Mobilehome Magazine

San Diego
Vol.2 No.7 July 2014

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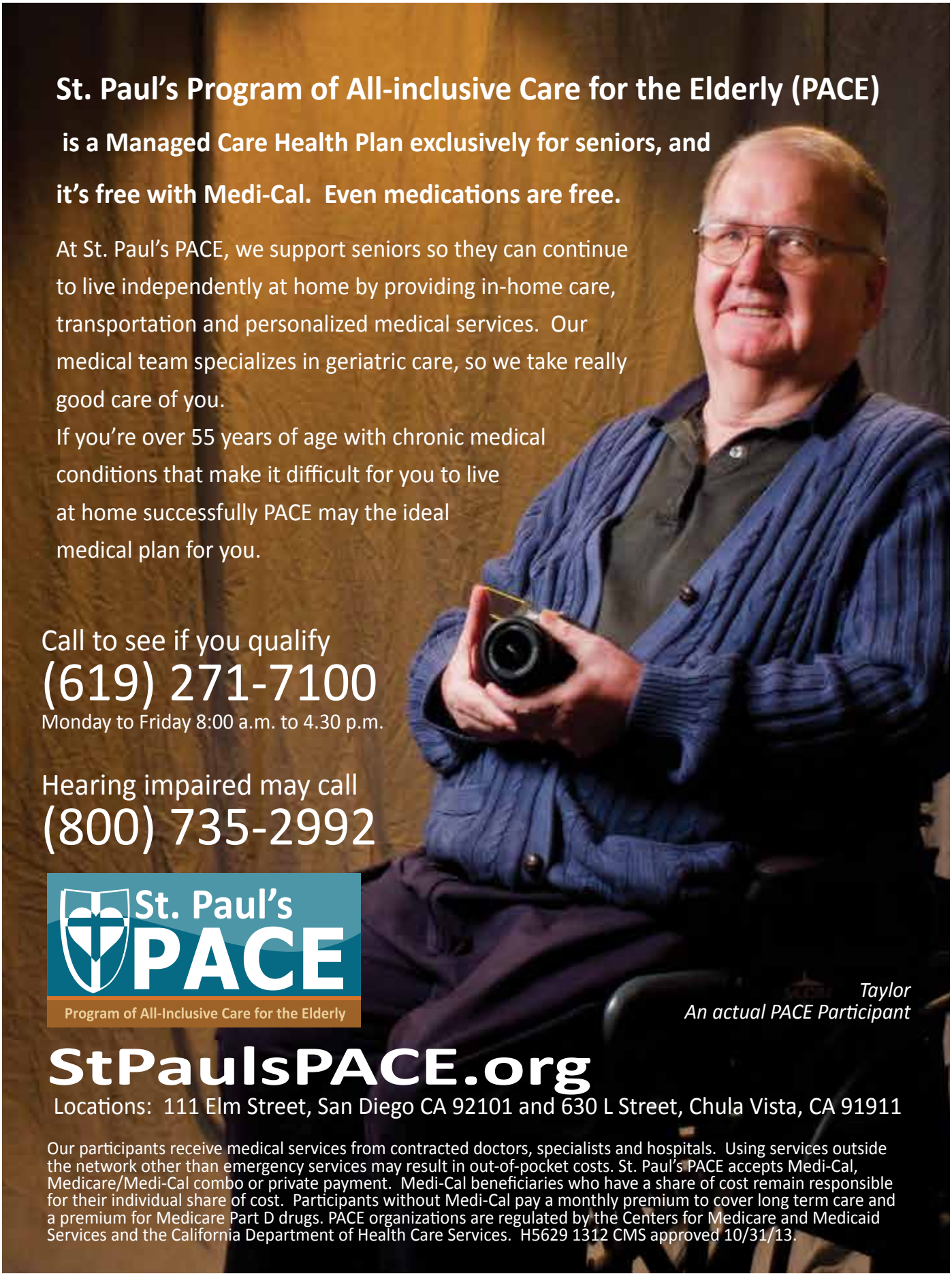

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From the Staff of Mobilehome Magazine

Happy Birthday Mobilehome Magazine. We are now one year old, having started the local editions one year ago. The future is bright with your support! Thanks for a wonderful year and let's look forward to a bright future.

Two residents of Lakeview MHP in San Marcos were concerned about June's article on HOA Syndrome. See pages B-C for our side of this issue.

This month brings big news. We are proud to announce the formation of a new, transparent non-profit 501(c)3 called "California Manufactured-Home Owners Alliance" or CAMOA for short. This new non-profit is endorsed by many around the state as well as Mobilehome Magazine. Although completely independent of MHMag, CAMOA and MHMag will partner together to help mobilehome owners (mhos). We ask you to support CAMOA by becoming a member and promoting it in your park and area. Membership is just $24, with $7 going to a legal fund to help you and other members. This is an opportunity, don't let it pass you by. Fill out the application on page E, you won't regret it.

CAMOA is already making a difference. Just ask the folks at Valle Verde and Sierra Springs in the San Fernando Valley. In just a week, CAMOA was able to help residents fight a "Change of Tenancy" notice from their park owner. CAMOA was alerted and ultimately the park owner rescinded their request! A significant win showing the power of an alliance between mobile/manufactured homeowners and CAMOA! Stay tuned for many more wins like this! See page G for the story.

The CAMOA Board of Directors biographies are presented on page F.

Donna Matthews write part two of "Living in a Mobilehome Park. Page A.

As many of you know, Mobilehome Magazine has published almost 30 different magazines, and sometimes 5-6 different local versions. That is about 500 pages of useful information. The more useful articles are "archived" and you can request a copy by emailing, calling or writing MHMag. All we ask is a donation to help us cover our cost and time. See pages 15-16.

That's it for this month! We are excited to partner with CAMOA. Please join our growing community!

The Mobilehome Magazine Staff

Mobilehome Magazine

Serving the Mobile/Manufactured Home Community in California

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Request For Information

Mobilehome Magazine is all about information. In fact this month you can see all the articles on various subjects that are available from Mobilehome Magazine (Page 13-14).

Now we have a request of you. You are a wealth of information and we'd like you to share some with us, so that we can share with our huge network of mobilehome owners. Remember Mobilehome Magazine reaches about 25,000 homes every month.

CAMOA Needs Your Expertise

Many of you are experts on various subjects regarding mobilehome issues. Issues like utilities, the Mobilehome Residency Law, Title 25, etc. Many of you have gone to superior or small claims court.

We'd like to network with you. Share your information with us and we can share it with the world through Mobilehome Magazine. We can accomplish much together! Just send William Schlegel an email at bill@camoa.org.

We Need Attorney Referrals

Now that CAMOA is providing legal assistance, they will need a list of attorneys. Have you had a good experience with an attorney, one who understands mobilehome law, one that doesn't charge an arm and a leg, and one that you trust? We would really appreciate you sharing the attorneys name and contact information.

Let's Network Parks with Similar Owners &/or Management Companies

In our opinion, there are several companies and park owners that are notorious for their treatment of homeowners. Just to name a few: Kaplan and Tatum, Kort and Scott, Sierra Management, and Resident Owned Parks, Inc. just to name a few. Remember there is strength in numbers. If you live in a park and are having a hard time with management, you should contact MHMag so your park is on our radar.

We are already networking some Kort and Scott and ROP, Inc. parks, but there are many more out there that would benefit from networking.

Does Your Park Have A Newsletter?

Many parks have newsletters. They come in all forms and are generated by management, individuals and groups. We are interested in your newsletter. Can you send us one? That would be terrific. Send to Mobilehome Magazine, P.O. Box 3774, Chatsworth, Ca. 91313.

Send CAMOA Your Problems

CAMOA is already making a difference (see insert G). To assist them, send your concerns and problems to bill@camoa.org. Try to keep your presentation short and to the point. Use bullet points. Provide short examples that would help them understand your problem. Also provide your contact information, including park name, your address, phone number and email address.

Communication is Critical to Solving Problems

The meeting at Valle Verde is a good example that communication works. One resident handed us three different letters from the park owner. One was about fire insurance, a "change of tenancy" which they subsequently rescinded.

Another letter deals with "Late Charges/Special Handling Charges."

Effective April 1, 2014, the late charges or special handling charges assessed for late payment of rent and other charges, received after the 5th of the month will increase to $200 for the first occurrence and for every subsequent occurrence wherein payment of rent is received after the 5th of the month. In addition, the late fee will be assessed on the 6th of the month in which the rent payment is received late, with no exception. The rent continues to be due on the 1st of the month of every month and will be deemed late when received after the 5th of the month.

So what's the problem here? Most would say the $200 late charge. Of course that's a concern. The late fee is not regulated by Mobilehome Residency Law , but by California courts.

The big issue with this request is the park is not applying the law correctly. 798.56(e)1: ***the five day period does not include the date payment was due.***

The park's request indicates rent received after the 5th of the month is subject to a late fee. This is incorrect. In fact, rent paid on or before the 6th is on time and not late. Rent paid after the 6th is late and the resident can be charged a late fee.

CAMOA and Mobilehome Magazine know the law, but we can't help you unless you communicate with us. We are on your side. Don't accept letters from management without either knowing the law yourself or asking someone who does.

You can do two things to help yourself. #1. Volunteer to deliver MHMag in your park. #2. Join CAMOA, membership is only $2/month and it could save you thousands of dollars!

Archived Articles Available

Mobilehome Magazine (2011 to present) has published 27 different magazines and about 500 pages of information, most of it still very relevant today.

Many of you have kept your Mobilehome Magazine for future reference. Now you can use this list to find any article quickly. The numbers refer to the month, year and page.

What about those of you who don't have Mobilehome Magazine and would like information? We have a solution:

- *We reprint articles we feel are most important and*
- *Now we offer anyone the chance to get an article(s) from our first three years of publication just by asking and giving us a small donation.*

Here is the initial list of articles available:

Your Rights

1. *Distribution of information - Your right. 6/13(17)*
2. *Inheritance Rights. 11/11 (10-11)*
3. *Inheritance - What you need to know. 3/13 14-15)*
4. *Wash. State dispute resolution program.*
5. *Nothing to fear. 8/13 (12)*
6. *Tubes - distribution. 5/13 (8)*
7. *Don't let the park take away your rights. 4/13 (10)*
8. *Residents Bill of Rights. 1/13 (8)*
9. *Eleven commandments. 3/12(18)*
10. *Enforce your rights - It's up to you. 1/12 (16-17)*
11. *Ca MH Code Eviction Procedures 10/13(6)*
12. *Words of Wisdom Senator Mayne 12/13 (8)*

Managers

13. *Retaliation & what to do about it. 1/12 (8-9)*
14. *Interference of sales. 8/13(15)*
15. *A Word on your privacy. FAQ Handbook (30)*
16. *When can a park mgr. enter your space. 8/13 (11)*
17. *It's your money - What would you do if you received a 7 day notice? 11/12 (14-15)*
18. *How to handle tenants in a MHPark. 5/12 (11)*
19. *Park manager intimidation. 1/12 (6)*
20. *My philosophy by a park mgr. 9/12 (13)*
21. *The value of information by a park mgr. 5/13 (9)*
22. *Termination of park tenancy. 7/2 (18)*
23. *Evictions. 8/13 (18) & 1/12 (10)*
24. *Mngt. Uses Credit Report to Deny Tenancy 11/13(8)*

Tips and Suggestions

25. *How to choose a contractor. 5/12 (19)*
26. *Resident ownership. 1/13 (12-13) & 2/13(8-9)*
27. *Home improve for seniors easy living. 1/13 (19)*
28. *Remodeling a manufactured home. 2/13 (19)*
29. *Basic manufactured home tips-tricks. 1/13(20)*
30. *The clock is ticking by Myron Hughes. 11/12 (9)*
31. *Should I sign that long term lease. 3/12 (10)*
32. *Seller's guide. 6/13 (6-7)*
33. *Ins & outs of home owner's insurance. 9/12 (5)*
34. *Tips & suggestions. 9/12(15), 12/13(9)*
35. *Estate planning. 3/13 (17)*
36. *Aging in place. 3/13 (16)*
37. *Words of wisdom from female reps. 3/13 (10)*
38. *Getting organized. 9/11 (20)*
39. *What to do when you need to refinance. 7/12 (8-9)*
40. *Robo calling - getting the word out. 8/13 (8)*
41. *Putting the fun back in fund raising. 8/13 (7)*
42. *Form an HOA. 8/13 (13)*
43. *Who Should You Trust. 6/13 (12-13)*
44. *Disability and mobilehome living. 3/13 (20)*
45. *How to Resolve Issues in MH Parks 10/13(8)*
46. *Question & Answer 2/14(11)*
47. *Identifying Elder Abuse 2/14(14)*
48. *Soundproofing Your Home 2/14(9)*
49. *Earthquake Insurance - Do You Need It? 5/14(14)*

Rent Control & Fees

50. *L.A. Vacancy Control. 4/13(19)*
51. *A tax story. 4/13 (16)*
52. *Rent control under siege. 3/12 (6-7)*
53. *$1700 rents for Los Angeles. 3/12 (8)*
54. *Chattel mortgage, personal property and real estate. 4/13(17)*
55. *Vacancy decontrol. 5/12 (7)*
56. *L.A. R.S.O. 9/11 (11)*
57. *Property pass through. 4/13 (15)*

General

58. *Investing in mobilehome parks. 7/12 (10)*
59. *Bullish on mobilehome parks. 6/13 (8-9)*
60. *15 minutes with a Utah Senator. 1/12 (12-13)*
61. *Free markets in mobilehome parks. 5/13 (12-13)*
62. *Mobilehomes in rental parks. 9/11 (6)*

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1. *Senator Correa's Mobilehome Conference. 2/13 (14)*
2. *Los Angeles MH Park Task Force. 2/13 (11,21)*
3. *MHOwners Association of America. 7/12 (17)*
4. *PHRAA fights unscrupulous park owners. 11/12 (10-11)*
5. *The Select Committee on Manufactured Homes and Communities. 1/13 (5) & 2/13 (6)*
6. *Tenants Together. 1/12 (7)*
7. *Coalition for Economic Survival. 1/12 (7)*
8. *GSMOL & MHMag teaming. 6/13 (10-11)*
9. *Santa Cruz conference. 5/13 (10-11)*
10. *Know Your Advocates 10/13(10)*
11. *Update on GSMOL & MHMag 10/13(14-15)*

Mobilehome Residency Law

12. *Mobilehome Residency Law (MRL) 101. 7/12 (6)*
13. *How to Use the MRL. 11/11 (4)*
14. *SB510. 4/13 (7)*
15. *Land lease law vs MRL. FAQ Handbook. (31)*
16. *Governor Signs Jackson MH Bill 11/13(15)*
17. *AB2026 Interference of Sales 4/14(4)*

Local News

18. *Kort & Scott Take Over Blue Star 11/13(5)*
19. *Tale of Unmitigated Greed - Part I 11/13(10-11)*
20. *Beyond Fear & Loathing - Part II 12/13(6-7)*
21. *Major Victory for San Marcos Homeowners 12/13(6)*
22. *Mobilehome vs Urban Village 12/13 (10)*
23. *San Jose Residents Celebrate Victory 12/13(5)*
24. *California Hawiian Residents Win Big 5/14(E)*
25. *Lakeport Rent Control Sought 5/14(13)*
26. *Huntington Beach Law Preserves Senior Housing 4/14(13)*
27. *Long Term Lease Accord Sought for San Marcos 4/14(10)*

Reference

28. *FAQ & Answers Handbook. 8/13 (18) $6.00*
29. *Additions to FAQ. 1/13 (9)*
30. *Book - Mobilehome Wars. 4/13 (12-13)*

MHMag & Miscellaneous

31. *Survey on advocacy part I and II. 5/13 (14-18)*
32. *Birth of a new publication. 8/13 (5)*
33. *Letter to advertisers. 6/13 (18)*
34. *Your neighbor, my neighbor. 6/13 (14)*
35. *Forced condo conversions. 9/12 (10-12)*

Articles by Donna Matthews

1. *Eviction.*
2. *Water. 9/12(14-15)*
3. *Contract Law. 11/12 (7)*
4. *Judges - Pleadings. 1/13(16)*
5. *Rent Control Ord. vs Rent Review Ord. 2/13 (12-13)*
6. *HCD should enforce Title 25. (5/12(20)*
7. *New park owners - New leases. 6/13 (19)*
8. *Pass thru fees. 4/13(14)*
9. *Title 25. 9/12(8)*
10. *Termination of park tenancy. 7/12 (18)*
11. *Mobilehome rental agreement. 3/13 (8-9)*
12. *California Senior Parks 10/13 (16)*
13. *Mobilehome Parks Act 11/13 (14)*
14. *Consumer Price Index 3/14 (4)*
15. *Mobilehome Parks- Conditional Use Permit 4/14(6-7)*
16. *Mobilehome Park Rental Agreement 5/14 (D)*

Articles by Lloyd Rochambeau

1. *Time to Get Proactive 12/13 (8)*
2. *It's Time We Get Connected 2/14 (8)*
3. *Observations, Impressions & Challenges 5/14*
4. *Park Manager - Friend or Foe 10/13(7)*

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Use Them!

These articles represent three years of hard work. They are written by attorneys, expert advocates, and mobilehome owners just like yourself. We feel they are accurate and worth your attention. If you have an issue, we suggest you purchase a Handbook of Frequently Asked Questions (#69) and request any articles that look interesting. Such a small investment to gain a knowledge about many subjects of mobilehome living.

CAMOA Junta Directiva

WILLIAM SCHLEGEL, PRESIDENTE DE CAMOA.

Graduado de la Universidad de Nebraska, con especialización en Ciencias Políticas. Sirvió en Relaciones Públicas para la Compañía Eléctrica y la Industria del Gas Natural de Minnesota. Su entretención en la jardinería se convirtió en una operación comercial en casa verde de cultivo de tomates y lechugas hidropónicas. En California, organizó la Orquesta Nociones a la de la grandes bandas músicales de los años 30 y 40. Ha servido como Presidente de los Clubs Seniors en Chula Vista y National City. En la actualidad, es el Presidente de laAsociacion de Casas de los propietarios de Terry Mobile Home Park en Chula Vista.

FRANKIE BRUCE, VICEPRESIDENTE DE CAMOA

Hola a todos, mi nombre es Frankie Bruce, llevo 16 años con GSMOL y actualmente soy Gerente Regional 7 GSMOL. No puedo esperar ver que nuestras dos organizaciones trabajen juntos.

CAMOA estará luchando y protegiendo a los propietarios MH contra los dueños de los parques y los administradores que lesgusta amenazar y tomar ventaja de los residentes. CAMOA será una organización que le dará atención inmediata y alivio mediante nuestro panel de miembros de la Junta bien informados y asesoría, si es necesario, por medio de un abogado. Haré mediaciones cuando sea necesario, en el lugar donde viven los residentes que no saben cómo reaccionar ante amenazas por parte de los administradores y propietarios del parque.

En mi pasado fui un terapeuta familiar, con GSMOL de 16 años, también estuve en la Junta de Directores de Escondido, Defensor de las personas mayores por 20 años, también estuve en el Tribunal de menores en Denver y fuí un oficial de T.A.S.K. para jóvenes en riesgo en el Departamento de Alcohol y drogas.

Me encanta trabajar con nuestros ancianos mayores... necesitan toda la ayuda que puedan obtener. Y también en los parques familiares. Estoy disponible 24/7. Estoy a la orden deseando ayudarles cuando ellos lo necesiten.

Tengo un A.A. y una Licenciatura en Servicios Humanos y una Licencia del Estado en Terapia de adicciones Alcohol y drogas.

OLIVER AUSTRIA, SECRETARIO Y TESORERO, CAMOA

Oliver Austria, tiene Licenciatura en Administración de Empresas y un año de cursos de postgrado de la Universidad de Baguio, Filipinas. Se desempeñó como Abastecedor Oficial de Administración en el Servicio de Investigación Criminal Naval, lejano Oriente,Yokosuka, Japón y terminados sus veinte años de carrera como especialista en logística de la armada. Después de jubilarse decidió asistir a la escuela y recibió su Asociado en Artes y finalmente obtuvo su certificación en contabilidad de la Universidad Southwestern en Chula Vista, California. Antes de unirse a la Armada era un Contador Senior en el Banco de las Islas Filipinas. Un instructor a tiempo parcial de Finanzas en la Universidad de la Cordillera, Filipinas, Baguio. Y cajero en el famoso Hotel Del Coronado de San Diego. Actualmente ocupa el cargo de tesorero (HOA) en el parque casas mobibles de Terry. También realiza trabajo voluntario con los Veteranos de California Chula Vista y es miembro activo y ferviente partidario de la Dav.org.

INFORMACIÓN DE CONTACTO DE CAMOA

PRESIDENTE William Schlegel: bill@camoa.org

VICEPRESIDENTE Frankie Bruce: frankie@camoa.org

SECRETARIO Y TESORERO Oliver Austria: oliver@camoa.org

Mailing Address

CAMOA, P.O. Box 663, Chula Vista, CA 91912.

CAMOA

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Anunciando un nuevo 501 (c) 3 sin fines de lucro

Propietarios de casas fabricadas de California Alliance (CAMOA)

Estamos contentos de anunciar un acuerdo entre la revista casas móviles y una nueva Corporación no lucrativa 501 (c) 3 llamado California Manufactured Home Owners Alliance (CAMOA). El objetivo de la nueva alianza es informar y unir a los propietarios a través de California y para ofrecer en forma barata para tratar asuntos y problemas que se plantean cuando se vive en tierra ajena. Mobilhome revista entrevistó a organizadores de CAMOA y aquí están algunas de sus respuestas:

¿Cuáles son sus objetivos?

Nuestro objetivo principal es identificar formas de ayudar a los propietarios a cumplir una serie de "leyes" que ya en los libros. Vamos a buscar una comunidad unificada, en todo el estado de los dueños de casa y otros grupos de apoyo, incluyendo GSMOL, para ayudar. Vamos a ayudar a los residentes a que formen el Inicio las asociaciones de propietarios; mejorando la comunicación y la respuesta a las preguntas que puedan surgir. Compartir información, problemas y soluciones; teniendo discusiones y lluvia de ideas; incluso las reuniones y entretenimiento son del todo dentro de nuestro ámbito.

¿Cuánto cuesta una membresía anual?

La membresía es solo $24 por año, $44/ 2 año o $60/ 3 años.

¿Cómo puede unirse un propietario de casa?

Puede enviar por correo un cheque de CAMOA, P.O. Box 663, Chula Vista, CA 91912. Si hay suficiente interés, aceptaremos tarjetas de crédito en el futuro.

¿Puedes conseguir una ayuda de propietario CAMOA socios?

Sí. De hecho un propietario puede patrocinar a otros. El pago a ese propietario es $2.50 por cada nueva solicitud de membresía y compruebe que recibimos donde están indicados como patrocinador para ese miembro. Es nuestra manera de decir gracias por su apoyo.

¿Por qué un "gran impulso" al principio es tan importante?

CAMOA no hace milagros! No tenemos ninguna varita mágica, ni una abundancia de "Georges". Pero tenemos gente experimentada dispuesta y capaces de ayudar.

CAMOA necesita una membresía de base antes de mucho puede suceder. Sólo dénos un impulso a nosotros, denos una oportunidad, y le mostraremos lo que, por menos de un viaje en taxi hasta el aeropuerto, puede proporcionar $24/ año.

¿Lo que recibirán los propietarios por su membresía?

Primero y principalmente, proporcionaremos a los propietarios asistencia legal. CAMOA también espera que 7 de cada cuota irá a empezar a construir un fondo legal. También formaremos una Comisión de asistencia jurídica de expertos para asesorar a los propietarios de viviendas.Anticipamos un "período de espera" antes de que los miembros pueden solicitar los servicios de un abogado, quizás 45 días. Los detalles se publicarán tal como progresamos.

Nuestro acuerdo con la revista móviles proporciona una manera de publicar información CAMOA y actualiza en cada compartimiento.

Los propietarios tendrán la oportunidad para introducir sugerencias o comentarios a CAMOA.

Sí, sí! Queremos tu participacion. Queremos ofrecerle el mejor servicio que sea posible. Y a su vez necesitamos su apoyo total. Queremos promover la CAMOA a todos tus amigos y vecinos. Necesitamos un empujón inicialmente para realmente hacer una diferencia.

¿Cuán transparente será CAMOA?

Nos comprometemos a publicar un informe trimestral sobre las finanzas y la membresía. Nos comprometemos a mantenerte informado.

¿Qué pasa con los propietarios de viviendas que actualmente no viven en un área de distribución local de MHMag?

Nuestra meta es alcanzar a muchos propietarios como sea posible. En consecuencia, puede unirse cualquier residente de cualquier parque ubicado en cualquier lugar en California. Incluso si usted vive en Timbuktu, te mantendremos informado. Para aquellos que viven fuera del área de distribución local de MHMag, CAMOA le enviará por correo revistas directa utilizando el USPS. Nos recibirá la revista libre de MHMag y pagará los gastos de envío (que pueden ser considerable).

¿Qué más les gustaría saber a los propietarios?

Estamos listos para ir a trabajar por usted: "prestar atención a y producir resultados en las raíces de la hierba nivel es nuestra prioridad! Llenando los vacíos tocados por otros".

Oportunidades para mejorar las vidas de aquellos que viven en los parques móviles de California no vienen muy a menudo. Hace cincuenta años comenzó una organización estatal, GSMOL,

(Golden State-casa manufacturada dueños de Liga), que nos dio tan necesaria representación cabildeo en Sacramento. Con los años, esto resultó en nuestra ley de residencia casita móvil (MRL). Este fue un comienzo, pero como actualmente hecha a mano, es sin ejecución y tiene muchas ambigüedades; por lo tanto los propietarios de viviendas quedan encerrados.

Nosotros, todos, pero especialmente aquellos de nosotros que tienen las asociaciones Park Home Owners', ahora debemos tomar un rol de liderazgo en forma propia y del otro nombre y avanzar juntos para tomar el relevo. No podemos esperar que un GSMOL sea un omnipresente, sabelotodo, hacer, todo, todo organización para nosotros! En realidad, nosotros, si queremos, podemos ahora planificar y trabajar juntos como nunca antes. Hay muchas cosas que podemos hacer por nosotros mismos! Organicemos más HOA! (Ayúdenos). Por favor, en lo que sea, venga a darse cuenta de que la fuerza está en y con nosotros, y es una nueva oportunidad a la mano.

La revista Mobilhome ha venido a su puerta y a la de sus vecinos (en gran parte libres) en parques en todo el Estado por casi dos años. Y una ventaja que ofrece y, sí, lo que proporciona una oportunidad. CAMOA usará MHMag para comunicar, informar, educar en todas las formas posibles se esfuerzan juntos a construir una comunidad de propietarios Unidos a lo largo de California. Tenemos un objetivo común: hacer nuestro mejor esfuerzo para asegurarse de que una "casa-in-the-park no necesita ser un-casa-en-el oscuro", pero un refugio del mismo. Gran parte del público y muchos de nuestros funcionarios de la ciudad y los políticos no se dan cuenta el valor de una gran comunidad que IASC ofrece alojamiento accesible para los ancianos y los marginados. Nosotros, tú y yo, podemos organizar y dar a conocer y abrir los ojos, porque tenemos la voluntad.

CAMOA se está formando alrededor de comités consultivos, educados o con experiencia en el manejo de los asuntos de seguridad, Parquescon adinerados dueños y "cambiazo payasadas", manipulación de ventas y largas demoras en la reunión promesas, disminución de los servicios o actividades que reducen el valor de inicio parque. ¿Gestión o falta de ella, aplicación desigual abuso (especialmente de los ancianos y minorías) de las reglas del parque, lenguaje soez, retribución... ¿Qué tal un fondo legal de "comunidad verdadera y fácilmente disponibles" debe necesitar un abogado?

California Manufactured Home Owners Alliance (CAMOA) es una corporación sin ánimo de lucro. Usted encontrará en esta edición de MHMag detalles y beneficios de la membresía y un sitio web de cómo llegar a nosotros si usted tiene un problema, pregunta o sugerencia. No estamos pidiendo mucho, un poco de dinero, tus pensamientos, participación de la Comisión y, oh sí, tus mejores deseos y mucha ayuda para nuestro mutuo y éxito continuo!

La Junta Directiva de CAMOA se compromete a prometerte ayuda, transparencia, trabajo duro, foco, equidad, respuesta rápida y la aplicación real. ¿Podemos contar con tu ayuda al unirse con nosotros?

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