

The Coalition of Mobilehome Owners

MH *Life*

Advocating for Mobilehome Owners

SAN DIEGO

MAY 2016

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THE #1 SOURCE OF INFORMATION FOR
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ALERT

There are several advocacy groups in North County and San Diego. It is time we started working together and set aside our egos.

The Staff of MH Life Magazine is offering any advocate that serves MH owners a Magazine of your own, i.e. you name it, provide content and distribute it. We do the rest. We put it together, we get it printed and we deliver it to you.

This is already happening in other areas. It's about time San Diego advocates get on board.

We're happy to chat with you about this offer. Just call Frank Wodley at 818-886-6479.

And remember, there is Strength in Numbers. We can't help you unless you're a COMO-CAL member. Joining is easy. Just fill out the application and send it with a check for \$25. We are the only group that guarantees your satisfaction or your money back. Don't wait, join our growing network of MH owners across California. You won't be sorry.

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Our advertisers make MH Life Magazine in your area possible. Without them, there would be no magazine. The prudent business person only advertises when the advertising is effective, i.e. they make more money than the advertising costs. That's only reasonable after all they're in business to make money.

MH Life has less than a handful of businesses that advertise which means they are all very important to us. The loss of even one advertiser will put the magazine in jeopardy.

If you want to continue receiving the magazine, then please take a minute and check out the advertising. For example, everyone needs insurance on their mobilehome and Myron Hughes at Hughes West-Brook Insurance provides excellent service and reasonable prices. We know because we use Hughes West-Brook ourselves. Myron is terrific and very knowledgeable about the history of advocacy here in California.

Even if you don't need financing, termite work, a handyman or soundproofing, give them a call. Tell them you appreciate their support of the magazine.

Urgency Ordinance Adopted Stopping Conversion Of Santa Clarita Senior Mobile Home Parks

Posted by: Heather Harbin in Community News, Santa Clarita Latest News March 9, 2016

An “urgency ordinance” was adopted by the Santa Clarita City Council Tuesday evening, extending the temporary ban on the conversion of senior-only into all-age mobile home parks.

The extension will put a temporary ban on converting senior mobile home parks to a mobile home parks allowing residents of all ages until Jan. 25, 2017.

The original urgency ordinance adopted by the city council stopped the conversion for 45 days while staff studied the issue of senior housing in the city of Santa Clarita, according to Tuesday’s agenda.

The new adopted ordinance will give city staff time to “study the options concerning the possible adoption and implementation of a Senior Mobilehome Park Overlay Zone.”

“I’m here in support of, obviously, adopting this and extending it again,” said Ruth Abejon, a resident of the Sierra Park mobile home park. “We’re not renting apartments, we’re renting the ground that our home’s that we own sit on.”

Santa Clarita has 16 mobile home parks, four of which are operating as senior mobile home parks.

The four senior mobile home parks represent approximately 524 spaces of 1,981 spaces, or 26 percent, of all of the mobile home spaces in Santa Clarita, according to city documents.

“There is a current and immediate threat to the public health, safety and welfare arising from the lack of senior housing options for citizens 55 years of age and older in and around the city,” according to Tuesday’s agenda. “Mobilehome parks represent one of a few affordable housing options left to senior citizens that permit exclusive residence in a detached dwelling by those individuals over the age of 55 years.”

The adopted ordinance would not apply to leases that are longer than 12 months.

“Staff continues to communicate, provide what assistance we can within the limited scope of the city’s jurisdiction,” said City Attorney Joseph Montes.

Councilwoman Laurene Weste and Councilman TimBen Boydston spoke in an effort to help residents of a mobile home with a lease longer than 12 months.

“I can’t buy into the fact that these people are being gouged this way. There’s very little the city can do and there’s less we can do with these long term leases exist,” said Weste. “I think it’s time that we send a letter (to legislators) articulating some of the grievances that we are seeing.”

<http://www.hometownstation.com/santa-clarita-latest-news/urgency-ordinance-adopted-stopping-conversion-of-santa-clarita-senior-mobile-home-parks-167948>

Mobilehome residents fear eviction threat

by Mark Noack, Mountain View Voice March 3, 2016

While the City Council was laying out a future vision of expansive housing in North Bayshore, the area’s current residents expressed a creeping fear that they are being left behind.

About a dozen neighbors from the Santiago Villa mobile park rallied at the Tuesday City Council meeting to say they were facing increasing pressure from their landlord to move out. Several neighbors pointed to recent letters sent out by the mobile-home park’s management that warned them to immediately tackle a variety of clean-up and maintenance issues on their homes. Among the common issues cited, managers warned residents to wash the exterior of their homes, degrease driveways and fix small dents or other defects.

Santiago Villa neighbors speaking before the council complained the issues seemed to target long-term residents with older homes who were paying lower rents.

The letters specified that some non-compliance issues needed to be corrected within seven days. If residents failed to do so, the letter indicated the management could take legal action.

Many residents said they interpreted this to be a thinly veiled threat of eviction.

“You have 300 residents being asked to wash their homes in a drought. Some of our seniors are freaking out, saying ‘What do I do?’” said Santiago Villa resident Patty Petrie. “If we’re out, then we have no place to go.”

Asked about water restrictions, City Attorney Jannie Quinn said residents could not be forced to wash their homes given the ongoing California drought. As to the other concerns, council members asked city staff to look into the matter.

At the meeting, Santiago Villa park manager Maria Ahmad said that the maintenance letters were a normal industry practice and weren’t meant as an eviction threat.

“These are rules that each of you signed up for; you have to abide by those rules” she said. “Come and talk to us and we’ll work with you. This doesn’t mean that in seven days we’ll kick you out.”

<http://www.mv-voice.com/news/2016/03/03/mobile-home-residents-fear-eviction-threat>

CORONA: Mobile home residents seek city's help over rising rent

"Please do something" about rising rents one man tells City Council members.

PATRICK O'NEILL / STAFF WRITER The Press Enterprise
Published: Oct. 8, 2015

Several neighbors sat quietly, picket signs aloft, as retired veteran Steve Jones asked the Corona City Council to help residents of his mobile home park where rent has doubled in the past few months.

"I only make \$900 on retirement, that tells me we'll probably be losing our home," Jones said Wednesday night, Oct. 7. "I feel like I'm being held hostage at my own home. I don't think that's legal, it shouldn't be legal. Please do something."

Three months ago, Anaheim-based Sierra Corporate Management purchased Corona La Linda Mobile Home Park, which borders the Home Gardens area at 777 S. Temescal St. Since then, residents say the price for new rentals has doubled, to \$1,300 per month. A park employee, who would not give their name, confirmed the new rate but would not comment on pre-existing rentals.

Abe Arrigotti, Sierra president, did not return messages.

Residents asked the council to enact rent control. Mayor Eugene Montanez suggested park residents speak with a state legislator who could then contact the city attorney to potentially pursue such measures.

Zeke Dasecke, a retired Corona mail carrier who's lived at the park for more than a decade, called for quick action such as a temporary moratorium on rent hikes, saying he and other seniors with fixed income are in immediate danger of losing their homes.

"There's no way we can pay \$1,300 per month for a mobile home community," an emotional Dasecke said. "I'd hate to lose my home."

Only the lots, most a half-acre in size, are rented from Sierra. The more than 100 trailers are owned by the people who live in them, ex-owner/operator Richard Dixon said.

Other residents told the council it was too expensive to move their trailers, and that selling was impossible given the rental spike.

The park was recently assessed at \$3.1 million, Dixon said. Sierra paid \$16.7 million for it.

Dixon, one of several landowners who agreed to the deal, said he felt forced to comply with the majority decision.

"I have the feeling the new owners are about as aggressive as they can be," Dixon said. "I personally feel terrible for having done the deal."

<http://www.pe.com/articles/home-782892-park-residents.html>

Modifying the Regional Group Plan

Plans get tweaked. There is always a better way. In this case, we realize how difficult it is to UNITE all advocates in California. Few agree the best strategy to protect MH owners. And everyone wants to be their own boss. There are a myriad of advocacy groups with little networking, sharing and working together. We need to fix this because we believe there is Strength in Numbers.

The number one goal of the Regional Group Plan is to get folks working together, sharing, networking and working together. Today we don't think that is possible, at least not under the umbrella of one state non-profit. There is another approach and it involves MH Life Magazine.

HOA - THE FIRST LINE OF DEFENSE

We don't think anyone will argue that a Home Owners Association is the first line of defense for park issues. That's why it is so important to have an effective HOA, with leaders that find solutions to problems. We recommend all parks have a HOA (it need not be formal), and we recommend all residents support their HOA. We will write about forming an HOA

in future editions of MH Life Magazine. You can also find information on www.comocal.org.

REGIONAL GROUPS

Our hope is that all Regional Groups will unite residents in their respective area by bringing HOA leaders together. Perhaps one "representative" per park. This is exactly what John Bertaut is doing with the newly formed Sacramento Area Coalition.

MH Life Magazine staff will offer any advocacy group own magazine (their name, their content, their distribution). The cost would be FREE! It would provide the group a way to have a voice, besides via meetings and emails. As we've been saying month after month, the magazine can be a terrific tool. We have the expertise to make it happen in your area. Take advantage of our offer.

All "regional" magazines can easily be displayed on a new website so MH owners know what's happening across California. This is a terrific way to network, share, and work together. And a first step to unifying advocates in California.

Rally in Corona March 16, 2016



Residents from Corona La Linda MHP (132 spaces) and Green River (333 spaces) MHP held a rally at the Corona City Hall on Saturday March 12th to show their support for a Mobile Home Park Rent Stabilization Ordinance (RSO) in the City of Corona. Residents have united to fight against the Corona City Council due to their failure to step up to the plate and assist the mobile home owners from predatory mobile home park owners such as Kort & Scott Financial Group who own Corona La Linda and Corona West. (see <https://mhphoa.com/news/>).

Ken, Sam (Secretary of COMO-CAL) and Tom Meng, residents of Rowland Heights MHP and leaders of MRA1441 (HOA for Rowland Heights MHP) came to lend their support. Ken Meng spoke about the need to support and work with each other. The above photos are courtesy of Sam Meng. All photos and videos of the rally may be seen at <https://goo.gl/photos/3chLptNpJJJfw7Ga7>.

CHANEL 2 VIDEO

Corona Residents Struggling To Make Ends Meet Say Rent Increase Will Force Them Out <http://losangeles.cbslocal.com/video/3368738-corona-residents-struggling-to-make-ends-meet-say-rent-increase-will-force-them-out/>

2016 Mar – Several families struggling to make ends meet in Corona have been hit with another setback – a rent increase. CBS2's Crystal Cruz reports many of the mobile homeowners are asking the city for help. And Cruz reports that's another struggle.

Many would like to see the City Council step in and fear more increases are on the horizon. The Vice Mayor of Corona says this is a private matter between business owner and tenants.

Cruz called management several times for a comment and was yet to hear back at press time.

Mobile Home Park Rent Strike

LAST RESORT OPTION: RENT STRIKE

Is your mobile home park in a situation where the majority of the residents are living month to month and having a difficult time keeping up with space rent increases well above the CPI (Consumer Price Index)? Do you feel as though you are one step away from homelessness each month when you receive your rent statement?

Have your repeated pleas to City Council for a Mobile Home Park Rent Stabilization Ordinance (RSO) fallen on deaf ears? Do you feel that you've exhausted all of your options and are now faced with an emergency situation?

You may want to consider a Mobile Home Park Rent Strike – it has been done before – successfully.

SEEK LEGAL COUNSEL – MINIMIZE COLLATERAL DAMAGE

Important: It is imperative that you plan and execute this strategy carefully and that you have fully qualified legal counsel on board to assist the residents during this time. DO NOT attempt this until you have consulted with legal counsel and fully understand the potential outcomes.

You will be threatened or presented with “Pay or Quit” (3/60 Notices) and there is the possibility that your park owners/management may evict everyone involved in the rent strike.

NO FREE RIDES

This is not something for the faint of heart and this is not a free ride for rent. During the mobile home park rent strike period, you will be liable to pay rent on time, usually deposited into an escrow account. The monies will remain in escrow until the matter(s) have been successfully resolved.

Article Link: <https://mhphoa.com/ca/rent/strike>

CERES, CA: MOBILE HOME RESIDENTS ON RENT STRIKE AGAINST HIKES

Residents in Ceres, California launched their strike when Equity LifeStyles Properties increased rents by \$85 a month. Residents first appealed to the city council to apply rent controls to the land - one of nearly 300 mobile home plots owned by ELSP - but they declined, leaving them no option but to take direct action. libcom.com

EL MONTE, CA: COUNCILWOMAN ANGERED BY CONDITIONS, RENT PRICES

Objecting to rent increases, some Brookside residents formed an association in 2008 and threatened a rent strike, according to the fact sheet provided by Mobile Community Management. San Gabriel Valley Tribune

MODESTO, CA: MOBILE HOMES PART 2, LAWS AND COURT CASES

People in a handful of parks are being forced from their homes by rents that have risen as much as \$300 a month in the past three years. Several committee members describe themselves as conservative and generally opposed to rent control. But in the case of mobile home parks, they see no other solution. Affordable Housing Institute

RIVERBANK, CA: COUNCIL CONSIDERS RENT CONTROL

Responding to pleas from Quail Meadows Mobile Home Park residents about skyrocketing rents, Riverbank City Council members hired an expert many months ago and on Monday voted 5-0 to introduce an ordinance to impose rent control on Quail Meadows and other such parks in the city. Tenants Together

MHPHOA Website

The above article can be found on a terrific website called Mobile Home Park Owners Allegiance (MHPHOA (<https://mhphoa.com>)). These folks have compiled information on all parks Kort and Scott own, both here in California and across the nation. The site is a treasure trove of information and it should be the first stop for residents living in Kort and Scott parks. We support MHPHOA as it helps network residents and gives them one place to share and gain information.

In fact, we believe residents living in parks owned by other unscrupulous owners, such as Equity Life Style (Sam Zell), and others, should develop similar websites.

The goal of the MHPHOA is to provide a CONSUMER WARNING that does NOT exist practically for residents and potential buyers of mobile homes in California and many national mobile home parks.

Under the typical scenario, residents of a mobile home park may awaken one morning to find that the park they live in suddenly has a new owner – one that they did not choose and would not want to do business with. This is happening at an increasing rate as Wall Street and Corporate Investment Interests purchase mobile home parks from existing mom-and-pop owners, particularly in California.



Left to Right: Lloyd Rochambeau, President of SMMRA (San Marcos); Sam Meng, V.P. COMO-CAL; Jerilyn Shimandle, Sylmar; Frank Wodley, President COMO-CAL; Ken Meng, President MRA1441; Paul Masminster, President Save Our Souls; Carol Spizzirri, Vice President of SMMRA; and Floyd Folden, Oxnard.

Formation Meeting Regional Groups

COMO-CAL held their first meeting on March 5, 2016 to address forming Regional Groups around the State of California. We've been writing about reorganizing advocacy groups since November 2014, and now it is actually happening. We met at Frank Wodley's park – Chatsworth Mobilehome Park, in Chatsworth (L.A. San Fernando Valley). Attending were representatives from San Marcos (Lloyd Rochambeau, President of SMMRA (San Marcos)), Carol Spizzirri Vice President of SMMRA, Floyd Folden (Oxnard), Paul Masminster (Save Our Souls – Torrance), Jerilyn Schimandle (Sylmar), Frank Wodley (President of COMO-CAL) and Ken and Sam Meng (MRA 1441 – Rowland Heights).

THE REGIONAL GROUP PLAN WORKS

The balance of the meeting focused on The Regional Group Plan. The RG Plan works. It gets advocates working together for the first time in many years. It eliminates competition. Regional leaders now have the resources to really make a difference in their area. No one is telling them how to advocate. No one is taking money from their members. Each Regional Group (RG) works independently of the rest of the state. Each RG communicates, networks, and shares with all other RG's. NO ONE IS AN ISLAND.

INDEPENDENT REGIONAL GROUPS

Monies collected by each RG will be the property of the local RG. If and when there are enough resources to hire a lobbyist and/or attorney, all RGs may contribute their share.

We suggest all RG leaders take the Pledge to be transparent and open (financial statements), responsive to members, and agree to network, share and communicate with all other

advocates.

We see no problem starting a Regional Group for L.A., Orange County, Sacramento and North County San Diego by June 2016. And we hope our efforts will be embraced by other advocate leaders, especially those in San Jose and Hemet. We can no longer afford to be divided. Strength in Numbers. Our hope is all MH owners get behind our efforts to UNITE.

THE MAGAZINE IS THE KEY

The Magazine will continue to be the life blood of the RG Plan. Each RG would have its own Magazine. Regional leaders will rename it to suit their area and focus. The staff of MH Life Magazine would accept articles from each RG, put each area magazine together, have each printed and delivered to the respective area. Distribution would be the responsibility of each local group.

The Magazine can be more than just a tool to communicate and educate residents. It can contribute money to the group. We have had a policy whereby a commission is paid to a group or individual who secures advertising for the Magazine. This amounts up. One individual made \$2100 in commissions.

Each RG would decide how they would advocate: a) whether or not to have members, b) what issues to deal with first, c) a resolution process, etc.

GET ON BOARD

This will only happen if you get on board. Area residents should push advocates to participate. Let's get everyone working together. Participation is just a phone call away. Call Frank Wodley at 818-886-6479. You'll be happy you did.

Update on GSMOL

SUMMARY

1. For the first time in probably 50 years, GSMOL does not have the funds to employ a lobbyist in Sacramento and any threats to the laws that protect us can no longer be repelled. This is very, very serious. We have confirmed that Brian Augusta, GSMOL's lobbyist since 2009, has left GSMOL's employment.
2. Two GSMOL Vice Presidents and board members quit in January 2016 for reasons similar to those enumerated in the George Smith lawsuit of 1999. Their statements validate what we have been saying for years. GSMOL has been taken hostage by a small group of "bad apples."
3. As of November 30, 2015, GSMOL had only \$28,000 in its reserve account and the "normal" operating expense per month has been over \$30,000 per month. It seems that GSMOL simply does not have the funds to keep running much longer.
4. The latest Californian continues the "business as usual" approach by the "bad apples." It does not mention the loss of their lobbyist, the resignation of two board members or the financial crisis. More DECEPTION!

EVIDENCE

January 17, 2016. Resignation of GSMOL V.P. John Bertaut

- *Volunteer non-profits should be leading examples of good faith and total transparency*
- *the League (GSMOL) had no established and approved budget...that they had been overspending their income since at least 2010*
- *A few weeks ago they reduced their overspending (at that time around \$30,000 a month) down to just under \$5000 a month. And, there was about \$28,000 left in the reserve account a few weeks ago.*
- *I believe that any organization, especially a non-profit one run by volunteers should be entirely transparent ... which this board and I suspect previous ones, have not been.*
- *We must have a lobbyist and MRL-savvy attorney and intelligent leadership to help protect us, as mobilehome owners, from unscrupulous park owners of California and their attorneys, who would wipe away our MRL rights in a heartbeat if no one stands in their way.*

January 17, 2016 Resignation by V.P. A-1 Terri Pohrman:

- *After 10 years and the Thousands of Dollars I have Spent, I cannot Take the Nonsense and Bad Judge of the Current Board. Not Having a budget That Makes Sense, and All of your Bad Decisions That Have Been made for Our Members*

January 24th Statement by long term member, Rohnert Park

- *Quote; "The wheels have fallen off GSMOL. After twenty years as a loyal GSMOL member, I can no longer support the organization under it's present leadership.*
- *Not only have we lost key personnel like our lobbyist, Brian Augusta, we have lost GSMOL Vice President Zone "A", Mr. John Bertaut, and Miss Terri Pohrman, Zone A-1.*
- *I do not intend to ask my some 190 members of Chapter 1014 to continue their membership. I will not renew my membership. As long as we have an MRL, I WILL continue the luncheons for information and guidance for our own protection.*
- *It is also my personal opinion that the MRL will not survive after twolthree years. We no longer have a voice on the floors of the State Capitol. We have no one to initiate any new bills or the Senators or the Assembly persons to introduce them.*
- *I also do not expect GSMOL to survive financially past June of this year and will be forced into bankruptcy. After eight conventions, and if there is to be another convention, I will not attend.*
- *The promises of transparency has never been achieved. Maybe our state Treasurer can fill us in on a balanced budget and explain where did the money go from the sale of the Garden Grove property and why are the BOD's and paying members not allowed access to the books? We don't need graphs and pie- charts, we want to know who and where is money going to.*

February 24th Statement by 20 year member, Rohnert Park

- *our State Lobbyist, Mr. Brian Augusta has resigned.*
- *I can no longer support GSMOL with it's present leadership and I will not renew my membership in protest until there is a more positive, responsible, professional Board. I feel after twenty years as a loyal GSMOL member, we as dues paying members, have no say-so in the direction our present Board has taken. I now urge all to keep the faith and be ready to support a more positive leadership. I will continue to keep you informed when ever possible.*
- *when the office building that GSMOL had owned for nearly 40 years was sold, the Board approved using about \$350,000 to pay off those debts and put about \$250,000 in a reserve account. However, the Board neglected to create a budget to reduce spending. So with reduced membership there was another financial crunch.*
- *This clearly appears to be poor decision making and bad judgments on the part of the Board. The treasurer announced that a balanced budget had been developed that should work. Attempts to get copies of the budget and other financial information have not been successful. Board*

Comments on GSMOL

The loss of Brian Augusta, GSMOL's lobbyist means this is a sad day for the MH Community. GSMOL has played a critical role in advocating for MH owners for over 50 years. Their lobbyist in Sacramento meant we were protected from the harmful legislation of the park owners and that we could initiate new legislation in our favor. Now that day is history, gone forever because of a few "bad apples" and their greed for power.

COMO-CAL was never in competition with GSMOL. We are a 501(c)3, which means we can't lobby. Can COMO-CAL fill this void? In a word, NO. That is not our mission statement and we simply don't have the funds to employ a lobbyist. Our mission has always been to inform and educate MH owners. We also have wanted to unite all advocates. We never wanted nor could we lobby. However we did support much of GSMOL's efforts in Sacramento. We worked well together when the BOD allowed it. We feel it will be years before this loss will be filled. This is a sad day for the MH Community. But it is also an opportunity to start working together for the greater good of all mobilehome owners.

members, volunteers like all of us, lacked the business sense not to use the reserve account to cover on going expenses without cutting cost to meet available income.

ADDITIONAL INFORMATION

Several GSMOL managers and members will be submitting formal complaints to the State Attorney General.

QUESTIONS TO ASK AT THE APRIL CONVENTION

Some attending the April GSMOL Convention plan to confront the Board of Directors and ask them questions. Here are some examples:

- *Why has the BOD continued to deceive managers, members and the MH community as a whole? For example, in the last two Californians, there was no mention of the John Bertaut or Miss Terri Pohrman resignations nor any mention of Brian Augusta leaving. And there was no mention of the **critical state of finances**. Another example: a new V.P. saying "GSMOL is alive and well." Certainly not the fact of the matter.*
- *What happened to legal funds, such as the Enforcement Legal Fund into which thousands of GSMOL members donated around \$165,000 for their protection? Why wasn't anyone helped? Did the BOD instead decide to use the money to keep GSMOL running?*
- *How can the President and Treasurer withhold financial statements from other Board members? Isn't that against the law.*

SEVERAL OPTIONS GOING FORWARD

There are several options going forward.

- *Advocates can unite and start working together, sharing, networking in an ethical manner. Let's all put away our egos and our need for power. Let's treat each other with respect and professionalism. Let's welcome all ideas and turn away no one willing to contribute. This truly can be a new day.*
- *MH owners should demand their advocates unite and work together. And MH owners must SUPPORT those advocates who pledge to unite and work together.*
- *COMO-CAL can start a fund to employ a lobbyist (approximately \$5,000/month)*
- *The modified Regional Group plan allows Regional Groups to function independently, advocating as they choose, yet all are linked via the magazine. This is a terrific first step to getting all advocates working together. United we stand, divided we fall! Don't forget that.*
- *Why hasn't there ever been a "state of GSMOL" discussion at any Convention. Isn't this more deception?*
- *Why wasn't there a balanced budget years ago?*
- *Why has GSMOL maintained and staffed an office, costing between \$100,000 and \$150,000 a year? Couldn't volunteers have done most of that work? Then perhaps GSMOL would have the funds to continue today.*
- *Thousands of dollars were spent on attorney Bruce Stanton. Why wasn't his expertise used to protect members, i.e. by writing letters and consulting with members?*
- *Over the years, there have been other advocate groups that have been effective helping MH owners. Why has GSMOL never mentioned them in the Californian? Why do GSMOL leaders say GSMOL is the only advocate group? What about all the groups that participated in the three Summits with GSMOL?*
- *How long can GSMOL keep its doors open?*
- *The BOD has had many opportunities to "come clean." Why didn't it? Now it seems it is too late. Will the BOD issue a statement when GSMOL shuts down?*
- *Will the BOD make an effort to "save" what is left of GSMOL? What will happen with the membership list, the volunteer network, the action manual, etc? Will regional managers be encouraged to start regional groups and some how unite to continue their service to MH owners in their area?*
- *Why has the BOD always rejected suggestions for improvement by members and managers?*

Kort & Scott in Carson

Since 1979 the City of Carson, Ca. has enjoyed the fact that Carson has a very strong Rent Control Ordinance. In Carson's neighboring City of Torrance, Ca. a city without Rent Control, we have seen whole families evicted out into the streets caused by a strongly progressive rent increase policy perpetrated by a profit driven company known as "Kort & Scott"!

Kort & Scott first started doing business in California in 1989 and has acquired approximately 48 MHP's in Ca. using forty-eight different DBA's. K&S are purchasing about two MHP's per year and immediately and aggressively offer residents a lease for 12, 15, 20, or 25 years. If residents show a reluctance to sign a lease, K&S Management then offers residents \$450.00 cash to sign. Once that lease is signed by a resident, the language within that lease allows K&S to immediately start the rent increase that eventually rises above the residents ability to pay. Once that level is reached, in a very short period of time, you are evicted and then K&S takes possession of your MH and then sells it to an unsuspecting buyer.

In Carson, even though we have a very strong Rent Control Ordinance, K&S get's around that ordinance by having residents sign a lease that is in excess of twelve months. IF YOU SIGN A LEASE IN EXCESS OF TWELVE MONTHS, YOU ARE IMMEDIATELY DISQUALIFIED FROM RENT CONTROL IN CALIFORNIA!

In Carson, we have asked our City Council to consider "REVOKING" K&S business license in order to protect our residents from K&S most egregious methods of perpetrating harmful business that harms our citizens. This matter has also been brought to the attention of California's State Attorney General and the United States Department of Justice. Yolo County and the City of Santa Clarita have filed major lawsuits against K&S and others will be following suit in the immediate future.

Bill Smalley, Member "South Bay Mobile-Home Residents Alliance" & Resident of Colony Cove Mobile Estates Carson, Ca. 90746

THE SACRAMENTO AREA COALITION (SAC)



A new group of homeowner advocates formed recently in the Sacramento area. Their goals are to educate and advocate within the mobilehome community.

SAC intends to extend their premise into working with park management, park owners and other representatives such as WMA. Leadership feels that since

all parties are involved with the park communities, all should likewise be involved when challenging issues arise.

The Coalition meets monthly and is comprised of resident-homeowners from six parks representing over 2000 homeowners, in and around the Capitol area. They expect to double that number very soon and will include all other MH Parks that are interested.

SAC's monthly meetings are open to all. Phone or email Coordinator John Bertaut at 916-500-1485 or SacAreaCoalition@aol.com for details and reservations.

Leisure Lake HOA Board Members Join COMO-CAL

We welcome the Board of Directors of Leisure Lake: Annete Torres (President), Ray Williams (Vice President), Shirley Parker (Secretary), and Judy Gari (Treasurer). They will be

promoting COMO-CAL in the high desert. One goal is to eventually have a Los Angeles Magazine which includes all of Los Angeles County. Thanks for joining and welcome a board.

COMO-CAL's New Board Member

We are pleased and excited to announce our newest edition to COMO-CAL's Board of Directors, Mr. Sam Meng. Sam and his family have endured a retaliatory eviction in their park and have handled it with professionalism and heart.

Sam, now 19, is studying to be a para legal. He handled most of the legal aspects of his eviction. He is to be commended. We

are sure you've read several of Sam's articles in recent Magazines and there will be more to come.

Sam brings a new mind-set to COMO-CAL and we hope his leadership will encourage younger MH owners to become involved and join COMO-CAL. We need everyone! As Sam says in his latest article: We Must All Unite!

Letters to the Editor

My wife and I were first introduced to Mobilehome magazine in late 2011. I was so taken by this magazine that I immediately phoned Frank Wodley and volunteered to distribute it in my park.



TERRI & CHUCK ZENISEK

First I wanted to inform my park manager of my intentions since I wanted every thing to be done out in the open. My request was denied by my manager; he stated that by delivering anything door to door I was violating a park rule which stated “no soliciting” within the park. Not satisfied with his decision I immediately went home and put through another call to Mr. Wodley. After telling him of my park manager’s interpretation of the rules I was told to go ahead and deliver the magazines since mobilehome residency law 798.50 clearly states that a resident of a mobilehome park is entitled to freely meet and /or distribute anything that pertains to mobile home living. Mr. Wodley went a step further and contacted Stephanie Reid (she is with the Senate Select Committee on Manufactured-Home Communities in California) who in turn sent me an e-mail thru Frank guaranteeing me that I had every right by law to distribute anything I wanted to in the park so long as it pertained to mobilehome living.

Since then I have expanded and now deliver the magazine to selected parks in Upland, San Dimas and Glendora at there clubhouses. The main intent of providing free magazines was and still is to encourage park residents to either join COMO-CAL (Coalition of Mobilehome Owners in California), subscribe to the magazine, or simply donate any amount if you prefer. We must find a way to support Mobilehome Life. It and COMO-CAL constitute the only organization which can keep us informed about what is going on in other parks but also what is being done or not done in Sacramento.

For whatever reason you have not yet joined COMO-CAL, subscribed to Mobilehome Life or made any donation; do so now. I have no bone to pick with my park manager but I’ll remind you that he does not have the investment that we have. To him, being a park manager is simply a job. He is employed by people who can be unscrupulous in their dealings. They and the investors they represent care little about our status in life. In fact, they would not flinch if they were to take our lives earnings from us. Knowing the laws enacted for the benefit of all mobilehome owners in our state could prevent the loss of your home at some later date. I repeat “JOIN COMO-CAL” now. Most of us can afford twenty-five dollars a year for membership.

Those of you who can’t, and I’m sure there are many, please consider supporting the organization by subscribing to the magazine (fifteen dollars) or donating a couple of dollars at any random times during the year. The investment we all have in our homes is well worth a few dollars a year.

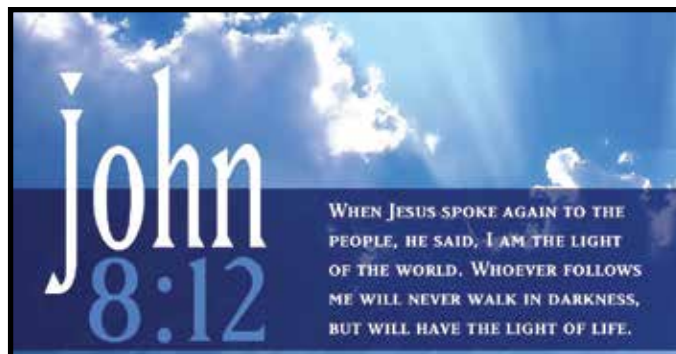
Letter by Chuck Zenisek, Foothill Terrace MHP, La Verne, CA. You can reach Chuck via MH Life Magazine.

Editor’s Note: I remember the time in 2011 when my wife Rose and I traveled to La Verne to meet Chuck and his wife Terri for breakfast.

Our distributor, Martin Hernandez, who lives in Ontario, joined us (he gave us magazines). BTW, Martin continues to receive magazines from our printer in Tucson, AZ and deliver to various contacts, including myself, Chuck, and David, another distributor in Oceanside.

Chuck and Terri are terrific folks, someone you’d want as your neighbor. They have been supportive and active with COMO-CAL and the magazine in spite of Chuck’s medical problems.

We are so lucky to have Chuck and Terri helping out. If everyone gave us 10% of the support that they give, we’d would accomplish wonders.



PRAYER REQUESTS

Do you need prayers? Prayer changes everything. There are praying churches in various communities which can pray for you. E-mail your prayer requests to: prayingchurches@gmail.com. You can state your first name or initials or remain anonymous. Your request will be kept confidential. Believe that God is going to move mightily in your life as others from various churches pray for you.

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