

MH *Life*

Manufactured-Home Life!

SAN DIEGO

DECEMBER 2014

VOLUME 2 NUMBER 12

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PREFACIO

Muchos de ustedes no tienen idea sobre COMO-CAL, MHMag o MH ni sobre la vida de Frank Wodley, la fuerza impulsora tras 12 años de promoción.

GSMOL CAPÍTULO PRESIDENCIA

Chatsworth MHP tuvo muchos problemas (1999-2002). El Club estaba cerrado y las mesas de billar eliminadas. Hubo una campaña por la administración para prevenir todo estacionamiento en la calle. Hubo acoso e intimidación. Los administradores iban y venían. Los residentes respetuosos no duraban mucho.

Finalmente a principios de 2002, unos residentes investigaron y encontraron GSMOL y GSMOL aconsejando a los residentes a reactivar su capítulo y seleccionar a tres residentes a una junta; Sin embargo la Junta que fue elegida fue Pro-gestión. No hicieron nada. En abril de 2003, los oficiales estaban otra vez por la reelección. Frank quería quedarse inactivo; Sin embargo sus amigos y vecinos lo convencieron a correr para Presidente del capítulo.

MUY ACTIVO CON GSMOL

Entre 2002 y 2006, Frank estuvo muy activo en GSMOL.

Desde abril de 2003 hasta el 2005, Frank condujo un capítulo GSMOL en Chatsworth MHP, sosteniendo reuniones mensuales, entregando boletines mensuales y aumentando la membresía de 100 a 200 espacios (todo se logró en un parque con un Gerente muy activo, anti-GSMOL).

Poco después se convirtió en un director asociado para el Valle de San Fernando y sostuvo reuniones con otros líderes GSMOL activos, asistió a todas las convenciones y a la mayoría de las reuniones del Consejo. Frank también revisó los "Libros," de GSMOL siendo el primer miembro en años y aprendió el

INTENTOS PARA MEJORAR GSMOL

En el verano de 2004, Frank formó un Comité de 8 conocidos GSMOL manejadores (incluido JimBurr, GSMOL Presidente 2010-2013 y DonnaMatthews) que escribió un amplio informe de recomendaciones. El objetivo del informe era hacer sugerencias a los líderes GSMOL para mejorar una organización en declive. El informe fue esencialmente oculto bajo la alfombra.

En agosto de 2004, Patrick Guzman, CPA de GSMOL dio un informe monótono sobre el "estado financiero de GSMOL" que dos gerentes renunciaron inmediatamente. Frank envió urgente una carta (11/10/2004) a los líderes y gestores de GSMOL:

Hoy nuestro liderazgo debe tener nuestra ayuda para salvar a GSMOL y deben trabajar con nosotros. Tal vez, como un delegado, puede hacer una diferencia. Hacer a otros conscientes de esta situación. Hablar con los directores y oficiales en su área. Alguien debe ser responsable. Por favor no siga ciegamente a los líderes GSMOL, los riesgos son muy altos. No podemos esperar hasta la Convención en el 2006. Haga oír su voz! Convocatoria de una reunión especial con el Consejo de administración y hablemos sobre estos temas. Seguramente vendré!

PASANDO A COMO-CAL

Frustrado que los líderes GSMOL no tenían ningún plan para activar GSMOL alrededor, y no pudiendo ganar sus atenciones, incluso después de formar un Comité de cinta azul y escribir un informe de recomendaciones, Frank Wodley, junto con varios otros miembros desencantados de la GSMOL, se trasladó a formar un grupo de todo el Condado de Los Angeles. COMO-LAC (coalición de mobilhome propietarios - Condado de Los Angeles) y comenzó a aceptar miembros en enero de 2005.

Continued on page 18

MH Life is always trying to help our advertisers. This month we are displaying Cindy's ad again at no charge. Cindy lives at Terry's MHP and is trying to make ends meet.

Our advertising works! One Realtor paid for two full page ads in our San Fernando Valley magazine, which was delivered to perhaps 15 parks in the SFV. Did he get results? His results were outstanding (and this was his first and only time advertising). In just two parks, we have seen his signs go up on at least 8 homes and sold signs on perhaps 4. We would say that is a success. Want to advertise? Call Frank @ 818-886-6479 or email him at fawodley@yahoo.com.

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¿JUSTICIA PARA TODOS?

No creo que habrá justicia para los propietarios de casas móviles hasta que los funcionarios del Estado, jueces, abogados y administradores de la aplicación gubernamental, empiecen a darse cuenta que cuando los propietarios de casas móviles contratados para tener su casa inversión instalados en un parque de casas móviles fué bajo las leyes existentes de California mobilehome con respecto a las normas y los requisitos, que debe ser suministrado y mantenido, el permiso del dueño del Parque de casas móviles de Alquiler.

Estos propietarios no firmaron contratos de arrendamiento por el que ambas partes acordaron los términos del contrato de arrendamiento. "Propietario" es una persona que tiene un contrato de arrendamiento en un parque de casas móviles bajo un contrato de arrendamiento, MRL 798.9. Es el propietario del parque que está obligado a darle un contrato de alquiler por escrito, MRL 798.15, con una copia de la ley de residencia móvil conectado, cuyas disposiciones de tenencia están incorporados en el contrato de alquiler por referencia, MRL 798,15 (c). Así que, cuando los propietarios contratados pongan su casa en el parque ya con las justificadas expectativas que vivirán, el dueño del parque está en obligación contractual de proporcionar y mantener los términos y condiciones de un contrato de arrendamiento del parque, MRL 798.8.

Puntos vitales de la ley de residencia de casa móvil y contrato de alquiler:

El contrato de alquiler no necesita contener disposiciones especiales del lenguaje de la ley de parques móviles, indicando el deber contractual del propietario del parque para proporcionar y mantener los estándares y requerimientos necesarios para su permiso de operación en un parque de casas móviles de alquiler, MRL 798.16

El contrato de alquiler no podrá contener una cláusula por la cual el propietario habrá renunciado a sus derechos. Cualquier renuncia se considerará contrario a las políticas públicas y anulado, MRL 798.19.

El "Arrendamiento" da al propietario el derecho a la utilización de las mejoras del sitio que requiere el parque y sus instalaciones y servicios, MRL 798.12.

A un dueño de la casa no se le cobrará un cargo aparte de renta, utilidades y gastos imprevistos razonables por los servicios efectivamente prestados, MRL 798.31.

El contrato de alquiler debe contener "Todas las demás disposiciones que regulan el alquiler", MRL798.15 (h).

Si no hay una cláusula en el contrato de alquiler, ó una norma ó requisito para que el permiso del propietario pueda operar un parque de casas móviles, el propietario no puede renunciar a sus derechos, ó no puede ser un cargo para otro alquiler, servicios públicos o un servicio efectivamente

prestado, ¿por qué hay tantos problemas dentro de los parques de casas móviles? Creo que es por falta de cumplimiento.

La legislatura ha proporcionado protección única de inversión a casa de los propietarios. Salud & seguridad código #18250 condiciones y derechos de los residentes, #18251 las normas y requisitos y de desalojo constructivo o real, MRL798 55 (a).

Un contrato se rescindirá por la gerencia solamente por una o más de las siguientes razones: MRL798.56.

(a) incapacidad para cumplir con una ley local o estatal en un plazo razonable después de recibir un aviso de incumplimiento de la agencia gubernamental apropiada.

(b) llevar a cabo en las instalaciones del parque que constituyen una molestia considerable a otros propietarios.

(c) condena por prostitución o un delito controlado por delito de sustancia.

(d) incumplimiento de una norma razonable o reglamentos del parque.(los manejadores deben dar avisos y tienen la obligación de demostrar que una regla o reglamento en realidad ha sido violado.)

(e) por falta de pago de alquiler, gastos de utilidad o cargos incidentales razonables.

Fueron los dueños del parque que establecieron su estructura de alquiler sobre la base de costo de producción, además de costos de operación, interés e inversión. Establecer las rentas de base suficientemente baja como para captar el interés de los propietarios de casas móviles. Las inversiones de los propietarios generalmente son mucho mayores que la inversión de los dueños del parque y triple de la propiedad de los dueños del parque "justo valor de mercado, pero entonces tiene poder de negociación desigual.

Los derechos de los propietarios de vivienda bajo las leyes son muy claros, la aplicación de las leyes es el problema. Por una capacidad limitada financiera del propietario para luchar por la protección de sus inversiones de sus casas ante el Tribunal, la aplicación muchas veces se omite.

Así que yo creo, en cualquier trato justo mobilhome que todas estas disposiciones y hechos deben ser considerados, por lo que no habrá un caso de un inversor tomar ventaja injusta del inversionista más débil.

Creo que es un concepto jurídico fundamental que no puede aplicarse un acto ilegal por un tribunal de justicia, entonces creo, que los propietarios de casas móviles deben luchar para ver la aplicación de las leyes que protegen sus inversiones de sus casas. Artículo por DonnaMatthews. Donna puede ser alcanzada a través de la vida MH.

Leases & Mobilehome Park Rental Agreements

This will be my last article for the MH Life Magazine. I have sent all my findings concerning mobilehome living to Frank Wodley in the hopes that he will continue using what I have learned over my over 25 years of being an advocate for mobilehome owners rights in the Magazine.

What I want to impress upon everyone is: **the laws that protect your home investments are there**, you must join together to demand that administrators of the governmental enforcement agencies do their statutory duty enforcing the laws.

It is not up to the homeowner to enforce the state codes, but the enforcement agencies. If they are not enforcing the codes, go to the Constitution of California, Article 1, Sec. 3. The people have the right to instruct their representatives, petition government for redress of grievances, especially in the case of senior abuse.

In this last article, I want to address leases. Over the years everything we heard and read was about leases, long term leases, twelve-month leases, adhesion lease, etc. I have heard so many homeowners complain about management saying they must sign a new **lease**, while the Mobilehome Residency Law (MRL) 798.9 states: A Homeowner is a person who has a tenancy in a mobilehome park under a **rental agreement**.

In the case of a lease:

- *The foundations of American Contract Law are freedom in bargaining and the equality of bargaining power.*
- *In a Lease both contract law and real property law govern the terms of the lease.*
- *The lease has an expiration date, a new lease has to be negotiated and signed, or the tenant moves.*
- *Both parties have to bargain and agree on the terms of the lease and the new expiration he date.*

In the case of a Rental Agreement:

Under the MRL, **it is the park owner** who is required to give a written **rental agreement** with all the standards and requirements of his Permit to Operate.

- *These are the terms and conditions of park tenancy, MRL 798.8.*
- *A copy of the MRL is required to be attached and incorporated into the rental agreement by reference.*
- *Contract Law (10 [4] (b) states "a contract is the total legal obligation from that agreement".*
- *MRL 798.18, (a) A homeowner shall be offered a rental agreement for (1), a term of 12 months, or (2) a lesser period as the homeowner may request, or (3) a longer period as mutually agreed upon by both and management.(or I believe a homeowner can go month to month on the same terms)*
- *MRL 798.55 (b): The management may not terminate or*

refuse to renew a tenancy, except for a reason specified in this article.(MRL.Articles 1-8)

- *MRL 798.56: A tenancy shall not be terminated by the management only for one or more of the following reasons: (and five reasons are listed).*
- *MRL 798.16: The rental agreement may include such other provisions permitted by law, but need not contain specific language contained in state or local laws not a part of this chapter.(That would be the standards and requirements for the park owner's Permit to Operate).*
- *MRL 798.19: No rental agreement for a mobilehome shall contain a provision by which the which the homeowner waives his or her rights under of the MRL Articles 1 to 8, inclusive, of this chapter. Any such waiver shall be deemed contrary to public policy and void.*
- *MRL 798.15 (h): All other provisions governing tenancy.*

I believe the differences between leases and rental agreements are very clear, that it is the park owner who decided the standards and requirements for his permit to operate, and these are his terms and conditions in his required written rental agreement.

If the park owner did not have a provision governing tenancy, in his rental agreement, stating what annual rent increases would be, then I believe any annual rent increase over the Consumer Price Index (CPI) should be considered unconscionable.

If the park owner charged something that was not a provision in the required written rental agreement and not agreed to by both parties, I believe the charge may be considered a breach of the rental agreement and "absence of meaningful choice.

Both cases, I believe, would be one investor taking unfair financial advantage of the weaker investor.

Also consider, in court cases both parties can require interrogatories from the opposing party. In the above cases, I believe it would be wise to question the park owner as to why these provisions were not in the required written rental agreement. If not a provision in the required written rental agreement, what right did he have to change the terms?

Donna can be reached through MH Life Magazine.

Editor's Note: I first met Donna at a GSMOL Board meeting in 2004. We seemed to be on the same page and have been friends ever since. Donna was present when COMO-CAL was formed late 2004. Both Donna and I have been forced out of GSMOL (like many other good, energetic, action folks).

I hope I can carry on her important work and convince MH owners that she indeed writes the truth.

God Bless you my friend, I will miss your column every month, just as others will also.

Be well and be happy. You're one of a kind for sure!

Who is Responsible?

Rents are increasing every year, some well beyond the Consumer Price Index. Managers are brazen and abusive. MH owners are walking away from their homes without any compensation and time is running out for thousands more. And the state of advocacy in California has never been so bleak. Our situation worsens with every passing day. These are undeniable facts.

So how'd MH owners get in this fix? And who is **RESPONSIBLE** for our situation? Let's list some possibilities. Check those you feel are responsible for our situation today:

- a) Our parks - owners and managers.
- b) The California Legislature - our representatives.
- c) Management companies, like Star or Sierra Management.
- d) Local governments - city councils...
- e) Golden State Manufactured-Home Owners League (GSMOL).
- f) Coalition of Mobilehome Owners - California (COMO-CAL)
- g) Other advocates - Tenants Together, Coalition for Economic Survival, etc.
- h) Housing and Urban Development (HUD)
- i) Western Manufactured Communities Association (WMA)
- j) Our local groups (Santa Rosa, San Marcos, Santee, etc)
- k) Housing and Community Development (HCD)
- l) Public Utilities Commission (PUC)

WHAT DID YOU CHECK?

Perhaps your vote went mainly to the park owners and managers. Or to the park owners group (WMA) that helps protect park owners interests. Or to your city, city council or your local group. Or to an advocate that previously failed you.

We believe the entity is actually not listed. We believe the entity who is responsible is Apathy. It is apathetic MH owners who gripe, hide in their homes, make excuses, say the battle is hopeless and do nothing. And that's a 95% of all MH owners. Are you one of them? Probably!

So now are you upset with us writing this? Is this the last time you'll read that rag MH Life? Do you feel insulted? If you are, perhaps that's good. Get mad, get upset, hopefully this will motivate you to action. Go ahead, write a nasty letter to the editor. It's okay! But remember, we are not the bad guys. We're sorry that some rental parks are owned and run by folks only interested in money and power. We too made the decision to move into a rental park. That decision changed our lives. We all face many challenges and we have no hope if we go it alone. Our only hope is to face challenges together. That's the only way we can defend ourselves. Let's "circle the wagons" and

work together. MH Life is working to reorganize advocates so you are represented and know something positive is being done. But we can't do it without you, and you, and you!

OUR REASONING

We are fighting the greed for money and power. Unfortunately that's what drives some of those involved in the above organizations - the bad apples. Yes, it is a shame to say, but bad apples can be found even in advocacy groups. But there are many more folks really interested in helping you help yourself. MH Life is one of the good guys - we only want what's best for you. And many leaders and representatives of GSMOL work hard for you too.

What about park owners? Park owners are business people and rental parks are their business. Some institute high rent increases, some interfere with sales, some use abusive managers, etc. Why? Because they are greedy. They are not satisfied with owning a "cash cow" and having an excellent return on investment, they want more. But that's human nature. They will continue to cross the line as long as they can get away with it. When they cross the line and no one speaks up, obviously they can continue. They may even tell other park owners what "works" and "what does not."

What about GSMOL? Between 1962 and 1990 GSMOL was doing a "bang up" job contributing to the Mobilehome Residency Law. And MH owners supported them, in fact GSMOL had 100,000 members and an income of over \$1.5 Million a year! So what happened? We believe a few "bad apples" became greedy and power hungry. Since then the organization leadership changed several times and GSMOL became an end in itself, contrary to it's purpose of "promoting the general welfare of MH owners." As a consequence, MH owners probably felt they had no other option but to leave GSMOL. In fact, over the last 25 years over 125,000 members have done just that.

We feel MH owners had another option. They could have been active and demanded transparency, and honesty. The bottom line, we feel the demise of GSMOL, a terrific and critical organization to protect MH owners rights, was a direct result of lazy members not paying attention, not getting the facts, and not holding GSMOL's leaders feet to the fire. Members blindly followed the bad apples and that decision resulted in the much weakened, much less effective organization of today.

SPLILT MILK

We can't "cry over spilt milk" but we can seize the day and commit to playing a role in our protection. That's our only hope! And time IS running out.

If you make a conscious decision to take responsibility today and stop blaming and making excuses, great things will happen. Hiding is exactly what park owners want. The last thing they want you to do is be active. They don't want you to read MH

Life or join an advocacy group. But remember, if you do read MH Life or join an advocacy group, no one will know as we keep your information confidential.

VISUALISE WHAT COULD BE

Just visualize 100,000 MH owners supporting their advocates and demanding advocates work together for the common good. You will begin to see things slowly changing for the better. You will see you can be represented and have a say, and problems like management abuse, interference of sales, etc. could be a thing of the past.

WHAT CAN YOU DO?

Commit two hours and two dollars a month to support those you know are doing a good job. Is that so much to ask to protect yourself? Remember, you're not doing it for them, you're doing it for yourself. Read the magazine. Become aware of your rights and the challenges around the state. And seize those

opportunities that come your way. Remember an opportunity is a gift. It shouldn't be a chore.

Good things happen all the time when folks take the responsibility. For example, 60 residents at Californian Hawaiian MHP won a \$110,000,000 when they stood up together, thousands of MH owners helped defeat of the two propositions that would have eliminated rent stabilization, MH owners supported the legislation giving residents a say whether or not their park will be "condoized," etc. The list goes on and on.

The choice is yours. Continue to be apathetic and suffer the consequences. Seize this opportunity and reap the benefits. We don't think two hours and two dollars a month is too much to ask. And we guarantee results! But one or two can't make the commitment, everyone has to make the commitment! Let's stand together, proud of our accomplishments, proud to be active again and making a difference. We can do it. We can turn this around and be strong once again. Fight, Fight, Fight. And MH Life will lead the way, hopefully with GSMOL by our side.

An Update on GSMOL

First of all, the reason we write about GSMOL is simply because we care and want GSMOL to be successful. Having a lobbyist in Sacramento is critical to protecting MH owners rights. The facts will show that over the years we have supported a strong GSMOL; however today we continue to be very concerned about its future.

Several GSMOL leaders continue to muddy the waters saying that MH Life and Mobilehome Magazine want to destroy GSMOL. That is simply not true and we challenge any and all folks who spew such lies. GSMOL has gotten off course, even they admit it. The few "bad apples" have taken a once proud organization of 100,000 members and transformed it into a skelton of its former self.

UPDATE ON GSMOL'S CORPORATE STATUS

It has been over six months since the Franchise Tax Board of California inactivated GSMOL's corporate status. As of November 10th, the status remains inactive. It is our understanding that GSMOL can not conduct business during this time. It's like having your driver's license revoked. You can not drive until it is reinstated. We have written to the State Attorney General's office for clarification - no reply to date.

REORGANIZATION

Is MH Life proposing a reorganization to eliminate GSMOL? Hardly! The new organization will support GSMOL's efforts in Sacramento, i.e. it will even help support GSMOL financially. Why not? As we have said countless times, a lobbyist for MH owners is critical, as well as a united MH Community supporting the lobbyist.

EMAILS TO JEAN CROWDER, GSMOL PRESIDENT

MH Life does not knowingly publish anything without supporting documentation and evidence and if we publish something that is incorrect, we happily print a retraction.

MH Life has sent two emails to GSMOL President Jean Crowder. One regarding the loss of corporate status, the other bad-mouthing by GSMOL of the magazine. Ms. Crowder has not replied to either email, other than to ask for documentation, which we provided. It has now been over two months!

RECOMMENDATIONS

We believe there is a solution to this downward spiral. GSMOL leadership should:

- a) Be completely transparent. Publish a financial report in the Californian twice a year.
- b) Start working with all advocates. Our surveys have shown MH owners want and need advocates working together, much like Christine Minnehan demanded in 2009.
- c) Sign a Code of Ethics, such as we have detailed on pages H and I.
- d) Allow all GSMOL members to vote for leaders. The present system can only lead power by a few. Candidates qualifications need to be published.
- e) Conduct conferences, open to both GSMOL members and non-members, around the state to openly discuss GSMOL and it's direction.
- f) We hope GSMOL will support our Regional Organization idea. In return, we will help support a lobbyist in Sacramento.

AB-2026 in Hindsight

BACKGROUND

The following is taken from the Frequently Asked Questions portion of the MRL (FAQ Handbook is available through MH Life for \$6 or FREE if you subscribe to MH Life Magazine):

Question # 62: Can the park's income requirements on prospective buyers prevent a resident from selling their home?

Answer: Yes. The sale of a mobilehome located in a mobilehome park is a three-party, not two-party transaction. The buyer and seller must not only agree to the terms of the sale of the home, but the buyer must be approved for residency in the park by the park owner/management.

Management can withhold approval on the basis of: 1) the buyer's inability to pay the rent and charges of the park, and 2) the buyer's inability to comply with park rules and regulations as indicated by prior tenancies (see Civil Code §798.74). Although guidelines used by other landlords or public agencies for rental housing may be more lenient, many park owners impose higher income requirements to assure buyers will be able to afford future rent increases without causing the park problems, such as evictions.

Recap:

A prospective buyer must be approved for residency by the park manager/owner.

A prospective buyer can be rejected if they don't meet the income standards for the park.

AB-2026 NUTS AND BOLTS

AB-2026 was introduced in February 2014 to counter some park practices occurring when MH owners sell their homes. Some of the bill's goals were to clarify park requirements for a prospective purchaser of a home to be approved by the park.

Here is a quick summary of what AB-2026 would do:

- a) Require a list of information required by the park to determine if a prospective buyer is acceptable to the park.
- b) Presume a prospective buyer has the financial ability to pay rent and other charges if he or she has been approved for a loan to purchase the mobilehome that the purchaser intends to occupy.
- c) Require, if a loan has not been approved, then management must consider all assets and income, from all sources, to determine the prospective tenants financial ability.
- d) Require management's income standard must not exceed 3 times the rent and other monthly expenses (utilities...).
- e) Require management provide documentary evidence if they deny approval based on information they believe shows the purchaser will not comply with rules and regulations.
- f) Provide management can't deny approval solely because

the purchaser owns another mobilehome or real property.

g) Clarify that if denied, management must notify the purchaser in writing of the specific reason or reasons for denial.

h) Provide, if a denial, the purchaser and homeowner may request an in-person meeting with management.

i) Provide if approval is withheld for any unauthorized reason, management or park owner may be held liable for all damages.

j) Provide if a mobilehome will remain in the park, management may only require repairs or improvements to the exterior of the mobilehome as determined following an inspection by the appropriate enforcement agency.

PARK OWNER'S REACTION

The initial bill was formally supported by seven resident associations, three cities and a handful of others. That's all!

A huge list of park owner associations, parks and managers (about 125 total) opposed the bill. And it didn't take long for the park owners to react and circle their wagons. On April 10, 2014, Western Manufactured Communities Association (WMA - represents mobilehome park owners in California and several other western states. Address: 555 Capitol Mall, Suite 800, Sacramento, CA 95814. Phone: (916) 448-7002. Website: www.wma.org) and several park attorney groups made a request to start a write-in campaign asking assembly member Ed Chau to oppose AB-2026. Here are some excerpts from their sample letter: (This bill is) harmful, (places) numerous limitations and restrictions (on park owners), potentially a bad experience for management and park residents, (they are) negatively impacted.

SOME PITFALLS OF SUCH LEGISLATION

By early May, AB 2026 was already "watered-down." Three very important provisions (e), (i) and (j) were already eliminated! On May 29th the bill was defeated.

Here are some pitfalls of such legislation:

- 1) Park owners are well organized and have lots of money to spend to defeat a bill they oppose or to support a bill they favor.
 - 2) MH owners are not well organized and have little money.
- *Prior to 1990, our lobbyist in Sacramento was supported by an organization 100,000 members strong. That meant folks were available to write, call or email legislators in support of a bill or opposed to a bad bill. MH owners don't have that luxury today, as our lobbying group only has about 10,000 members.*
 - *MH Life has offered our lobbyist organization the use of the magazine and distribution network to reach an additional 25,000 homes, yet, to date, they have refused our offer.*

Code of Ethics

Last month in our article “Power to the People,” pages F-G, we suggested advocates adopt a “universal” Code of Ethics. In fact, we have been toying with such a Code for years. In 2005, COMO-CAL adopted a Code of Ethics. In 2008, COMO-CAL and the Wisconsin group suggested a Code of Ethics for the national group. In 2009, we suggested a Code of Ethics at the first Summit and lobbyist Christine Minnehan thought it was a terrific idea. Perhaps the time has come for advocates to really adopt and adhere to such a Code.

IS A CODE NECESSARY?

Absolutely! Every issue of MH Life points to the need. For example, the article “AB 2026 - In Hindsight:” *MH owners are not well organized.* And that’s a fact, Jack! A Code will help folks organize and focus on the business at hand.

WHAT ABOUT ENFORCEMENT?

Of course no one likes enforcement, especially if they are the one being enforced upon. But we believe a small group, perhaps 3-5 folks, could form a Ethics Committee that would oversee whether or not the Code was followed and make suggestions when the need arose. Ultimately there probably needs to be a “mechanism” to remove “bad apples.”

- *Our friend Henry Cleveland (Aptos) has done an analysis of money spent in Sacramento. For the period 2011 thru the end of 2012, two park owner groups, the WMA and the California Mobilehome Park Owners Alliance (CMPA - represents California park owners organized by founder, Jeff Kaplan. Edelstein & Gilbert, legislative advocates. 1127 11th Street, Sacramento, CA 95814. Phone: (916) 443-6400) spent a total of \$623,500 while our advocate spent \$127,000 - a factor of 5 in the park owners favor!*

MARGINAL SUPPORT FROM MH LIFE

We wrote about AB-2026 a couple times in the magazine and only marginally supported it because: a) It didn’t go far enough, b) in the end three very important provisions were taken out and c) New legislation without enforcement is at best ineffective. Park owners can still break the law at will without repercussion.

WHY IS THIS SUBJECT SO IMPORTANT?

We have written time and time again, **interference of sales** by parks is a **huge problem**, especially when linked with economic eviction (when you can’t afford to pay the space rent and are forced to sell). It’s like going from the frying pan into the fire! You go from having a place to live, although the rent is hard to pay, to not having any home at all and penny’s on the dollar

EXAMPLES OF POORLY RUN ADVOCACY GROUPS

Did you know?:

- a) One group is run by an individual who has publicly endorsed and supports a park owner who, many would say, is one of the worst owners in the state.
- b) Several groups are led by pedophiles. We are not sure if their character flaw interferes with their ability to do good for folks, but someone should be listening and observing.
- c) Many groups are “good ol’ boy” groups. They are more for themselves and their titles, than for those they serve.
- d) Some groups are not responsive or open.
- e) Most groups are “islands unto themselves” and don’t know what’s happening with other groups.
- f) Many groups never have elections or change leadership.
- g) Most groups don’t work with others. There is no organization, no teamwork - to the detriment of those they serve.

Code of Ethics

Continued on page G, top.

from your equity.

WHY DO PARKS INTERFERE?

It’s all about money. If you can make millions, although it’s morally wrong, why not? Interference of sales costs MH owners millions of dollars every year. If you were one of those owners, you’d sit up and pay attention! Can it happen to you? Sure it can. It only takes an owner inclined to interfere with your sale. And he can usually “get away with it.”

LESSONS TO BE LEARNED

Sponsoring new legislation, getting sufficient support and ultimately having a new law passed and signed by the Governor is a daunting task. And then there is no guarantee a park owner or management will abide by the new law.

The legislative approach worked in past years when there were no laws protecting MH owners. But this strategy should have been tweaked, over 20 years ago, to focus on enforcement. It’s not too late! Let’s demand enforcement in 2015.

What else might work besides legislation (which isn’t)? Exposing unscrupulous park owners! That’s what their doing in England (PHRAA, <http://www.phraa.co.uk/>). We should do the same thing.

The Problem Solving Loop

The Problem Solving Loop is College 101. It is a process widely known. In fact, COMO-CAL (Frank ran COMO-CAL between 2005 and 2011) sponsored a brainstorming session in 2009 in Carpinteria and leaders from GSMOL, MHOC, COMO-CAL and others attended. Unfortunately the session had limited success because those attending, although leaders of various advocacy groups, had little experience or expertise in solving problems. Problems can be solved. Let's make today a new day.

IDENTIFY THE PROBLEM

That's the easy part. Anyone living in a mobilehome park, having an abusive manager or unscrupulous owner, anyone who has received a 7 day notice, or who has tried to sell their home has experienced first hand what some of the problems are.

Here is a short list of the most well known: interference of sales, failure to maintain, economic eviction, high rents and rent increases, etc.

Other less well known problems are: no law enforcement, attorneys without experience or expertise in MH law, the courts and law makers not understanding our problems, MH owners have little money to defend themselves, etc.

CREATE IDEAS

Ideas are the building blocks of solutions. MH Life's ideas have focused on communication, education, information, networking, thinking outside the box, and organization.

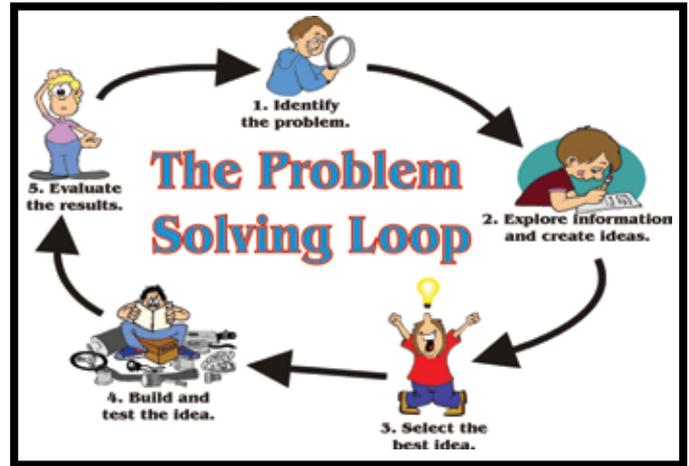
Others have had good ideas also. Donald Devore, in his book 'Mobilehome Wars' (available through MH Life for \$10 email or \$15 hard copy), made some very noteworthy observations, one being our MRL laws are based on the wrong premise. Donna Matthews last article, page A, makes an excellent point: What I want to impress upon everyone is: **the laws that protect your home investments are there**, you must join together!

There is no such thing as a bad idea. All ideas have some merit; however there are several steps before an idea becomes effective as a solution to a problem. Ideas need to be put into action, tested, evaluated and improved or scrapped. For example, a recent idea:

CAMOA - A GOOD IDEA GONE WRONG

On paper the formation of a state-wide group that is honest, transparent, will earmark money for a legal fund, works together with MH Life and other advocates, and dedicates itself to helping MH owners is a good idea. Consequently, MH Life expended considerable energy and resources to make CAMOA a success, even providing CAMOA \$30,000 of "ad space" to promote itself.

After 4 months, it was clear that our friend, CAMOA President Bill Schlegel, was overloaded. His only board member, Oliver Austria, was sick and without a computer. Records were full of errors. Bill had supported an attorney group that later proved only to be interested in making money. There was no communication with members, not even a welcome or thank you letter. As



time went on, Bill and Oliver became more and more possessive of "their group" and communicated less and less with MH Life Magazine.

Finally on September 26th, we suggested CAMOA become a Regional Organization for the greater San Diego area, with a new name (SDMHOA). This would lighten their load and there was much work to do in San Diego. They absolutely refused to discuss the idea, saying "Butt out, we are volunteers, let us make our own mistakes."

We take no pleasure in reporting this. All in all, too many critical mistakes were made for MH Life to continue supporting CAMOA: a) No full BOD for four months, b) No communication with membership, c) an unwillingness to learn, i.e. not open to suggestions, d) too many obligations and too little time, e) minimal expertise and experience, f) refusal to work together, and finally g) total refusal to explore ideas and information and to make the appropriate changes that would have better served MH owners, i.e. convert CAMOA to a Regional Group in San Diego.

Actions (or inactions) have consequences. We are recommending that no one else join until major changes are made. We can't lower our standards just because Bill and Oliver are our friends. In the meantime, we will give all CAMOA members a one year's subscription to MH Life (\$15 value). That's the least we can do.

We are truly disappointed that CAMOA didn't work. Sure, this is a setback; however we pledge not to stop working to provide you better ways to protect yourself.

LEGISLATION WITH NO ENFORCEMENT ANOTHER BOONDOGGLE

No one would disagree a lobbyist, in Sacramento, to represent MH owners is critical, but at what cost to MH owners. GSMOL has employed a lobbyist now for over 50 years. Sure, laws can be helpful, but laws, by themselves, don't solve problems. Without enforcement, laws are essentially useless. Other states have enforcement. Why not California? GSMOL has told MH owners enforcement is up to them. We're sure park owners absolutely love this, because they know this approach to enforcement is a dead end! Just re-read our article on Attorneys in the October issue of

CODE OF ETHICS - CONTINUED FROM PAGE E

SOLUTIONS

Power to the People in November MH Life lays out a plan so everyone is working together and supporting each other. MH owners should demand that of their advocates and deserve no less. And one step in the plan is a Code of Ethics.

TWO DIFFERENT CODES

As an advocate, there are really two different Codes, one for Advocate/Member, and another for Advocate/Advocate. GSMOL adopted such a code in 2008.

HOW WOULD IT WORK?

It's a simple process:

- a. Identify all advocate groups, whether state-wide, local, or an individual park.
- b. Provide each group with a preliminary Code and instructions:
 - *Let each group discuss the pros and cons of the Code.*
 - *Each group can accept the Code as is, or they can modify it for their purpose. Some provisions of the code should be mandatory, i.e. every group must accept them without change.*
 - *Ultimately there will be a list of groups that have adopted the Code, and a list of groups that have not.*
 - *Work with groups that have not adopted the Code in order to "get them onboard."*

DOES THE DOG WAG THE TAIL OR THE TAIL WAG THE DOG?

This is where you come in. Many groups will be reluctant to adopt a Code. Why? Because they love the status-quo; however their status-quo does not benefit you. You must "wag the tail." You must take back your power! After all, advocates are supposed to serve YOU, right? But many have it backwards, and the "tail wags the dog."

Where did the expression "Wag the Dog" come from?

MH Life and Donna Matthew's article on page A.

No one, until now, has questioned or challenged GSMOL's approach to solving problems. One more concern: their income the last 25 years have averaged over \$600,000 per year (that's MH owners \$\$), yet a good lobbyist costs less than \$100,000/year. Where'd all the money go? Obviously something's rotten in Denmark (or Cypress GSMOL's headquarters)!

BUILD, TEST, & EVALUATE

We are constantly building (adding more pages and reaching

It was popularized a few years ago by the Robert De Niro film by the same name - "Wag the dog", in which Whitehouse media men created a false press release showing some war-like scenario unfolding in order to take the pressure off of the president, and create a favorable reaction in the populous for the president to take "appropriate" response. The response obviously wasn't appropriate, as the scenario was false from the beginning.

The question which gives rise to the phrase "wag the dog", is: Does the dog wag the tail, or does the tail wag the dog? You see the tail moving, you assume the dog is wagging it, and enjoying it, but maybe the tail is wagging the dog, and the dog is enjoying the attention!

SUGGESTIONS FOR PROVISIONS OF THE CODE

Provisions should:

- *promote team work, and working together (sharing, brainstorming, supporting, etc). Everyone and every group has their own expertise, let's use it.*
- *have a guideline for communication. For example, all calls and emails should be returned within 24 hours.*
- *promote transparency*

The following is an excerpt from Statement of Values and Code of Ethics for Nonprofit and Philanthropic Organizations (see <http://www.independentsector.org/>).

They state: "Any code of ethics is built on a foundation of widely shared values. The values inform and guide the actions that organizations should take in developing their policies and informing their practices."

- *Commitment to the public good;*
- *Accountability to the public;*
- *Commitment beyond the law;*
- *Respect for the worth and dignity of individuals;*
- *Inclusiveness and social justice;*
- *Respect for pluralism and diversity;*
- *Transparency, integrity, trust and honesty; and*
- *Responsible stewardship of resources;*

more areas), testing (as the Survey on page...) and evaluating. And we are open to any and all feedback from our readers.

We feel our latest idea, Regional Organizations, has a good chance to succeed; however good, honest, open folks must step forward and volunteer to run these groups. If you are interested, please contact Frank Wodley at fawodley@yahoo.com or phone him at 818-886-6479.

Next month we will write about solutions. Let's tweak what we have to make it better, and let's brainstorm new ideas to protect ourselves, our lifestyle and our equity.

Letters To The Editor

OCTOBER MH LIFE ARTICLE ON ATTORNEYS

Frank I caught your article: Attorneys are they the first line of Defense? Oct 2014 Vol 2 #10 p. D. It was terrific!!!!!! My mobile home park is a mixed up place to live, I hear small talk about lawsuits ongoing every day. Mostly about the manager and her cronies overstepping their authority. I read your article and it gave me the force to step back and think first; look before you leap!

At our park, usually the ongoing complaints are about invasion of privacy, and ridged park rules. Incidental, the rules do not apply to these three managers, they do whatever; but they are very simple minded, under achievers, non educated, non professional types who are just the sort the park owner can control. He stays invisible.

On the outside the park is calm and peaceful, but underneath it's not so pretty. Take a closer look, you see wickedness. I'm sure you are familiar with a contentious "spirit." Overly oppressive living here. I makes people stay inside, like mousses hiding. I think Robert Burn's sums it up best:

But Mousie, thou are no thy-lane, In proving foresight may be vain

RESIDENT/ MANAGEMENT RELATIONSHIPS

Thank you for printing and distributing the MH LIFE magazine.

An article of interest might be one that describes the relationship between the management of a Mobile Home Park, and the tenants of parks.

It seems to me that there is a combative relationship in the mobile home park where I live in Torrance. Management does not share information, nor seem to have any interest in the people who are paying their salary and keeping them in business, other than to continually raise the rents by 6%each and every year.

There is little really important information given to tenants, and when staff leaves the front office, no notice is given on who is now working as manager of the facilities. The " lady" who is temporary manager is extremely abrupt, refuses to give

her name other than to say she is with "Management", and is contentious.

Are there any really "friendly" mobile home parks where management and tenants work together for the good of all, and pass along information to the tenants. Seems to me that management should be more visible in these neighborhoods, maybe visiting a couple times a year, talking to people and holding open forums for discussion of what is in the planning stages for the next year. Generally, just walking around to see what is happening and talking to tenants.

Thanks for your consideration of printing this type of article.

FOLLOW THE BOUNCING BALL

Do we have any rights while living under our feudal lord in a mobilehome park? I live in an all age park, my son who is 15 loves basketball. There is no place for kids to play here. My son was bouncing the basketball on the street in front of our home, and the manager came by and said *"Stop it! That's not allowed. You can do that only on your own property."* We also have to drive a maximum of 10 MHP. I'd like to know what your readers think about this. Are there such restrictions in your park? By the way, the park has been so bold as to have someone take photos of our kids engaging in such activities! I'm astounded!

A Concerned Parent

TITLE CONCERNS

I'm selling my home and a manufactured home dealer suggested that I sign over my title to him, then he would sign it over to the buyer. This sounds fishy to me. Can you give me some advice?

Editor's Note: As with many questions, we have no definitive answer. We must consult with others having that expertise. In this case, our efforts to find an answer are on going.

Unfortunately MH Life is not set-up to answer individual questions; however you can write the editor and we may publish your question and one of our readers might have an answer.

Direct all your questions, comments and suggestions to:
MH Life Magazine, P.O. Box 3774, Chatsworth, CA 91313.



Raise Your Hand

Today between 20,000 and 25,000 homes receive MH Life every month. This may be a silly exercise, but humor us. Raise your hand if

a) You get the magazine in good condition, b) You read it, c) You find it valuable, informative and useful, d) You keep back copies for reference, e) You are using our tips and suggestions, f) You are better aware today because of the magazine or g) You are supporting us?

Of course that's our goal, i.e. having all MH owners receive the magazine, read it, find it informative and useful and keep it for future reference.

LET US HEAR FROM YOU

We are always excited to hear from you, our readers. So please take a minute and fill out this questionnaire. This will help us better serve you. Thank you in advance.

Rate each question using #1 for minimum and #10 for maximum, i.e. if you always read MH Life, use a #10, if you never read it use a #1, if you read it half the time, use a #5.

YOUR THOUGHTS ON MH LIFE

- Do you get the magazine in good condition? _____
- Do you know you can now subscribe & get it by mail? _____
- Do you read MH Life? _____
- Are the articles of value to you? _____
- Do you want us to continue the crossword puzzles? _____
- Do you want us to continue the sudoku puzzles? _____
- Do you trust the content of the magazine? _____
- Will you subscribe to MH Life (get free Handbook)? _____
- Will you donate to keep the magazine working for you? _____
- Would you recommend the magazine to a friend? _____
- Will you volunteer to help us? _____

OTHER

- Take an extra sheet if you'd like to respond to these questions:
- What topics would you like to see?
- What do you like about the magazine?
- What don't you like about the magazine?
- Anything else you'd like us to know about?

YOUR THOUGHTS ON ADVOCACY

- Is advocacy working today to protect your rights? _____
- Are advocates working together to solve problems? _____

YOUR THOUGHTS ON "POWER TO THE PEOPLE"

- Did you read the Power to the People (Nov) article? _____
- Do you think it makes some valid points? _____
- Will you be more active if and when there is better organization here in California? _____
- Will you be more active if you are represented? _____
- Do you support this idea to re-organize advocates? _____
- Any comments? Please use an additional sheet.

YOUR THOUGHTS ON "CODE OF ETHICS"

- Did you read the Code of Ethics (Dec) article? _____
- Do you support it? _____
- Are you ready to WAG YOUR TAIL? _____
- Any comments? Please use an additional sheet.

YOUR THOUGHTS ON WHO IS RESPONSIBLE

- Is 2 hours a month to support our work too much? _____
- Is \$2 a month support our to much? _____
- Do you agree MH owners are responsible? _____
- Any comments? Please use an additional sheet.

YOUR PARK

- Your Name: _____ Space #: _____
- Name of your park: _____
- Name of your city: _____
- Does your park have an organization? _____
- How well they do to protect you? _____

LOCAL GROUP

- Do you know of a local group in your area? _____
- Do you attend? _____
- How would you rate them? _____

PLEASE SEND COMPLETED SURVEY TO

Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA. 91313. Or scan and email to: fawodley@yahoo.com

YOU ARE OUR ONLY HOPE!

YOU are key to any future successes. Tell us what it would take for you to become active. We will continue to support you and do the lion's share of the work...but we need your 2 hours and \$2 a month to do it.

The MH Life Pledge

We will continue our work, dedicated to improving your lifestyle and protecting your equity. You are our #1 goal. We will continue to be:

- *Honest*
- *Worthy of your trust*
- *Work with integrity*
- *Put your welfare before anything else*
- *Transparent and open*
- *Provide you the best possible information to enable you to protect yourself (we can't do it for you, sorry)*
- *We will continue to work to organize MH owners*
- *We will continue to brainstorm and think outside the box*
- *We will help you network with other MH owners, other parks, other local and regional groups.*
- *We will continue to pressure our law makers for enforcement*
- *We will continue to expose unethical behavior*
- *We will work ethically and will pressure other advocates to sign a Code of Ethics.*

I Support Manufactured-Home Life

I am an avid reader of MH Life and know MH Life is more than a pretty face and I support it's efforts to make positive change in advocacy here in California. Never have I gotten so much for so little. MH Life is making a difference to help me, my friends and my neighbors

I will support MH Life by:

- a) Joining the new Regional Organization (with legal fund..)
- b) Subscribing to MH Life (\$15/12 issues). I know MH Life will guarantee delivery of 12 monthly issues MH Life and give me a free 36 page FAQ Handbook, worth \$6.
- c) If I have friends in other parks, I know MH Life will mail them a free copy of the magazine, if I request it.
- d) I know members of my City Council or other political figures could better serve me if they were receiving the magazine. I know if I request it, MH Life will also send them a copy of the magazine.
- e) I know MH Life has a lot of expenses, including printing, mailing, distribution and other expenses. I am happy to donate so MH Life can continue its important work.

I Support Manufactured-Home Life Magazine

NAME: _____ Date: _____

PHONE #: _____ PARK NAME: _____

MAILING ADDRESS: _____

E-MAIL: _____

SPACE # _____ CITY: _____ ZIP: _____

- Annual Subscription to MH Life (\$15): \$ _____
- I support MH Life working for me and want to donate: \$ _____
- I want to join the new Regional Group in my area (\$25): \$ _____
- I will help run a Regional Organization in my area - I will call you.
- I will volunteer to help out, I will deliver magazines in my park
- Yes, I want to receive a FAQ Handbook (a \$6 value), FREE with my membership

INCLUDE CHECK OR MONEY ORDER. All Checks Payable to "Mobilehome Magazine"

MAIL TO: Mobilehome Magazine, P.O. BOX 3774, Chatsworth, CA. 91313

12/14

THANK YOU FOR YOUR SUPPORT!

Index of Our Handbook of Frequently Asked Questions

The “Handbook” was actually compiled by the Select Committee on Manufactured Homes and Communities. We thank Stephanie Reid, Senator Richard Roth and other committee members for the opportunity to publish it and offer it to our readers. It is an invaluable tool, a reference which should be consulted whenever an issue comes up.

Now you can receive it FREE by subscribing to MH Life Magazine. Just subscribe (previous page) and you will receive the 36 page Handbook FREE by first class mail plus one issue of MH Life Magazine per month for the next 12 months! Such a bargain.

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Un año más tarde, el no lucrativo se convirtió en un grupo estatal conocido como COMO-CAL (coalición de propietarios mobilhome - California), proporcionando a los miembros bajo costo ayuda legal y un excelente Boletín “la voz”. COMO-CAL y COMO-LAC hicieron un trabajo sobresaliente de su afiliación entre 2005 y 2012.

Las manos hacia abajo (COMO-CAL) tiene la absoluta mejor mobil-home newsletter afuera. Vale la pena el precio de la membresía para eso solo. Iniciado por Frank Wodley y dedicado a personas que viven en un parque de casas móviles como ustedes. Insto a que te conviertas en un miembro COMOCAL. Clay Butler, ShamConversions.com

MOBILHOME MAGAZINE

Casita móvil fue primera revista vía COMO-CAL en septiembre de 2011. Tres meses después, Frank adquirió los derechos de la revista, había cerrado COMO-CAL y comenzó a dedicar tiempo completo a la revista. Entre 7/1/2012/2013, la revista alcanzó principalmente a los residentes en el Valle de San Fernando. Después de 7/2013, la revista se diversificó y para 8/2013 habían cinco revistas, llegando a 25.000 hogares a través de California.

Con los años COMO-CAL y las revistas han apoyado a GSMOL, los tiempos, demasiado numerosos para mencionarlos: las tres cumbres (2009-2010) donde COMO-CAL desempeñó un papel clave sugiriendo defensores a formar una nueva organización (da la bienvenida a todos los asistentes, por cierto), la sugerencia de un código de ética, los esfuerzos combinados para oponerse a los “expropiación” apoyos (2006 y 2008) y de los 15 artículos “pro GSMOL” en 2013. La revista también proporciona oportunidades para que los líderes de GSMOL mejoraran su organización, incluso ofreciendo la red de distribución de la revista para ampliar su alcance.

HOY: VIDA DE HOGAR FABRICADOS

El nombre de la revista mobilhome fue cambiado a MH Vida en septiembre de 2014, tres años después de que la revista fue publicada por primera vez. Hoy, su distribución es de alrededor de 25.000 revistas mensuales y es la fuente de información para propietarios de MH en California #1!

CONTACTATE CON FRANK

Frank está disponible para tomar su llamada ó recibir el correo de 24/7. Él responde a su propio teléfono, como Vida MH continúa siendo una operación bajo techo. Teléfono: 818-886-6479 / email: fawodley@yahoo.com. Frank le encantaría charlar contigo.

Appeal Court Rules Mobile Home Isn't a Consumer Product

Lisa Hoffman, The National Law Journal November 7, 2014

Ruling that a manufactured home is not a consumer product, a divided federal appeals panel reversed a Tennessee district court ruling that the improper installation of a triple-wide was actionable under the Magnuson-Moss Warranty Act.

The three-judge panel of the U.S. Court of Appeals for the Sixth Circuit reached to the 1974 Senate hearings on the establishment of the act to answer what two of the judges deemed the fundamental question: Is a house a consumer product? Asked that question by another senator during the hearing, Sen. Frank Moss, a Utah Democrat and co-sponsor of the legislation, replied: “[A] house would not fall within the definition of consumer product, since a house is not ‘tangible personal property.’”

For Sixth Circuit judges Gilbert Merritt and Danny Boggs, that largely decided that the federal breach-of-warranty claim lodged by the owners of the Tennessee home must be dismissed.

Dan and Karen Bennett had bought their home from CMH Homes Inc. after their previous house burned down in 2004. Their new 2,800-square foot, \$160,000 home was delivered in three pieces, to be permanently installed by CMH in 2005. Soon, the couple complained that the structure wasn't level. Despite the warranty attached to the sale, CMH never made good on its promise to fix the installation, the couple alleged, and sued in U.S. District Court for the Middle District of Tennessee.

The district court found in the Bennetts' favor, ruling that CMH violated both the federal warranty act and Tennessee law by breaching both the contract and its warranties, and awarded about \$39,000 to the couple. They appealed the amount, and CMH cross-appealed.

The appeals panel looked to dictionary definitions in use at the time of the enactment of the Magnuson-Moss act to parse the meaning of “consumer goods,” and found them described as products that are expendable and meant to be periodically replaced. A manufactured home permanently affixed in place, as was the Bennetts', did not qualify, the panel said.

But Sixth Circuit Judge Jane Stranch dissented. She argued that, in fact, the term “manufactured home” was coined by the mobile home manufacturers to counter the stigma that had attached to their product and that the adjectives are interchangeable.

She also argued that both the Federal Trade Commission, which administers the Magnuson-Moss act, and the U.S. Department of Housing and Urban Development explicitly have deemed mobile homes to be consumer products, and thus subject to the warranties statute.

The appeals panel remanded the case for the district court to consider the couple's state law claims.

<http://www.nationallawjournal.com/id=1202675641930/Appeal-Court-Rules-Mobile-Home-Isn-t-a-Consumer-Product>



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