

# YMRA

September 2018  
Volume 2, Number 9

## YUCAIPA MOBILEHOME RESIDENTS' ASSOCIATION

P.O. BOX 1052, YUCAIPA, CA 92399  
PHONE (909)797-9732

### Our Next YMRA Open Monthly Meeting will be September 8, 2018

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

**Oh, have a sense of humor!**

*Well, we shouldn't have to explain, but I looked it up. It's hard to come up with a joke that doesn't offend someone. Anyhow, here is a comment from Lynne V. Cheney, director of the National Endowment for the Humanities. Cheney is a blonde of proven brainpower, who laughed -- perhaps a little loudly -- at every joke she was told. "It figures this would happen," she said. "All ethnic and religious jokes are off-bounds. So it all comes down to blondes. It's always been okay to make fun of people who aren't in trouble. I guess it's a backhanded compliment."*

**You've got our address and email, send us some jokes!**

A husband and wife were driving through Louisiana. As they approached Natchitoches, they started arguing about the pronunciation of the town. They argued back and forth, then they stopped for lunch. At the counter, the husband asked the blonde waitress, "Before we order, could you please settle an argument for us? Would you please pronounce where we are very slowly?" She leaned over the counter and said, "Burr-gerrr Kiiing."

### 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, as 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.

YMRA Memberships are valid from July 1st and expire June 30th each year. 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

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

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



**\$\$\$ Capital Improvement costs \$\$\$ proposed to the residents of Executive Mobile Estates ...**As you may know, Executive Mobile Estates was recently sold, and purchased by Peter Wang. Peter Wang is the same investor that purchased Carriage Trade Manor and North View Estates. Both of those parks ended up with extremely large rent increases of about \$95 a month; although, Carriage Trade residents were also on the hook for legal fees as well as for paying the costs of the street repaving ... *hundreds of thousands of dollars.*

It's no mystery what Peter Wang and his legal team do once a park purchase is completed. The history goes back many, many years, although, in more recent years, Mr. Wang's 'Dream Team' of attorneys and experts have gotten their 'hustle' better dialed in. After the purchase, park repairs and improvements are always quick to follow. On one hand, that sounds pretty good; however, there really is no love about it for the residents. You see, the real motivation is to spend lots of money to establish a basis for the upcoming proposal for a huge rent increase. The expenses help make the case as it will be argued that the repairs had to be done and had been deferred because the previous owner did not make enough money because the rents were too low (See '**The Terrible Rent Ordinance**' in this publication). We do know this to not be true. Even though Mark Alpert stated (at the hearing where Peter Wang pressed for his Carriage Trade rent increase) that Carriage Trade was not profitable, we've had numerous conversations with the previous park owner and know the real story ... the park was profitable. It was unfortunate when the city's attorney basically objected to the submission of my declaration that stated such (under the penalty of perjury) and essentially caused the Mobile Home Rent Review Commission to disregard that fact.



August 4, 2018, Yucaipa Mobilehome Residents Association (YMRA) held a meeting with the residents of Executive Mobile Estates (mobile home park) as a follow up to the park meeting held on July 26, 2018, by the park owner, Peter Wang. Peter Wang's meeting with the park residents was conducted by his attorney Mark Alpert (Peter Wang was not present). The residents were asked to fill out a 'survey' either approving or rejecting to pay for Capital Improvement costs of an electric utility upgrade to the park at a cost of \$169,800 and a street repaving project, at a cost of \$355,320 (based on the one single bid obtained by Peter Wang). The utility upgrade would have been for a term of 30 years with a monthly payment from each resident (about 150 spaces) of \$6.58 and a total cost with interest of about \$355,000. The street paving was proposed for a term of 10 years with a monthly payment from each resident of \$38.06 and a total cost with interest of about \$506,042; a combined total of \$861,362

Mark Alpert, in making his case to the residents repeatedly stated to the park residents that "The rent ordinance allows us to do this." (recover 100% of the costs from the park residents)

The 'surveys' that the residents were asked to fill out, in essence were their official votes, where if 51% of the park residents would have voted 'yes', the park owner would (or felt he should), have been able to move forward in recovering those costs from the residents.

During the meeting, Attorney Mark Alpert told the residents that IF they did give a favorable vote by August 10th, that Peter Wang would waive the entire cost of the utility upgrade. It is our understanding that later, the residents learned that just the day before the park meeting, the city had notified Peter Wang that those costs were in fact unrecoverable from the park residents anyways.

Furthermore, Peter Wang also offered to reduce the monthly payment of the street repaving from \$38.06 to \$35.00, which was then again later reintroduced to be about ~\$30 per month (another very generous offer to the park residents) with the residents favorable and timely votes. Later, the residents learned that Peter Wang had been contacted by the city and notified that the Mobilehome Rent Stabilization Ordinance required that street paving-capital improvement projects had to be amortized over a 15 year

period. This readjustment would result in the lower payment (offered to the residents as a discount on the originally proposed monthly payment), when in fact, the lower payment would actually be the result of an added 5 years of payments and additional interest charged to the residents of nearly \$160,000, making the total cost of the street improvement, with interest, \$844,393.19. If all costs were recoverable, the two projects would have resulted in the park owner recovering over \$1,00,000.00 (that's over a million dollars) from the park residents through 'temporary' rent adjustments.

During the YMRA meeting (August 4, 2018) with the park residents, there was much discussion about the issues, the pros and cons of opposing the park owners attempt to force the residents to pay for the projects and the possible outcomes.

There were several revelations that the park residents found very disturbing: 1. After realizing that the 'surveys' were actually 'votes' that would allow the park owner to recover costs from the residents, and 2. the fact that Peter Wang knew in advance that the utility upgrade costs were not recoverable, yet, proposed to waive those costs as an inducement for a favorable vote on the street paving costs, and 3. then added as a kicker that he would reduce the monthly payment of the street repaving, when in fact, he would lengthen the term by 5 years and gain an additional \$160,000 in interest, this soured the residents.

Due to the fact that Peter Wang could not run the term of recovering street paving costs for ten years, and was required to go a term of 15 years, he had to reissue new 'surveys' ... umm ... **BALLOTS!**

Some of the residents spoke and suggested that shared costs of 50/50% might be an option, where the park owner and the residents each pay half. We did inform the residents that this was something that YMRA had proposed to the city in 2015 as well as in 2017, when the city had the 'Biennial Review' of the ordinance; an opportunity to submit suggestions and ideas to improve the ordinance. Sadly, though it seemed that the support was their from the Rent Review Commission, city staff was successful in talking the commission out of this favorable vote.

If you would like to read YMRA's submissions (or listen to the study session) regarding the 2017 review of the ordinance, go to: <http://yucaipa.org/wp-content/uploads/mhp/10192017Web-2.pdf> (Attachment B, beginning on page 30)

Also, you can read or listen to additional content (Carriage Trade Manor, etc.) at: <http://yucaipa.org/government/commissions-and-committees/mobilehome-rent-review/>

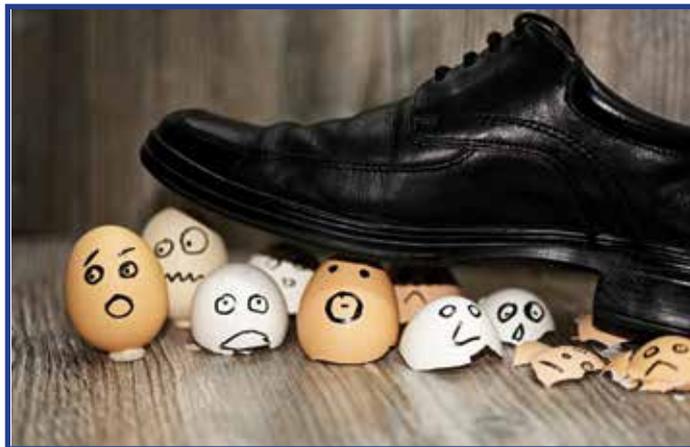
Although the city's rent stabilization ordinance is a good ordinance, (and please read 'The Terrible Ordinance') there were many residents that expressed their disappointment in that they felt the city's ordinance was unfair to the residents in many aspects and disproportionately unbalanced.



We have encouraged the mobile home park residents for years ... **Get involved! Get on the city's notification list for the "Rent Review Commission Agenda Distribution Email"**. This is the contact list to be notified about **ANYTHING pertaining to the Rent Review Commission ... translation ... or in other words, YOUR LIFE, SECURITY AND WELL BEING.**

Contact Tammy Vaughan, Yucaipa Deputy City Clerk at 909-797-2489, extension 230, email - [tvaughan@yucaipa.org](mailto:tvaughan@yucaipa.org) or Kim Everts, Admin Assistant 909-797-2489, extension 221, email - [keverts@yucaipa.org](mailto:keverts@yucaipa.org), or go down to the city in person.

Being on this notification list will at least give you an opportunity to submit your input to influence the kind of change that we need to better protect the mobile home park residents from opportunistic mobile home park investors and unfair practices that harm entire park communities. At the least, you will become aware of the time and date of the review of the ordinance and have an opportunity to at least be present, as well as the ability to inform your friends and neighbors that might not have received a notification.



**Who would you like on the Rent Review Commission?** Who do you think will fill that empty seat? You have an opportunity right now! This is not up to us ... YMRA. We are doing what we can to enlighten YOU! Talk to people you know and tell them to talk to people they know. Do you not think that the park investors that we so often talk about would like to have a 'very special someone' in this seat? We need an unbiased, fair and honest person to fill this empty seat on the commission.

The members of the Commission and the alternate members shall be persons who are neither residents nor park owners who have no financial interest 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. For more details, go to: <http://yucaipa.org/government/commissions-and-committees/mobilehome-rent-review/>



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property owners or business owners of the City. For more details, go to: <http://yucaipa.org/government/commissions-and-committees/mobilehome-rent-review/>

**Would you like a new YMRA Chairman?** Maybe some changes in committee members? Maybe you like what were doing. Either way, we will need to establish a Nominating Committee at our September YMRA Open Monthly meeting. We will accept board member nominations in October and we will hold our Board Elections in November.

To start this process, we will need 5 volunteers to be a part of our nominating committee. **Do not skip the next meeting because you are afraid we might call on you ...** we might! But you can say no and we'll still hold on to our love for you.

This will be your opportunity to nominate people that you feel will best represent you, the mobile home park resident community.

We are not asking that you, or someone serve on a regular basis, only until we complete this one function.

### **THE TERRIBLE RENT ORDINANCE**

Well, first of all, we love the Mobilehome Rent Stabilization Ordinance; where would we be without it? You could buy a home for 30, 50 or even \$100,000 in a \$350 - \$450 a month park, and then WAM! You get a rent increase for \$300, \$500 or even \$2,000. Don't think it could happen? So what if? Maybe you wouldn't be able to afford the space rent, it would be difficult to sell and after a while, maybe the park owner would end up with your coach. So what then? Suppose he couldn't rent at that rate, what would stop him from lowering back to the old rents and repeating the process? Thankfully most park owners are considerate of their residents. They know they are there to run a business and make a profit; yet, strive to maintain a balance of fairness so the residents can live their lives and feel assured that they know what's to come and have a reasonably good measure of stability.

I'm writing this piece as a little follow up to the '**Capital Improvement costs proposed to the residents of Executive Mobile Estates**' that we started off with. I'm talking about the part where I had said that the investor (newly purchased park investor) will claim and argue that the repairs had to be done and had been deferred because the previous owner did not make enough money because the rents were too low.

There is a simple thing that you could do if you wanted to; we've done it. You can type this address into your internet browser (or have a friend do it).

<http://www.yucaipa.org/wp-content/uploads/mhp/2018rentsummary.pdf>

It will take you to the City of Yucaipa's website where you can get a list of mobile home parks, the high and low rents, and see each park and how many spaces are under rent control, how many are long term leases and how many have 'park owned coaches'. The long term leases and park owned coaches are not regulated under the Mobilehome Rent Stabilization Ordinance ... so no rent control for them. Once you go through the list, you can see what parks are mostly regulated and the parks least regulated. From there, get in your car and take a drive. You will find that, for the most part, the best kept parks are mostly under rent control and the worst have subverted the system. On the surface, it looks like parks do better under the ordinance; however, before you jump to conclusions, you need to think about this just a little bit more. This doesn't mean that parks do better under rent control, where they make more (or less) money. What this does mean is that the parks that have subverted the system, most likely do generate

more money (equating comparatively). It also means that even though a park owner might generate more money, what the park owner does with that money should be the focus. Most park owners reinvest and keep their parks up. They like to maintain that balance that keeps the residents happy so they never move, and even attract new people to the park; yet, still hold enough back for a decent profit. When you do that little survey that I had just suggested, you'll get an idea of what kind of owners and management are running the various parks. If the parks are not well maintained, it's more likely that the owner has taken the money and ran.

The Mobilehome Rent Stabilization Ordinance is meant to protect resident homeowners from excessive rent increases while making sure that the park owner makes a reasonable profit. With that, the ordinance does guarantee that a park owner make a 'Fair Return' on his investment. It is a great balance to the ordinance; however, it was never intended for an opportunistic investor to target undervalued parks and 'come up' on entire communities of innocent people for the sole purpose of feeding his own greed.

**It's a great ordinance. It just needs to be fixed.**



**Hey you ... yeah you!** We sure put out a lot of YMRA newsletter/magazines. We are reaching thousands of people. Are there really none of you willing to step up and help us out by filling the position of Recording Secretary? This organization does need a Recording Secretary to legally function. **It's really not a hard job and we'll walk you through every step of the way.**

YMRA is **STILL** in need of a Recording Secretary to serve on the YMRA Executive Board. To fill this volunteer position, we would expect your attendance (and be very grateful to see you) at the YMRA Open Monthly meetings every second Saturday of the month (except in December), which totals 11 meetings per year. Also, on the Tuesdays before and after the YMRA Open Monthly meetings, we hold our regular committee meetings; a total of 22 committee meetings per year. All meetings are generally for 1 hour.

We have simplified the tasks performed by the Recording Secretary from years ago. In the past, the Recording Secretary basically took written notes of everything discussed in all our meetings. These days, our meetings are organized in advance where topics and discussions are laid out and written in advance. For the most part, our Recording Secretary can 'check the boxes/lines' as we progress through meetings and only needs to note new information. Our Recording Secretary would also be involved with other aspects relating to the operation of the YMRA organization, however, these days, we all work together and our volunteers generally do what they are most comfortable with. This is not a heavy obligation and although we hope our Executive Board members will be present for all meetings, we understand that from time to time, you can not always be there. Please consider joining us on our board as we are now in our 4th month without a Recording Secretary. This is a very important and valued position. Call us at 909-797-9732 or email to [ts.ymra@gmail.com](mailto:ts.ymra@gmail.com).

Maybe some of you noticed ... Our August Newsletter was a real mess. We submitted our completed, corrected and proofed newsletter copy/content to the publisher; however, something went wrong somewhere. Fortunately, the information was there, it just wasn't a good layout or had the proper flow. In any event, we established a better check and balance system and it shouldn't happen again. Thanks for understanding.

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**What's next for AB 3066?** We have not had a recent update on Assembly Bill 3066. We ask that you check regularly at the GSMOL website: <https://www.gsmol.org/legislation/ab3066/> for any new information.

**We did pull the following from GSMOL's website:** SUPPORT AB 3066, Contact GSMOL Leaders!

Continue to support AB 3066 (Stone) Mobilehome Residency Law Protection Act. GSMOL Leaders have the ways you can be supporting the bill. CONTACT your GSMOL Chapter President or Legislative Contact, GSMOL Associate or Region Manager, or GSMOL Zone Vice President! <https://www.gsmol.org/>

For additional information, contact Ann Anderson (GSMOL) 805-895-8319, email [a.bushnellanderson@gmail.com](mailto:a.bushnellanderson@gmail.com). Please be respectful of her time.

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**(Also from GSMOL) Big money already entering California rent control campaign**

Driven by a white-hot real estate market, investors are snatching up older apartment buildings and clearing out tenants to renovate units and re-market them at sometimes double the rent.

Opponents of expanding rent control in California raised nearly \$10 million through the first half of this year, the beginning of what's expected to be one of the costliest fights on the state's November ballot.

Top donors to the campaign include apartment developers Essex Property Trust of San Mateo and Equity Residential of Chicago, which gave \$2.3 million and \$1.7 million respectively, according to state campaign finance reports released this week. The California Apartment Assn. has estimated its members will raise approximately \$60 million to defeat the initiative, Proposition 10.

Rent control proponents raised \$2.4 million in the first half of the year with almost all of it coming from the Los Angeles-based AIDS Healthcare Foundation. The campaign spent the lion's share of that money on signature gathering to ensure Proposition 10 qualified for the ballot. Supporters of expanding rent control have said they expect to run a well-funded campaign, but that the opposition will outspend them.

Proposition 10 would repeal the Costa-Hawkins Rental Housing Act, a state law that prohibits cities and counties from increasing many rent-stabilization policies.

YMRA needs volunteers to staff the Mobile Home Volunteer Office located in the Scherer Community Center (Yucaipa Senior Center). The Mobile Home Volunteer Office is staffed on Mondays, Wednesdays and Fridays from 10:00a.m. to 12:00p.m. That is only for 2 hours, 3 days out of the week. We currently have some staff, so we are not looking for additional coverage on all those days; just some additional coverage to fill in where needed. The Mobile Home Office Volunteers basically answer the phone and take messages. Incoming calls are few and far between (because most people already have the Chairman's direct

personal cell number) so this really is a no pressure position. We like to have staffing just to make sure that people have the additional resource to contact us. Please contact us to volunteer for this: 909-797-9732 or email to [ts.ymra@gmail.com](mailto:ts.ymra@gmail.com).

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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.*

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**Come to our next open monthly meeting Saturday, September 8, 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. This magazine is supported by the advertisers.

**Support the businesses that support YMRA**

**Please Join or Renew YMRA Today**



**END OF YMRA CONTENT**



## The YMRA Magazine & Advertising

Ever wonder how the YMRA Magazine 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 in San Diego has almost twenty pages of advertising. Why not give those businesses a friendly call to remind them you support the The YMRA Magazine 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. 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](mailto: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.*

# *YMRA Magazine Published by Mobilehome Magazine*

Website: [www.mobilehomemagazine.org](http://www.mobilehomemagazine.org)

Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313

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(818) 886-6479 / (800) 929-6061 E-MAIL: [fawodley@yahoo.com](mailto:fawodley@yahoo.com)

## **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. Article by Lloyd Rochambeau

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## **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.

# 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](mailto:fawodley@yahoo.com)) or call him at 818-886-6479. He'd like to know how you feel. You can be anonymous.

# 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

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