page)

Going back to the original premise of Rent Control, it is designed to protect and balance; to maintain fairness for the park residents as well as the park owners.

So then, why do the cities across California not recognize that there are measures that could be put in place, without impact, or with very little impact to current park owners, to eliminate, or at least mitigate the aspects in the ordinances that allow an opportunistic (or 'predatory') investor ... a single person or company, to gain outrageous rent increases on communities of captive senior citizens, veterans, disabled, low or fixed income folks (the predatory investor's main target - senior parks in rent controlled jurisdictions), all across the State of California; not to mention the country? There is clearly a reason why investors 'target' these particular types of mobile home parks in these rent controlled jurisdictions.

It's time for cities across the state to revisit the original language in their Rent Stabilization Ordinances, and include the provisions that will rebalance the people's (the captive, vulnerable and currently unprotected citizens that they should serve) protections to include the language and provisions that these ordinances were fundamentally designed to achieve.

And by the way, we realize that when an investor purchases a park, there are new, or added legitimate expenses (higher property taxes, insurance, etc.). We completely agree that a mobile home park investor should ***almost automatically*** be granted rent increases (related to these new expenses) when the new expenses are that obvious and legitimate.

Interestingly, there was a time when there was no Rent Stabilization Ordinance at all relating to the mobile home park community. Initiating such an ordinance most likely had huge challenges, yet, was successful. Now, we only need some adjustments, yet, we have much opposition from the very officials that could and should recognize these injustices. Are we expecting too much in that we seek this rebalancing as we represent the entire community of mobile home park residents in Yucaipa (and other areas as well)? We've made our issues and feel that it's time we all get together, where the 'powers that be' actually reach out and work together with us, with a spirit to seek viable, positive, just solutions for everyone.

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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 so they will continue to advertise. Everyone wins: the business, you, your Regional Group and MH Life Magazine!



**You might have heard** that Golden State manufactured-Home Owners League (GSMOL) has just held their board elections. They have a new President, Michelle Smith, and I believe the Regional Manager/representative for our area is Mary Jo Baretich or Carl Laughman. We have been in contact with GSMOL, had many discussions in the past and have had great support in our communications.

For those of you that don't know, GSMOL is like the state level of YMRA. We are more focused on our local issues and the Yucaipa mobile home parks and residents, while GSMOL has attorney's and lobbyists, that write or support (or even oppose, if in our interest) Bills in an effort to help create or strengthen laws that can better protect all of us throughout the state.

GSMOL is having a Regional Conference in Ontario. This is something that has never happened before because in the past, they have only held one conference for the whole state of California and it has always been too far away for any of us to attend. We want GSMOL's support. Having a good turn out of YMRA members would help to let GSMOL know that we're a strong group in our own right, yet, also a source of support for the GSMOL Organization.

GSMOL has sent an invitation to their Regional Mobilehome Owners Conference, Saturday, June 16, 2018 from 9:00a.m. to 4:30p.m. at Azure Hotel, 1945 E Holt Blvd, Ontario (near Ontario Airport). They will be featuring:

- State Senator Connie Leyva
- Bruce Stanton, GSMOL Corporate Counsel - Mobilehome Residency Law 101
- Esperanza Ross, GSMOL Legislative Advocate
- Housing & Community Development Mobilehome Title Tax and Fee Waiver Program
- Don Hart - Predatory Park Owners

Admittance is FREE - Please RSVP to 626-497-5775 by June 1, if you receive this newsletter after June 1<sup>st</sup>, please RSVP ASAP and just let them know.

## Please, take a minute ...

**Let's spread the word ...** The merchants that advertise in our YMRA magazine make this magazine possible for our members, as well as all the Yucaipa mobile home park residents at no cost to you or the YMRA organization. **Please, patronize the businesses that advertise in your YMRA magazine.** No matter who or what is advertised, these merchants advertise in our magazine because they feel their product or service is something that the Yucaipa mobile home park residents would be interested in. Be it home service or maintenance, repairs or renovations, pest control or termites, even insurance, give our advertisers an opportunity before you, *or when you pass the word*, your family and friends call anyone else. In fact, even if you were not actively looking for these products or services, we all have insurance of some type. Get a quote. What if you were to make that inquiry and found that you would actually save some money by changing? Do it for yourselves, and to insure that our magazine continues with a strong foundation of advertisers that support us ... that is also a great way of saying 'thank you'. Tell them you saw their ad in the YMRA Newsletter Magazine. Thanks.



**We received an interesting letter.** It was anonymous, however, concerning. The first sentence was: “The well-known statement is that Y.M.R.A. won't help anyone unless they have been members for at least four years!”

Ok, it's me, Tony Slaick, the YMRA Chairman. Let me set the record straight. Several years ago when I came on board with YMRA and didn't know a thing, I was told, that when we answer our phone, one of the first things we need to ask is if the person is a YMRA member or not. If they were, we'd give them all the help we could give; it didn't matter how long they were a member. If they were not a member, I was told that we'd have to let them know that they'd have to join before we'd provide any assistance. Seemed fair enough, however, I'll admit it ... I did change things. I asked why we didn't help everyone. I was told it wouldn't be fair to our members that have paid. Well, that sounded fair enough as well, however, not good enough. Me, I'll help anyone, anytime. As it turns out, so will our entire committee. Not only that, I think all of our volunteers would do the same.

My philosophy is that if you are a member or not, we're going to help you. If you don't become a member after that and don't tell a few of your friends and neighbors, well, shame on you ... but you are going to get our help as much as we can reasonably help you. As far as if it is fair to our members or not ... it's fair, because we LOVE our members, and it's not about the \$7.00 bucks ... it's about supporting one another, and being a strong collective group. And the well known statement? ... this anonymous letter is the first I've ever heard it.

I write this because if that were the case, or remotely close to what anyone thought, it is deeply concerning.

Alright, the next line said: “Y.M.R.A. had their people vote for the councilman that wants to get rid of mobile homes. He says that people that live in mobile homes is nothing but trailer trash.” (continued - next page)

Well, ok, this is all I'm going to address in this anonymous letter because common sense would reveal what is really going on (no offense meant to the anonymous writer). First of all, we are the Yucaipa Mobilehome Residents' Association, the name in itself represents who we advocate for. Second, why would we support a councilman that wants to get rid of mobile homes? And by the way, even as Chairman of YMRA and as much 'in the know' that I am, I don't know of any particular councilman that has a mission to "get rid of mobile homes" ... some of these parks do need to get it together though and those are parks with the issues that we try so hard to help people with. Third, when City Council positions are open, we, YMRA, always allow candidates an opportunity to speak at our meetings. There is no better way for our members to know where they (the city council candidates) stand, then asking them directly. If they support the Rent Stabilization Ordinance, that's a big plus. As far as 'having our people vote' for a certain councilman, well, we hope that 'our people' are intelligent enough, and we believe they are, they are YMRA members after all, to ask the right questions to make their own good informed decisions.

Have we been pleased with the support the mobile home parks residents have gotten? Well, we had hoped for better than this, however, we'll continue to hammer away as we seem to be in a fight for the changes that we all need.

If we stick together, and build on what were doing, we will eventually prevail because ***we are not giving up!***



**Don't break these rules!** - This is from the California Civil Code, Mobile Home Residency Law (MRL), and under section 798.56 titled SEVEN AUTHORIZED REASONS FOR TERMINATION OF TENANCY, they describe the 7 authorized reasons for ***EVICTION***.

And let me tell you, some park owners or managers might give you a break, however, many do not mess around. As innocent of an oversight that it might really be (to you), you could lose your home.

We see it too often. Our members will call us, admit that they have violated these rules, however, feel that the issues were not that much 'out of line'. When they attempt to rectify the situation, there is no hope left as there are park owners and managers that feel the line has been crossed or crossed too many times, and that you should have known ***and they do follow through with eviction.***

I'm going to give you a snap shot of these rules (not verbatim) from the MRL. You can go to the YMRA website and print out the full section with the entire list of rules or, if you don't have internet, have a friend or neighbor print it out for you.

*[www.ymra1.wordpress.com](http://www.ymra1.wordpress.com), click on the 'Common Issues' tab and scroll down to 'Complete Mobile Home Residency Law (MRL)', then look for section 798.56*

And by the way, they say there are 7 rules, however, each of the 7 rules might have a variety of aspects.

So, in the code, there is a lot more language and detail, however, for the sake of saving some space, I'm just giving you a snapshot. You need to see the complete code in the MRL. (continued - next page)



### Alright, you can be evicted for

- Not complying with a local ordinance, state law or regulation.
- You can be evicted for conduct that constitutes a substantial annoyance to other homeowners or residents.
- If you are convicted for drugs or prostitution; if the act was committed on the premises of the mobilehome park.
- Not complying with a reasonable rule or regulation that's part of the park rules or rental agreement.

*We get the calls on a regular basis ... people have trash or clutter, weeds, you name it ... they're told to take care of it, the resident doesn't feel it's so bad and the next thing they've got big problems and YMRA get's the calls ... I have to tell you, if you have violated a park rule and been told to take care of it, ... you need to take care of it. If they take you down the road to eviction, they probably have all their ducks in a row and you don't even want to let that happen. People do lose their homes.*

- If you've been given a written notice of a violation of the same rule or regulation 3 or more times in a 12-month period

*Again, that could be a few papers in your yard to a few weeds ... if they give you a notice 3 times in a year, you could be in some serious trouble.*

- Nonpayment of rent, utility charges, or reasonable incidental service charges.

*Ok, so you have to be 5 days late and then they (park owner/management, etc.) have to give you a 3 day notice. This is also where we have seen people lose their homes ... they do not pay within the 3 day notice period. We'll get the call from the homeowner, that the homeowner had gone in to make it right, but after the 3 days has expired, ... the park management refuses to accept the rent.*

*What the code says is that payment by the homeowner **prior** to the expiration of the three-day notice period will cure a default, however, If the homeowner does not pay prior to the expiration of the three-day notice period, the homeowner **will remain liable** for all payments due **up until the time the tenancy is vacated**. In other words, until the eviction is completed.*

- You can also be evicted If a homeowner has been given a three-day notice to pay (continued - next page)

the amount due or to vacate the tenancy **on three or more occasions** within the preceding 12-month period.

*So, it doesn't mater if you made things right in the past, you can be evicted if you've received that 3 day notice 3 times within a 12 month period*

- Condemnation of the park or a change of use of the park or any portion thereof ...

*Well, for the most part, that would be out of your hands.*

Please don't take this as something meant to scare you. Everyone should be just fine, however, we do get the calls and more often than not, the residents that do lose their homes have had reasonable notice of the issues and time to cure the problems. We feel that there are too many people out there that just don't realize the severity of issues and that for whatever reason, might seem minor in their eyes. **Take heed.**

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

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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). Also, you can 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.*

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**Come to our next open monthly meeting Saturday, June 9, 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.

***Support the businesses that support YMRA***

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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***

***NAME \_\_\_\_\_ PARK \_\_\_\_\_***

***SPC # \_\_\_\_\_ PHONE \_\_\_\_\_ (Optional)***

# 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](http://www.gsmol.org). On the home page, click on the "JOIN NOW" box. That will save you an envelope and a stamp.

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## **Purchasing Your Park**

### **ADVANTAGES OF A RESIDENT OWNED MOBILEHOME PARK**

#### **CONTROL YOUR FUTURE**

1. We would not face rule changes by the owner such as changing the park to a family park.
2. We would decide the park rules.
3. We would elect officers of a new Home Owners Association.
4. We could bring issues before the Home Owners Association for action.
  - Rule enforcement.
  - Rule changes.
  - Repairs or maintenance needed to the park.
  - Improvements to the park.
  - Any other items we think are of importance to the park residents.

#### **FINANCIAL STABILITY**

1. We would not face the possibility of a condo conversion by the owner.
2. We would not face future rent increases from the owner.
3. We do not need to make a profit like the owner does.
4. The monthly fee we would pay only needs to cover our expenses.

The monthly fee would probably decline over time as we pay down our purchase expenses and build a reserve. It is highly unlikely that we would have to increase the monthly fee that is set at the time of purchase. This has been the experience of other resident owned parks.

#### **HOW DO WE BUY THE PARK**

1. We would form a new Home Owners Association (for Vera Carson only) or (Park Villa only)  
Each space that participates (by buying a share) will be a member of the new Home Owners Association.
2. The Home Owners Association would buy the park.  
Each space that is a share owner of the Home Owners Association would be a part owner of the park.

#### **HOW MUCH WILL IT COST EACH OF US**

We can only speculate at this time because we do not know what the purchase price or other expenses would be. It would also depend on what financing program we use (private, government assistance or a combination of both).

#### **HOW DO WE PAY FOR IT**

1. Each space that participates will buy 1 share of the new Home Owners Association. The money paid for the shares will provide the funds needed at the time of purchase.  
Down payment, closing costs, Home Owners Association reserve and any other expenses that are needed at the time of purchase.
2. The monthly space rent will be replaced by a monthly Home Owners Association fee. This fee will cover ongoing expenses required to run the park.

Mortgage payment, property tax, insurance, gardener, common area utilities and other such expenses.

3. There are a number of organizations both public and private that can assist us in obtaining the funds needed to buy the park.

Low cost state government loans. These loans usually require more paperwork to qualify and take longer to complete. Some loans to low income borrowers may also limit who you can sell to and how much you can charge (buyer must qualify as low income and sale price must qualify as low income).

Commercial bank loans. These loans usually charge a higher interest rate but require less time to get and do not contain future sale requirements.

Possible assistance from the City of Carson. The city did provide some financial assistance in the form of a low cost loan to the residents of Nu-Way Mobilehome Park when they purchased their park. Any assistance from the city would depend on money being available for them to use and the case we could make to them for assistance.

#### **WHO WILL MANAGE THE PARK**

The members of the Home Owners Association would decide if they would manage the day to day operations or hire a management company to do the management.

#### **RESIDENTS WHO DO NOT PARTICIPATE**

Any resident that does not participate by buying into the Home Owners Association would remain as renters.

They would pay their rent to the Home Owners Association.

They would be subject to rent increases (just as residents are today).

They would not have any say in the rules of the park or how the park is managed.

When a resident that does not participate wants to sell their mobilehome the new buyer will be required to buy a share of the Homeowners Association as a condition of sale. Over time this will result in all spaces being owners of the park.

#### **CHANGES AFTER ORIGINAL PURCHASE**

Any resident that does not participate in the beginning will be able to join the Homeowners association at a future date buy buying a share of the Homeowners Association.

When a participating resident sells their mobilehome they will be given back the amount that they originally paid for their share of the Home Owners Association. When a mobilehome is sold all new buyers will be required to buy a share of the Homeowners Association whether the seller is a member or not. Over time this will lead to all residents participating in the ownership of the park.

by Tom King.

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