

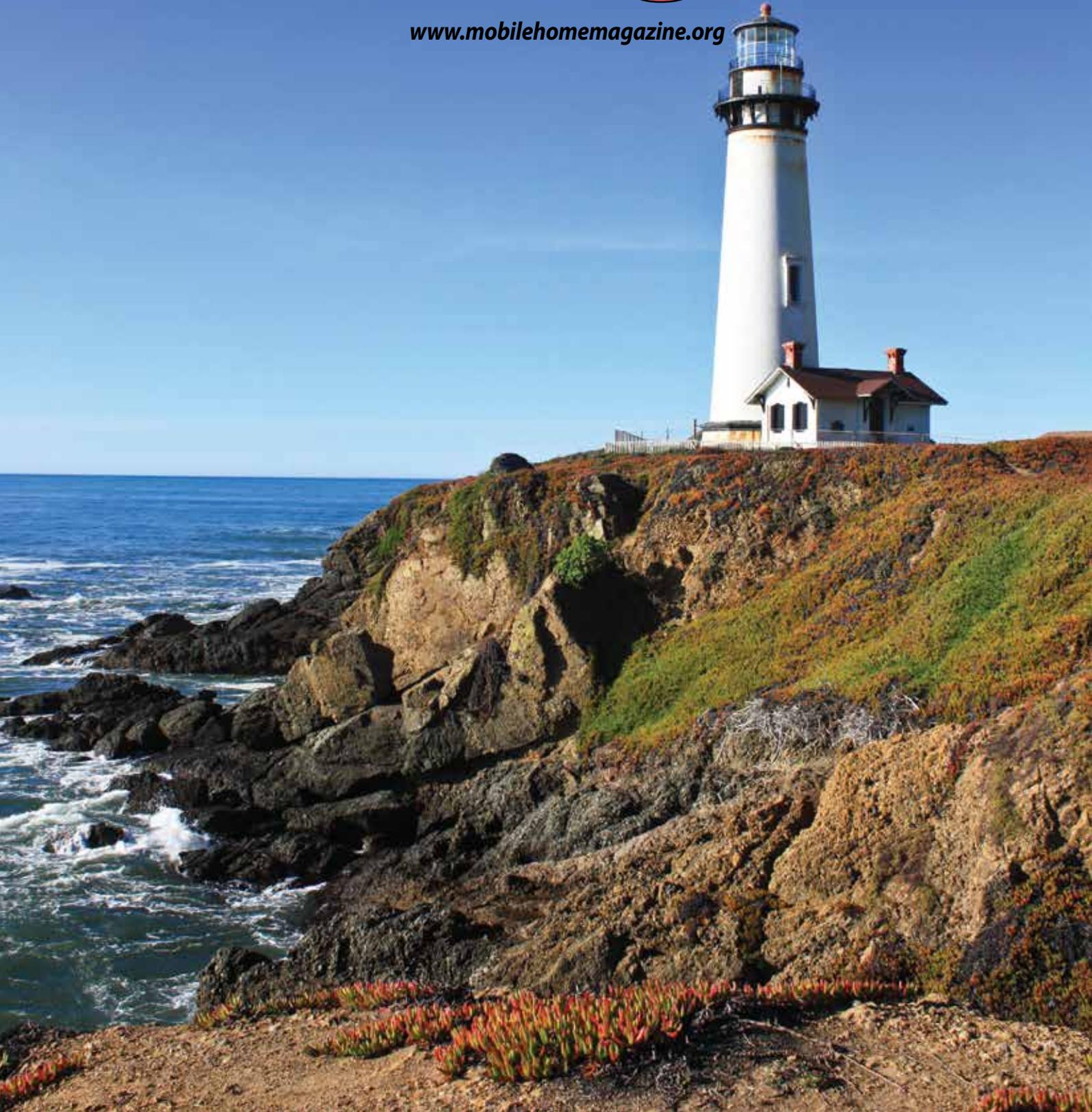
# Mobilehome

# Magazine

*Orange County & South L.A.*

*Vol. 2 No. 2 February 2014*

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



## From the Staff of Mobilehome Magazine

Welcome to the February issue of Mobilehome Magazine (MHMag). Did you notice something different with the January issue? We switched from a glossy paper to a matte. The new paper is thicker, and easier to write on if and when you order the Handbook and/or make a donation. Also it is easier on the eyes, i.e. less glare. Let us know what you think about the change.



The folks at Colonial Mobile Manor in San Jose have been fighting a rent increase. Their owner Mr. Wang was not satisfied with the 3% allowed by the San Jose Rent Stabilization Ordinance (RSO). He has wanted \$114 and \$85 in 2012 and 2013 respectively. Ultimately he was awarded \$46, and \$0. Photos and stories on pages 4-5.

GSMOL is our state-wide advocate in Sacramento. The theme of their April 2014 Convention (refer to page 7) is "REBUILD, RENEW, and RESTORE." MHMag is volunteering to help GSMOL gain new members and new strength by offering to print and distribute GSMOL's Californian, at no extra cost to GSMOL (see page 6). This would mean 25,000 more households would receive the Californian. That's a potential 25,000 new members. We are requesting nothing in return. We believe a strong GSMOL benefits everyone and our plan certainly benefits GSMOL and mh owners as a whole. GSMOL is yet to approve this plan. We ask that you write GSMOL indicating your support (and send us a copy of your letter please), and asking them to immediately sit down with us to work out the details. This is in your best interest.

This month we will be listing the parks in your area currently receiving the magazine. If you have friends or relatives or know residents in other parks in your area, please tell them about MHMag and send us their contact information. We are sure they'd like to receive the magazine also. So what about Orange County and South Los Angeles? How many parks are connected? Please read our Distribution of MHMag article on page 10.

Much is happening in Mobilehome Parks throughout California. Did you know there are 944 parks with 50 to 99 spaces (67,886 total spaces) and 1292 parks with 100 to 909 spaces (245,500 total spaces)? The total number of parks having 50 or more spaces is 2236 (313,385 total spaces). MHMag reaches only 4.5%, yet our goal is 100%. There is much work to do. But ultimately we will all be connected. Please read Lloyd Rochambeau's article "It's Time We Get Connected" on page 8.

We end this month with a page of Questions and Answers (page 11) and Mobilehome Magazine This and That on page 12.

This last month we received about \$700 in donations. Thank you Harold B. (\$300) and the HOA at Rancho De Calistoga (\$180). Every little bit helps to keep this "little train that could" chugging up the mountain! Thank You.

## The Mobilehome Magazine Staff

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# Our Featured Park for February - Colonial Mobile Manor

Colonial Mobile Manor is located in San Jose, California, and was built in 1968, so it is now 46 years old. We have 200 spaces and an area that can hold approximately 6 R.V.'s. Up until 2009 when Mr. Peter Wang bought our Park, we lived in complete harmony with Park Owners Leonard Marinello & Peter Picollo. They were completely satisfied with the rental fees they received each month along with the 3% annual, automatic yearly increase under the City of San Jose Rent Control Ordinance (RSO). Mr. Marinello & Mr. Picollo knew very well that as years went by the yearly 3% increase was bringing in a more than fair return from their investment. With regards to the 3% automatic increase each year, Warren Buffet (the billionaire) said, after he learned of the 3% increase: "well I guess that I need to buy a bunch of Mobilehome Parks, because if I can get an automatic 3% increase on my return of investment each year, I would be tickled pink."

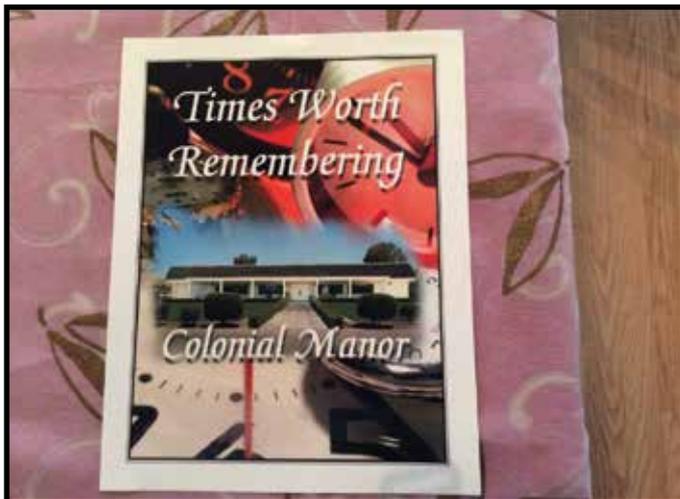
Mr. Wang, our new owner, quickly made his move by asking for \$114.22 rent increase per/month in 2012. He was awarded \$46.00 per month; however Mr. Wang was not satisfied and turned right around in 2013 asking for an \$85.00 increase per

month per unit. We fought Mr. Wang once again and, with the assistance of a pro-bono attorney and a few of our resident owners, we have heard that Mr. Wang's award was zero; however, Mr Wang's attorney is appealing the hearing officers decision.

Mr. Wang now owns about 14 of the mobilehomes in our park and gets approximately \$1,000 and \$1,400 for each. So you can see what his intentions and motivations are.

We would like to add that Frank Wodley has been working his tail off to try and help us mobilehome resident owners in our quest to live a stress free environment by publishing Mobilehome Magazine. Frank can do just so much for us. We need to support him by submitting information about what's going on in our parks, whether it be good or bad. Frank also needs some financial help, since he does not make enough to just break even. So come on folks, let's show our appreciation for what Frank does. Send him just a few dollars each month, if possible, to keep Mobilehome Magazine coming to our doorsteps. We do not want to lose this Magazine.

Submitted by Hank Harter, resident of Colonial Mobile Manor, San Jose, California.



Betty May, Blanche Eckert, Gladys Caves, Sally Cobb and Charlotte Dixon



Christmas at the Outdoor Room

Christmas Dinner LEFT SIDE: Frank & Lois West, Charlotte Dixon, Mary Frensch, Miss Fergland, KENTON, Charles Caves, Mary Jane Brown, Thomas Johnson, Robin Wadsworth, RIGHT SIDE: Frank & Helen Wood, and Celia Nelson

Christmas Carols: Dennis (Duke) What's and Lois West

# San Jose Mobile Park Residents Celebrating Victory

12/27/2013 by Marc Emmons San Jose Mercury News

SAN JOSE -- In a decision cheered by affordable-housing advocates, a petition by the **Colonial Mobile Manor** park owner to raise the rent above what is allowed in the city's Mobilehome Rent Ordinance has been denied.

The ruling by city-appointed administrative hearing officer Michael Lowy, released earlier this month, determined that the owner would not receive more than the 3% hike currently permitted by the little-known ordinance. Colonial Mobile Manor, located just east of Highway 87 in South San Jose, had sought an additional \$85 a month from a tenant population largely consisting of seniors.

A portrait of two of the residents of Colonial Mobile Manor, Gail Osmer, left, and Candy Coleman, in front of Osmer's mobile home on May 17, 2013 in San Jose. (Dai Sugano)

The decision in the case, which had drawn attention from the City Council, comes at a time when the skyrocketing cost in the rental market is one of Silicon Valley's hot-button issues. Mobile homes have become an under-the-radar source of local affordable housing -- and San Jose has California's largest number of mobile homes with 58 parks encompassing 10,649 spaces.

So the holidays have been a little happier for park residents. "There's been a big sense of relief because we've been in limbo for so long," Gail Osmer said. "Everybody was saying, 'Whew!'"

Tenants at Colonial Mobile Manor, which has about 200 spaces, had been riled by the prospect of a rent hike above the ordinance level for the second consecutive year.

"The residents were very concerned, which is understandable," said Dave Bopf, a division manager for the city's housing department, of Colonial Mobile Manor. "They mostly are senior citizens living on fixed incomes."

The attorney for Colonial Mobile Manor's owners has challenged the ruling, claiming "mathematical and clerical inaccuracies" in Lowy's decision.

But Sandy Perry, an organizer with the grass-roots Affordable Housing Network of Santa Clara County, said this is a victory for more than just Colonial Mobile Manor residents.

"This really affirms San Jose's rent ordinance," said Perry, who represented several park residents. "I think the message if the tenants had lost is that it would be open season on

the ordinance, and other mobile parks would start filing petitions. We're hopeful that this will discourage that from happening."

Last week the city received a petition from another park, Sunnyside Mobile Estates in Alviso, which has 111 spaces. The owners have asked for a \$185 increase per space, or about a 20% hike. The city is working to assign a hearing officer to that case, Bopf said.

The ordinance was enacted in 1986 with the goal of striking a balance between owners making a reasonable profit while keeping space rents affordable. A provision allows park owners to petition for increases above the ordinance rate, but that hadn't happened since 2002. Then Colonial Mobile Manor requested raises in two consecutive years.

"I had to go back to work part-time," she added. "There are people in this park who are not making \$1,000 a month, and they can't go back to work because of their age."

The case generated enough attention that the city's housing department prepared an informational memo for City Council members back in May. But after a series of administrative hearings, Lowy denied any added increase.

"As a city we need to be neutral, but we see mobile home parks as a critical part of the affordable housing stock in this area," Bopf said. "Certainly park owners are going to be watching the rise in all rents in Silicon Valley, and in some cases they're trying to see if they can leverage that to increase their rate of return."

Anthony Rodriguez, the attorney for the owner, said there are "obvious" math errors in the Lowy's decision that, if corrected, would result in a rate increase of about \$39 per space. If the challenge is rejected by the hearing officer, a lawsuit could be a possibility, Rodriguez said. "We have every confidence that the court can add and subtract, and correct those errors," he added.

Osmer said she is hopeful the decision stands. "This case took so long because the hearing officer really took great care to dot all the 'i's' in the decision," Osmer said. "Right now, everybody is just happy that we don't have a rent increase."

[http://www.mercurynews.com/breaking-news/ci\\_24804477/san-jose-mobile-park-residents-celebrating-victory-afteran memmons@mercurynews.com](http://www.mercurynews.com/breaking-news/ci_24804477/san-jose-mobile-park-residents-celebrating-victory-afteran_memmons@mercurynews.com) Follow Mark Emmons at [Twitter.com/MarkEmmons](https://twitter.com/MarkEmmons).

# MHMag Volunteers to Help GSMOL

## “Rebuild, Renew & Restore”

### HISTORY

In early 2009, GSMOL asked other advocates to meet with them. The purpose was to get everyone “on the same page” with GSMOL’s efforts in Sacramento (legislation).

COMO-CAL leaders attended the second “Summit” in Sacramento, a morning session, with GSMOL, i.e. only GSMOL and COMO-CAL attended. Present were Tim Sheahan (GSMOL President), Jim Burr (GSMOL VP), Bruce Stanton (GSMOL Corporate Attorney), Frank Wodley (COMO-CAL President), Bob Hites (COMO-CAL VP) and David Grabill (COMO-CAL Attorney). At that time COMO-CAL President Frank Wodley suggested merging the efforts and resources of advocates in California and focus a united effort to counter the Park Owners efforts. Unfortunately, a month later, the GSMOL board rejected the suggestion and folks went their separate way.

### TODAY

In the almost 5 years since that meeting, and much has happened. GSMOL’s membership has declined to approximately 11,000 and COMO-CAL closed its doors in lieu of publishing a free magazine - Mobilehome Magazine. Today MHMag is 5 different magazines with a monthly circulation of 25,000 copies.

### WHAT MH OWNERS WANT AND DESERVE

Our surveys suggest mh owners want advocates working together. The following plan is a first step to accomplish this goal. We have believed and continue to believe mobile/manufactured home owners absolutely need a strong GSMOL to advocate for us in Sacramento. It is simple, strength comes with added memberships!

### WE PROPOSE MHMAG PRINT THE CALIFORNIAN

One thing we do well is printing. So why not print the Californian for GSMOL. We can save GSMOL lots of money, i.e. we can save mh owners lots of money.

### MHMAG VOLUNTEERS TO HELP GSMOL

Today, GSMOL and MHMag each has its own distribution network. GSMOL mails the Californian, every other month, to approximately 11,000 members state-wide. MHMag distributes, by hand, to 25,000 households in over 100 parks.

MHMag’s plan would mean MHMag would print approximately 35,000 copies of the Californian, as a full color magazine similar to MHMag. GSMOL would be solely responsible for the look and content, i.e. it is GSMOL’s magazine. MHMag would distribute 25,000 copies of the Californian every other month

to the parks now getting MHMag. GSMOL would continue to distribute the remaining 11,000 magazines. The cost to GSMOL is yet to be decided, but we feel we can do the printing and distribution for less than GSMOL is currently spending to print and distribute only 11,000 copies, i.e. it is like GSMOL is getting an extra 25,000 distribution for nothing. And that’s a potential 25,000 new members. What better way to help GSMOL Rebuild, Renew and Restore?

### WHAT DOES MHMAG WANT IN RETURN?

Nothing! Why? Because we believe a strong GSMOL benefits everyone and our plan certainly benefits GSMOL and mh owners as a whole. That would result in 25,000 more mobilehome owners getting the Californian!

### BENEFITS TO GSMOL

- a. GSMOL will reach 25,000 additional potential members at no additional cost.
- b. GSMOL would show the Community that it is working with MHMag in a team effort to help the Community.
- c. The Californian will be delivered to “parks”, not “individuals.” We feel this potentially could simplify the way GSMOL keeps records. But that’s up to GSMOL.
- d. There will be no competition for members between organizations. This new combined effort will ultimately result in a resurgence of GSMOL and lead to the state-advocate to again become the power it once was.

### BENEFITS TO MH OWNERS

- a. This is a first step to have your advocates working together. That has been a priority for MHMag since its inception.
- b. 25,000 more households get the Californian.

### PLEASE HELP MAKE THIS A REALITY

We at MHMag feel this is a terrific plan. Both GSMOL and mh owners benefit. GSMOL becomes stronger and that means better advocacy in Sacramento. And better advocacy directly benefits you, the homeowner.

So what’s the catch? GSMOL must still approve this plan. We ask that you write GSMOL indicating your support (and send us a copy of your letter please). It can be as simple as “I support Mobilehome Magazine’s plan to print and distribute the Californian. We urge you to work with Mobilehome Magazine.” GSMOL’s address is **6101 Ball Road, Suite 202, Cyprus, CA. 90630**. Or email **Mary Jo Baretich, GSMOL President at [mjbaretich@hotmail.com](mailto:mjbaretich@hotmail.com)**. Their phone number is **800-888-1727 or 714-826-4071**. We thank you!

# GSMOL Convention April 2014

Editor's Note: Golden State Manufactured-Home Owner's League (GSMOL) is our state-wide advocate in Sacramento that was formed in 1962. They have Chapters in many parks across California and currently about 11,000 members. Their Convention is held every other year where they conduct seminars to educate mh owners. This year the Convention will be held in Costa Mesa, from April 11-13. They also hold a business session on Sunday to elect board members. If you are a mobile/manufactured home owner and are interested in being active and helping the mobilehome community, please volunteer for a position. The following is from their newsletter:

*Candidates for GSMOL Board offices must have their forms to the GSMOL Cypress office by Feb 11, 2014. Current terms for Zones A-1, B, B-1 & D VP's, President, ROP VP, & At-Large VP expire in April 2014.*

*The current list of Breakout Session topics is: MRL 101; Resident Owned Parks; Coalitions/Allies; Identity Theft Fraud/Scams; Grassroots Advocacy/Membership Recruiting/Fund Raising; Grant Proposal Writing; Elder Abuse Prevention; Media Usage; GSMOL LAT & PAC; Leases; Park Closure/Conversion Protection; Small Claims Court; and Local Ordinances. The sessions are each 1 hour long, and are held Friday afternoon from 1:45 PM to 5 PM and Saturday morning from 8:45 AM to Noon. The exact schedule will be in the next CALIFORNIAN.*

*The March/April 2014 issue of the CALIFORNIAN will be devoted to news about the specific activities at the Convention, and will include a presentation of proposed changes to the GSMOL Bylaws, candidate nominations, and the Convention Schedule including Zone meetings.*

*Observer registration forms must be at the GSMOL Cypress office by March 14, 2014. The fee for Convention Observers is \$80 (covers Registration, Saturday Lunch and Saturday Banquet Dinner). The fee for an Observer's spouse or partner to attend is \$60 (Registration, Saturday Lunch and Saturday Banquet Dinner). Checks should be made payable to GSMOL. Forms are on the website Home Page. Observers can be from any mobilehome park.*

*Convention Delegates and Observers, and spouses or partners, who wish to stay at the Crowne Plaza Hotel must make reservations by March 12, 2014 to get the GSMOL discount rate of \$99 per night. Please call the Crowne Plaza Hotel at 714-557-3000 for reservations, and pay at the hotel. The rate includes free WIFI, free computer use, free parking, and free shuttle bus service to and from Orange County/John Wayne Airport. Call the hotel from the airport for the shuttle service.*

If you are interested in attending the Convention and would like to car pool (or van pool as some in San Diego have suggested) with others in your area, please let MHMag know and we can hook you up.

## Management Takes Away Residents Rights

The last time I looked at a map, Placentia was in Orange County, which I believe is part of the United States. And I believe residents of Placentia, even if they live in a mobilehome park, are Americans and have rights under the Constitution.

My wife and I met her while driving through the park one day on our way to a meeting in Huntington Beach in June 2013. We asked her if we could leave Mobilehome Magazine in the park clubhouse. Her response was **"NO! But I'll take a copy."** Apparently the manager of Lake Park Placentia doesn't believe that Lake Park residents have rights. I know she doesn't want Mobilehome Magazine in her park. I wonder why not? We usually don't criticize managers. In fact, we want to work with them and have often written: "We promote good relations between park management and residents."

In my opinion, this manager is a prime example of what's wrong with some mobilehome parks. She is a dictator. She intimidates and harasses residents. She will not allow

information from an outside source into the park because she doesn't want her residents to know what is legal or not. And when residents want to distribute the Magazine, she retaliates.

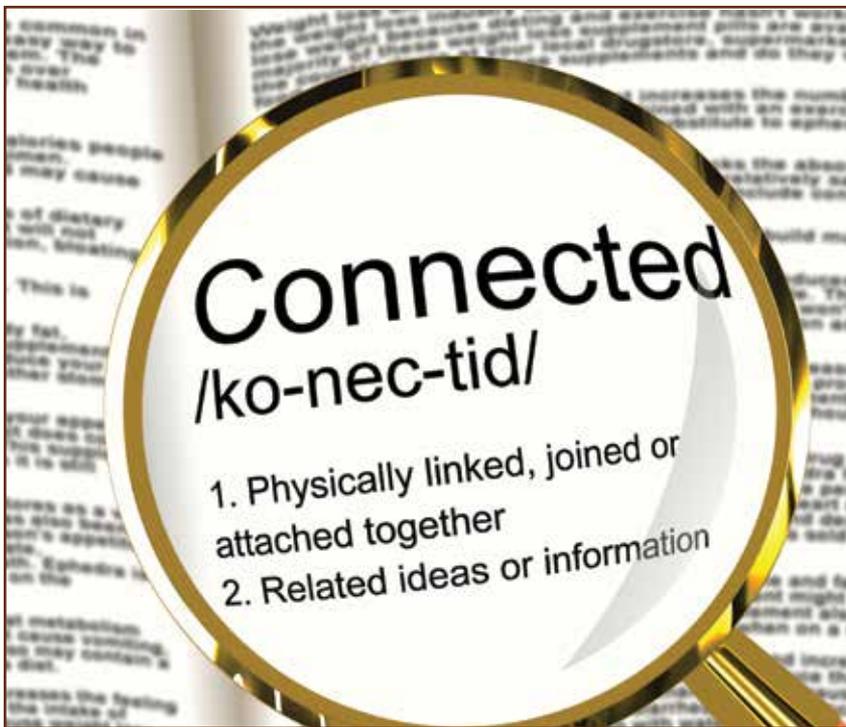
Of course residents are afraid. And although they hold meetings, the manager attends, so residents have to be careful what is said. I know about such a manager because I've experienced my share. Fortunately today my manager believes residents should be happy. She even thanks residents who keep up their yards. What a nice gesture! Other managers should follow her lead.

MHL, will try to mail the Magazine to residents of Lake Park Placentia, although the expense is quite high (about \$45/ mailing). Hopefully they will help with the expenses.

If you live in a park with such a manager, please let us know. Perhaps "shining a light" on the situation will make a difference. I know these folks don't like to be exposed!

Article by Frank Wodley, Editor MHMag

# It's Time We Get Connected



of \$771/951 per space, which I checked out, and found it was reduced and passed by the City Rent Stabilization Ordinance (RSO) to \$124.37. While even that amount sounds exorbitant, it needs to be noted that there had been no increases for many years. Even more interesting is that all but 9 spaces in the park have homes owned by the Park Owner. That being the case, why bother to go through the work and effort of applying for an increase? The Owner has no restriction on spaces and homes he owns and can charge whatever he wants. I believe that there are at least four parks in Escondido where all or nearly all of the homes are owned by the Park Owner. Thus these parks have effectively been converted to an Apartment type operation. How did the Park Owners acquire these homes, which in most parks would sell for anywhere from \$40,000.00 to \$200,000.00, depending upon the age and how they have been maintained or upgraded?

I wish there was a way to provide information sharing amongst the mobile home parks in North San Diego County.

GSMOL and the Mobilehome Magazine are all there is at this point. I know what is going on with the parks in San Marcos since I serve as my park's representative on SMMRA (San Marcos Mobilehome Resident Association).

Unfortunately, not every one of the 18 parks provides a representative or participates in the efforts of SMMRA. SMMRA is in the process of creating a website which should be operative by March.

I know that Oceanside has a similar organization. OMHA (Oceanside Manufactured Homeowners Alliance) for its 16 parks. They also have a website (omha4oside.com).

Escondido, with its 27 parks has EMPAC (Escondido Mobile/Manufactured Positive Action Committee). I don't believe they have a website.

I doubt that an organization exists for the 16 Vista parks, or for Carlsbad with its 6 parks and Encinitas with its 4 parks.

If Vista has one for its 16 parks, I am unaware of its existence. There are also 7 parks in Fallbrook and 2 in Valley Center. That is about 96 parks without any linkage or sharing of information.

Some very important things can be happening and most of us don't know about them. I heard a rumor about a park in Escondido applying to the City for an increase

It is highly doubtful that the Park Owners paid anything close to these purchase prices. A good guess is that many were purchased for as little as \$10,000.00 and likely far below the sales prices in other parks. Of course, some are acquired through evictions and/or abandonment of the homes. This sort of "taking" is usually done with smaller parks. Parks with several hundred homes are most probably not likely to have such a conversion.

Ideally, each park would have a homeowners association, and each city would have an association or alliance, and each of them would have a website linked to each other. Coupling these with GSMOL and the Mobilehome Magazine would make for effective communication and sharing.

With the apathy that exists with many homeowners, such organization may well be a pipe dream, but, hey, I can dream can't I?

Article by Lloyd Rochambeau, President of the HOA at Lakeview Mobile Estates, San Marcos.

Editor's Note: MHMag reaches 5,000 residents in 20 parks in the North San Diego County. This is a terrific start, but as you can see from Lloyd's article, there are 96 parks total in this general area.

To that end, we suggest our readers request additional copies of the magazine and take them to parks in your area not already getting MHMag. Let's get those parks on board. This will benefit everyone and make your community stronger.

# SOUNDPROOFING IN A MOBILE HOME

Soundproofing may be thought of as a way to keep noise out or in. For instance, external traffic noise for a keep “OUT” example or keep “IN” if it’s loud music, etc. to keep the neighbors happy. In many cases there is a privacy issue too, both inside and out.

Because of the unique structure of a Manufactured or Mobile home, certain considerations apply, but are similar to techniques used in a typical house.

“Soundproof” is a misnomer as there are levels of sound control which are obtained at higher costs of materials and labor. Usually the level to be described here are average levels that can reduce the sound to a level of annoyance to one that can be easily tolerated.

There are several areas involved in soundproofing any structure:

- 1). Walls, External and Internal.
- 2). Windows
- 3). Doors

The techniques involved are ones easily understood and that can be performed by most any handyman or DIY’er. The pitfalls are that these techniques are sometimes replaced by preconceived notions on how to go about it. Even some contractors are notoriously misinformed and many times they do jobs that actually can make this.

Let’s look at some common solutions that are proven to work well with minimum expense and effort.

**Walls:** Simply cover them with a sound barrier material named “MLV” (Mass Loaded Vinyl). It’s only 1/8” thick, comes in rolls 4’ wide and can easily be applied with staples, tacks or even has adhesive backing. The entire wall must be covered with no gaps or open seams (Sound is like water, it will take the path of least resistance). It works best if covered with Sheetrock (Gypsum board). Use the 5/8” thick “Fire-code” type. If you don’t wish to cover the MLV, you can paint it with Latex paint or buy the white colored variety.

MLV comes several different types, fitted to different sound control solutions, but the one mentioned will double the soundproofing of any wall.

**Windows:** There are several solutions for soundproofing windows, depending if you want light or not.

A “Window Plug” is simple a slab of special 2” thick Vinyl Nitrile foam cut a bit oversize to be a press fit into your window opening. Don’t push it up against the glass, leave airspace, it will work blocking sound better.

A better solution that means you may not have to remove your blinds from the window opening as in the previous solution and can be left in place to provides light: a “Secondary”

window.

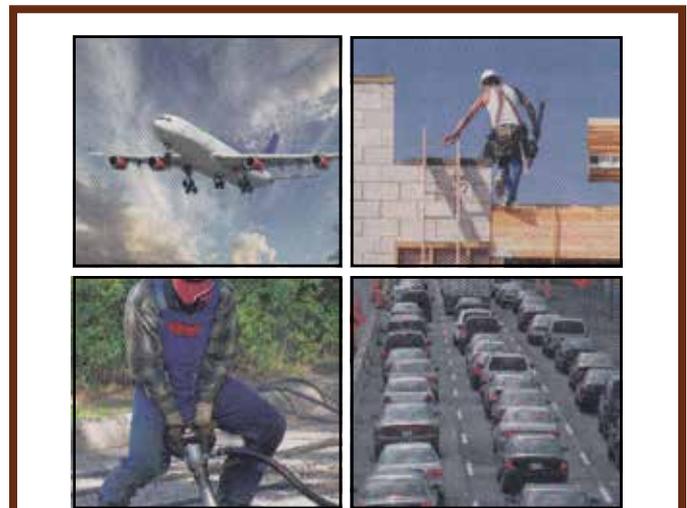
It clear plastic sheet fits over your existing window creating a dead airspace. Since sound doesn’t like to travel through dead air very well, it is very effective in blocking sound. The magnetic tape holds it in place making removal easy.

**Doors:** Because sound likes to travel via the easiest path, sealing around the closed door is essential. You must use a closed cell foam tape around the perimeter of the door where any light can be seen coming through.

The large gap at the bottom of the door must be closed off with a door sweep. Typical door sweeps are for drafts, but there are specially modified ones that also block sound. They install simply with a few screws.

So there you have a few of the solutions for quieting your mobile home. Free advice can be had from the Super Soundproofing Co at 760-752-3030 8-5 or email your questions to [supersoundproofing@gmail.com](mailto:supersoundproofing@gmail.com)

Products mentioned above are more fully described at [www.soundproofing.org](http://www.soundproofing.org) And available from their shopping cart at [www.supersoundproofingsales.com](http://www.supersoundproofingsales.com)



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# Distribution of MHMag in Orange Co & South L.A.

## DISTRIBUTION IS KEY

A good distribution network is critical to the success of MHMag. We thank those individuals who spend their time (and sometimes money) to distribute door to door in their park. Sure, there are a few residents that wouldn't want the Magazine, but all in all most understand the value of being connected, and having an honest, accurate source of information. Ultimately MHMag will help mh owners organize through out California.

## ORANGE COUNTY & SOUTH L.A. DISTRIBUTION

The table at the right shows the parks now receiving MHMag in the Orange County and South L.A. area. These represent only a small portion of all parks. Remember the saying: Strength in Numbers. This is where you can help out. Request a few extra copies of the magazine, and go into neighboring parks and leave some magazines in the clubhouse or with residents you might encounter. Let them know they are missing out on a good thing! And tell them MHMag is absolutely free.

It only takes one person to step up and volunteer to deliver door to door. We do the rest, i.e. we will get enough magazines to their door each month.

## LOCAL COORDINATORS

MHMag is looking for someone who will help us coordinate distribution in this area. Once a month we would get magazines to you and you would deliver to park contacts. If you think you might be interested to help out, and perhaps make a few dollars, call Frank at 818-886-6479.

Name of Park	CITY
Sunkist Gardens MHP	Anaheim
Carson Gardens	Carson
Colony Cove MHP	Carson
Country Estates	Carson
Imperial Avalon Mobile Estates	Carson
Del Amo Gardens	Dominguez Hills
Fountain Valley Estates	Fountain Valley
Royal Western MHP	Gardena
Village MHP	Gardena
Palos Verdes Rancho MHP	Harbor City
San Rafael Mob. Home Estates	Harbor City
Del Mar MHP	Huntington Beach
Huntington Shorecliffs	Huntington Beach
Rancho Huntington	Huntington Beach
Sea Aira ME	Huntington Beach
Pacific MHP	Huntington Beach
Foothill Terrace	La Verne
LaVerne Mobile CC	La Verne
Lake Park Placentia	Placentia
Del Cerro	Placentia
Lake Park - Santa Ana	Santa Ana
Villa Capri	Stanton
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# Questions and Answers

Most of the following come Q & A from COMO-CAL's Frequently Asked Questions and Answers Handbook. Get yours today - just \$6 from MHMag. See page 15.

**Question:** When does my rent become late? **Answer:** Your rent payment must be made within five (5) days after it is due, i.e. if it is due on the first, you have until the end of business on the sixth to pay it.

**Question:** The park gave us notice of a increase in late payment charge. Is this legal? **Answer:** No. Actually any change of a rule or a regulation requires the park to give notice and hold a meeting with all park residents. The residents do not have to approve the change, and the change becomes effective six (6) months after the meeting.

**Question:** Is there a law which caps rent in my park? **Answer:** No, there is nothing in the Mobilehome Residency Law that caps rents, i.e. the owner may get a rent increase any and every year. Of course there are owners who have not given increases.

**Question:** What is Vacancy Control? **Answer:** Vacancy control caps rents for your buyer, i.e. when you sell the park is allowed to charge the buyer the rent you are paying now plus a percentage (often 10%).

**Question:** How many parks have rent control in California? **Answer:** There are 365,000 mobilehome spaces in the state, and 165,000 have some form of rent control. Of these about 65,000 to 70,000 have some form of vacancy control, i.e. a cap on the rent when a home is sold.

**Question:** Our manager harasses and intimidates residents in my park. What can we do? **Answer:** The FAQ Handbook states: "The Mobilehome Residency Law (MRL) gives residents certain rights, but when difficult issues have to be resolved, residents need to form homeowners' organizations or affiliate with mobilehome groups that advocate for mobilehome owners interests and work as a group in dealing with the park management. The best defense is a good offense, but don't confront the manager in a belligerent or overly argumentative fashion to make matters worse."

**Question:** Is there an ultimate solution to all the issues we experience in our parks today? **Answer:** Yes. The answer is resident ownership of the park. COMO-CAL and Mobilehome Magazine have often written of the advantages of resident ownership.

**Question:** Who can I get more information from regarding resident ownership of my park? **Answer:** Two good sources are Deane Sargent of PMC Financial and David Loop, Real Estate Attorney. Their contact information is:

**Question:** Do rent increases effect my equity? **Answer:** Yes, for every \$10/month increase the value of your home decreases \$1000. For example, let's say you get a \$25 increase. Ultimately that will decrease what you can sell your home for

by approximately \$2,500.

**Question:** The manager keeps threatening to evict me. Can the manager really evict me? **Answer:** In a simple word, NO. Only a court can evict you through a process called "unlawful detainer." The Mobilehome Residency Law details the seven reasons why you can be evicted. One is failure to pay rent on time, another is failure to comply with park rules and regulations. Consult 798.56 for further information or the FAQ Handbook.

**Question:** When is a resident most vulnerable to the park? **Answer:** We feel residents are most vulnerable when they go to sell their home. Look for an article soon in MHMag.

**Question:** What is the difference between a senior park and an adult park? **Answer:** Technically there is no longer an "adult" category, only a senior park for 62 years of age and older, or a 55 and over park. If you look at your current written park rules, or written notices issued by your park owner since 1988, you should be able to determine what age category was adopted by your park ownership. If a park owner did not affirmatively choose and adopt a senior or 55 and over status, then the park may have automatically become an all age park. If your park management has allowed families with children to move into the park and establish residency, the park may have converted the park from a senior or 55 and over park, whether they intended to or not.

At least in the 55 and older category, it is very important that at least 80% of the spaces in the park be occupied by at least one person 55 or older. If over 20% of the park spaces have been rented to residents under the age of 55 or to families with children, then your park management has converted the park to all ages.

If you or any of your neighbors have been issued a long term lease by your park management, then examine it carefully to determine if park ownership included a clause confirming that the park was a 55 and over, or 62 and over park.

If so, if that park owner attempts to change his age rule to convert to an all age park, you could seek what is called Declaratory Relief from the Superior Court, asking the court to confirm that the park owner must comply with the provisions of his own lease, and that he is in breach unless he maintains the senior or 55 and over status of the park, as you have agreed in the lease.

**Question:** How do I form an HOA? **Answer:** MHMag can help. Call us and we will send you a booklet that describes in detail the steps you can take to form an HOA. We suggest you not jump through all the hoops to incorporate or anything like that. And keep egos out of leadership. Have monthly meetings. Have an agenda. Focus on problem solving. Keep meetings in order, i.e. don't let them be a shouting match. Have a park newsletter. And deliver MHMag every month!

# Mobilehome Magazine This and That

## A WORD ABOUT THE US POST OFFICE

It has come to our attention that some of the Medium Flat Rate Boxes used to send MHMag have been mishandled and are received damaged. Please let us know when this happens. We can file an insurance claim if any magazines are damaged.

## A FUNNY THING HAPPENED

Recently we received an email from a park leader in Calistoga questioning if we had accidentally sent him a Christmas gift meant for someone else. Rather than getting the January issue of Mobilehome Magazine, he got a gift wrapped present containing bed sheets!! Hard to believe! Apparently the USPS had damaged two boxes, and the contents were switched. We have made an insurance claim. Laugh Out Loud, the things that can happen.

## MONTHLY FEATURED PARK

What better way to form a community and get to know our neighbors than to feature one park each month. To that end, we ask you to send photographs (jpg or pdf) of the entrance of your park (with your park name), gatherings of residents, and views around your park. Please include a write up, perhaps what's happening, issues you are concerned about, successes, etc.

## THOSE WHO DIVIDE US

We have written for many years: Don't blindly follow your leaders, whether they are your HOA leaders or state-wide leaders or whoever. Often times their priority is NOT YOU. We have encountered several HOA leaders who have decided to block MHMag in their park. That means those they serve do not get MHMag. They include several HOA's in Santa Rosa, one in Marin, one in American Canyon, some in Oceanside, and San Jose. This only divides us! How can we become strong if they divide us. The state-wide group also divides us. Why? Because they only promote themselves. They only want their members to hear from them, no one else! Sounds to us like some managers we encounter!

We are sure if we polled the residents of these parks, they would overwhelmingly want to receive MHMag. We feel it is a no brainer: everyone should get MHMag, read it, learn from it and be a part of the MHMag Community. Only then will we have the power to stand up to unscrupulous park owners.

Also there is a park in San Marcos where residents DON'T WANT AN HOA! There must be something more to this picture and we will investigate. Our mantra: Every park should be organized. Beginning 2014 we will begin sending out surveys. Your responses really help us help you.

## E-MAIL: SURVEYS AND UPDATES

Although it is a lot of work, we will be more active in 2014 using Constant Contact, the service that allows us to send out surveys and provide residents updates between magazines.

**To that end, if you have email, please send us an email (frank@mobilehomemagazine.org) so we have yours. We will add it to our email list.**

## SURVEY ON PARKS AND MANAGEMENT

You will remember we asked our readers to take a survey to help us determine the quality of a park and management. Unfortunately to date, after 4 months, we have only received 65 responses, not enough to do an article.

## CONFERENCE CALL NETWORK

Sunday January 5th we held our first conference call with leaders in Southern California. Those participating found it very productive and informative. We intend to continue the calls, perhaps at least monthly.

If there is enough interest, Frank Wodley, Publisher of MHMag will hold a weekly conference call with anyone who wants to join. Calls are free. Call Frank at 818-886-6479 to let him know you would be interested.

## FACTS ABOUT MOBILEHOME MAGAZINE

We understand it is easy to be confused about Mobilehome Magazine, especially if you are a new reader. To that end, we present some facts about the Magazine:

- a. We are published by Wodley Printing, a for-profit business.
- b. Frank Wodley has been an advocate for mh owners since 2002 when he served as GSMOL Chapter president in Chatsworth MHP, where Frank has lived since 1998.
- c. Frank formed and was president of COMO-CAL from late 2004 through late 2011. The #1 priority of COMO-CAL was enforcement. COMO-CAL offered low cost attorney services.
- d. COMO-CAL closed in late 2011 in lieu of publishing Mobilehome Magazine. At its height, COMO-CAL had 1,500 members. Today Mobilehome Magazine reaches 25,000 households and growing.
- e. Mobilehome Magazine is completely free. We do ask for donations, especially as we are a new business and establishing advertising accounts.
- f. Mobilehome Magazine takes no subscriptions.
- g. Mobilehome Magazine is non-political. We feel politics hurts mobilehome owners.
- h. We are not affiliated with any other organization. We do not answer to any one.
- i. We listen to you, the mobilehome owner. We often take surveys that ask you what you want from us, questions about your park and local area.

# Order Form for FAQ Handbook

The FAQ Handbook, described on the previous page is a “must have.” Ordering is simple. Just fill out the form below and send it with a check made out to “Mobilehome Magazine.” We will mail your Handbook within 24 hours of receipt of your order.

## SUPPORT MHMAG

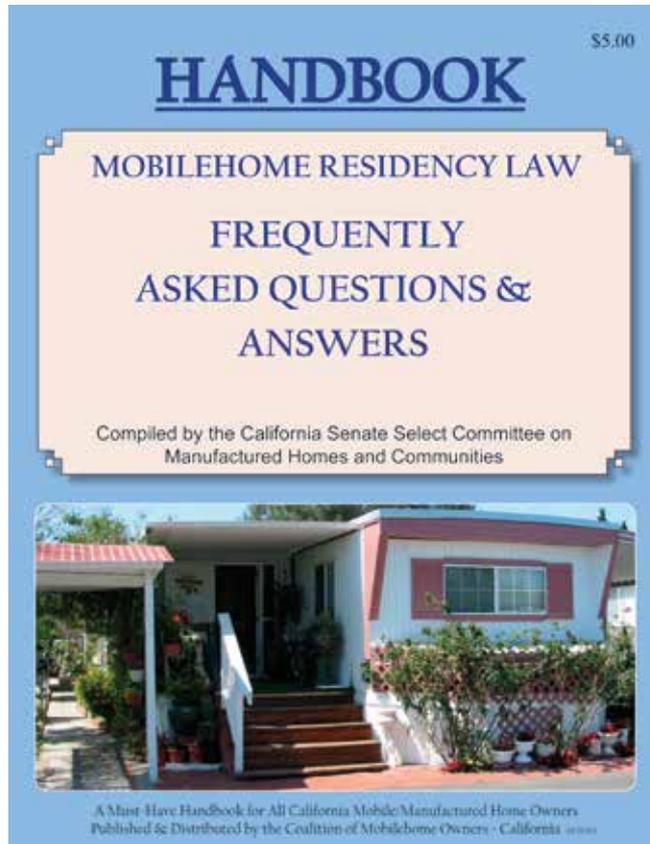
There are several ways you can support Mobilehome Magazine.

### a. Distribute in your park.

Please volunteer to distribute MHMag in your park. Remember the law allows the distribution of the magazine in your park, but only by a park resident. We will pay anyone volunteering to distribute in their park 5 cents per copy. Simply bill us to get reimbursed.

### b. Write an article.

Remember, this is your magazine. Please step up and write an article of interest to other mobilehome owners



- what’s happening in your park, successes you may have had, etc.

**c. Please donate.** We publish Mobilehome Magazine on a “shoestring” budget. We appreciate any donations you might send our way and please know 100% of all donations go to support our efforts to educate and inform California mobilehome owners.

**d. Send us your email address.** We soon will have an email network in California to link residents.

**e. Email or write us.** Tell us how we can improve MHMag. What kind of articles would you like to see? And we appreciate your feedback.

**f. Above all, please read Mobilehome Magazine and educate yourself.** You need to know the basics and where to

go to get assistance. We will continue providing you up to date, accurate information.

**THANK YOU FOR YOUR SUPPORT!**

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2/14

# Identifying Elder Abuse By Peg Greenberg, Senior Advocate

We've all heard the term "elder abuse" but how many of us actually have a clear understanding of what that actually means? You'll be surprised to learn that many things you may have become accustomed to as normal behavior by some persons actually falls easily into place as a type of abuse.

In general, elder abuse is a term referring to any knowing, intentional, or negligent act by a caregiver or any other person that causes harm or a serious risk of harm to a vulnerable adult. Legislatures in all 50 states have passed some form of elder abuse prevention laws. Laws and definitions of terms vary considerably from one state to another, but broadly defined, abuse may be:

- Physical Abuse - inflicting physical pain or injury on a senior, e.g. slapping, bruising, or restraining by physical or chemical means.
- Sexual Abuse - non-consensual sexual contact of any kind.
- Neglect - the failure by those responsible to provide food, shelter, health care, or protection for a vulnerable elder.
- Exploitation - the illegal taking, misuse, or concealment of funds, property, or assets of a senior for someone else's benefit.
- Emotional Abuse - inflicting mental pain, anguish, or distress on an older person through verbal or nonverbal acts, e.g. humiliating, intimidating, or threatening.
- Abandonment - desertion of a vulnerable elder by anyone who has assumed the responsibility for care or custody of that person.
- Self-neglect – characterized as the failure of a person to perform essential, self-care tasks and that

such failure threatens his/her own health or safety.

For the purpose of this article, I'm going to focus on Exploitation and Emotional Abuse.

To exploit means acting meanly or unfairly for one's own advantage. An estimate prepared by the National Center of Elder Abuse states that between 1 and 2 million Americans age 65 or older have been exploited or otherwise mistreated. They cannot be certain of their numbers because there is no large scale tracking system available and, more importantly, it frequently goes unreported. Exploitation wears many different masks but in a nutshell, if you are a party to, or if you are a witness to something that doesn't look or feel "right", it probably isn't!

Emotional Abuse also comes in different shapes and sizes. Emotional elder abuse is a verbal or nonverbal act that inflicts emotional pain, anguish, or distress on an older adult. It is sometimes also known as verbal abuse, mental abuse, or psychological abuse.

The following are examples of emotional abuse:

- Ignoring the elder
- Isolating an elderly person from family, friends, or regular activities
- Habitual scapegoating or blaming
- Harassment, name-calling, cursing, humiliating, insulting, or ridiculing
- Threatening to punish or deprive, intimidating
- Treating an elder like an infant
- Using extreme or bizarre forms of punishment or terrorizing

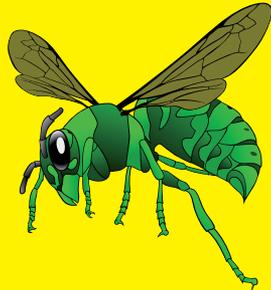


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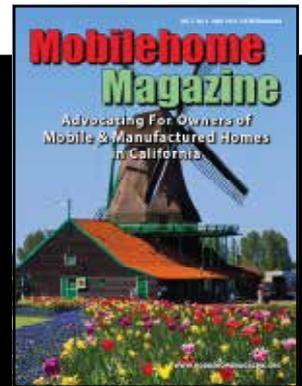
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