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*Advocating For OWNERS of
Mobile & Manufactured Homes in California*



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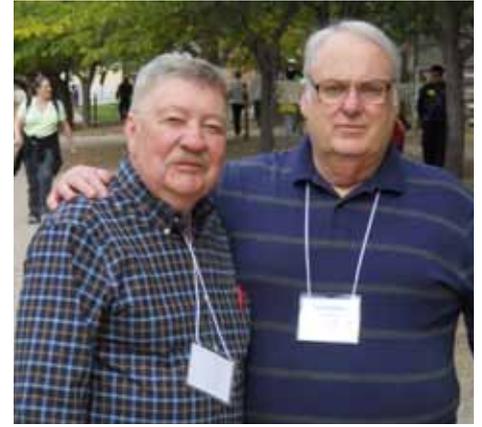
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FROM THE DESK OF THE EDITOR

Happy New Year. Mobilehome Magazine announces it will go state-wide and will add a new section on design: Mobile/Manufactured Home Living thanks to Crystal Adkins.

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We thank Stephanie Reid for her article on the Senate Select Committee on Manufactured Homes - our advocate in Sacramento who is responsible for the FAQ Guide & much more.

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Many of you are receiving Mobilehome Magazine for the first time. We hope you enjoy and support it. This month we make a special offer - MHMag plus our Handbook for one low price.

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The Handbook is a must-have reference guide all mobile/ manufactured homeowners should have. It explains the Mobilehome Residency Law in simple, understandable language.

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Read about our 10 years of advocacy, including the formation of COMO-CAL, a state-wide non-profit and now MHMag. Many successes are discussed. We are more than just a magazine!.

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ON A PERSONAL NOTE

The editor/publisher of MHMag bares it all. Read of the struggles with COMO-CAL and MHMag and why your support is critical to the continued success of the magazine.

From the Desk of the Editor



Happy New Year and welcome back to Mobilehome Magazine. Now on Volume 3, we continue our efforts to provide you the most current and useful information we can. Our goal is to help you protect your rights and your investment. We want you enjoy your life as a mobile/manufactured home owner in a rental park and not have to worry about issues like harassment, intimidation, senior abuse and loss of equity in your home.

With this issue, Mobilehome Magazine is going state-wide. That means anyone subscribing will get this version of the magazine. Later this year we hope to expand and publish a unique magazine for Orange County (Mobilehome

Magazine - Orange County) and perhaps another for the San Fernando Valley. This depends on reader interest and support.

Also this month we introduce an entirely new department: Mobile & Manufactured Home Living (page 18-20). This content is provided by Crystal Adkins, a very talented writer and designer. Crystal has a terrific, very popular blog at mobilehome-living.org. Let us know how you like her articles and please visit her blog.

We are fortunate to have Stephanie Reid, the principle consultant for the Senate Select Committee on Manufactured Homes and Communities, write an article (page 5) for us. All mobilehome owners should know what the Committee does for us.

Please take advantage of this month's offer (page 6) from Mobilehome Magazine - 12 issues of MHMag plus a must have guide: Handbook of 58 Questions and Answers - a simplified explanation of much of the Mobilehome Residency Law as compiled by the Senate Select Committee.

You should be getting a copy of the Bill of Rights (see page 8) from your park manager. Although these are not new laws, the Bill of Rights summarizes many of the rights of mobile/manufactured home owners.

We round out this issue with a "chat" on resident ownership (p. 12-13) by Deane Sargent of PMC Financial, an article (p. 14-15) by Frank Wodley, MHMag Editor/Publisher, about threat to vacancy control in Los Angeles, and an article (p.16-17) by Donna Matthews on Judges-Pleadings. Also see page 17 for MHMag This and That.

We hope you enjoy this issue of Mobilehome Magazine and will support our efforts to enlighten all owners of mobile/manufactured homes about various issues in California. Please subscribe and tell your friends and neighbors about us! We thank you!

Frank A. Wodley, Editor & Publisher, Mobilehome Mag.

Mobilehome Magazine

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Have You Heard of the Select Committee on Manufactured Homes & Communities? Part I

by Stephanie Reid, Principal Consultant

Who cares about mobilehome park issues?

The California State Legislature does. For over 20 years, the Senate has funded a small research committee that provides staff expertise, on the Mobilehome Residency Law, to elected state officials.

In the early 1980's, the Legislature created the Select Committee on "Mobilehomes" to research and find legislative solutions to various issues that were of concern to the thousands of mobilehome park residents in the state. Since then, the committee has conducted informational hearings, managed bills through the legislative process, coordinated mobilehome conferences for legislators in their districts, and answered numerous phone calls from residents, managers, and park owners, as well as reporters, out-of-state residents, and research institutes.

The committee, updating its name a few years ago, serves the people of California by serving their elected officials at the State Capitol. Senate and Assembly capitol and district office staff frequently call the committee for information and background on the Mobilehome Residency Law and how it applies to everyday concerns and challenges of living in a mobilehome park.

The Mobilehome Residency Law is the familiar term for a section of California Civil Code that governs the rights of residents and owners of the nearly 5,000 parks in the state. The statutes within Civil Code Sections 798 and 799 address issues as basic as the definition of a mobilehome and as weighty as the reasons for termination of tenancy.

The committee's annual booklet (familarly referred to as "the MRL") was first published in 1987 as a small 5x8" pamphlet consisting of only 24 pages. The 2013 MRL is 134 pages with larger print and twice the size at 8.5x11". Since the 1987 version, the Civil Code has expanded to include new statutes as well as clarifying amendments to original statutes. In the 2011 version, the MRL booklet included, for the first time, an appendix of frequently asked questions (FAQs) and an index. Since that time, the FAQs have been streamlined for the purpose of being used as a teaching document and for easy translation into other languages.

The MRL was translated into Spanish for many years. However, starting with the 2013 version, the law itself (Civil Code 798 et al; 799 et al) will no longer be translated

for this fundamental reason: an interpretation of the law could pivot on the strategic alignment a few words; if the alignment changes, so can the meaning. The FAQs, however, are available in Spanish, and newly available in Vietnamese. As much as the legislature would like to provide translations in all of the nearly dozen languages (with their many dialects) spoken in California, it is not fiscally possible. Such a noble service would take a tremendous budget to pay for a team of carefully selected, highly skilled translators.

In addition to editing the annual MRL booklet, committee staff tracks legislation pertinent to California's mobilehome parks. In the recently concluded 2011-12 legislative session, staff tracked nearly 50 bills that proposed additions or amendments to various statutes in such codes as Business & Professions, Civil, Corporations, Financial, Government, Health & Safety, Military & Veterans, Public Resources, Public Utilities and Revenue & Taxation. Staff also manages two-to-three committee-sponsored bills each year through the legislative process, which includes details such as writing background papers, conducting briefings and drafting letters and speeches.

The bill process, and editing and preparing the newest edition of the MRL, has its highs and lows of activity throughout the year. Most of the year is jam-packed with amendment requests through the legislative counsel's office, committee hearings, and written and oral briefings. When the legislative process eases up in the Fall, the next task is preparing the new year's MRL for publishing.

Part II will be published in the February 2013 issue of MHMag. We thank Stephanie Reid for her article.

Refer any questions, or comments to:

Stephanie Reid

Principal Consultant

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“Two Fer One” Offer

To celebrate the new year, we are offering NEW SUBSCRIBERS a “two for the price of one.” Subscribe to Mobilehome Magazine (\$15/12 issues) and receive the 36 page Frequently Asked Questions Handbook (usually \$6) for free. You receive 12 monthly issues of Mobilehome Magazine during the year and the Handbook delivered

directly to your mail box within a few days of your subscription. This is our way of saying thank you for your support. But be quick, this offer is good only for the month of January 2013. Join the many mobilehome owners across the state who already get MHMag. Remember, we are more than a magazine, we are a Movement! See page 21.

What is Mobilehome Magazine & Why is it Important to You?

Many of you are receiving this complimentary copy of Mobilehome Magazine for the first time. Mobilehome Magazine is a one-of-a kind magazine published every month exclusively for owners of mobile/manufactured homes in California. First published September 2011, to date approximately 50,000 copies have been distributed throughout California. Previously most copies were delivered in the Los Angeles area. Beginning with this issue, Mobilehome Magazine will be distributed state-wide.

MHMag is the dream project of the Coalition of Mobilehome Owners - California (COMO-CAL) - a state-wide organization focused on giving residents the tools to defend their lifestyle and equity. First established in late 2004, COMO-CAL provided information and legal services to mobilehome residents for seven years. Near the end of 2011 COMO-CAL leaders decided to take a different direction, i.e. provide residents a low cost source of information, namely Mobilehome Magazine. As a consequence, we are now able to reach many more mobilehome owners.

There are other “magazines” in California; however they are often the voice of park owners and managers. Because residents in rental parks are often vulnerable to unscrupulous park owners, they need more. Residents need honest, accurate information. They need to know they are not alone, and they need to know someone cares about them. MHMag is a source of important information to assist residents in protecting their lifestyle and investment.

We are not in competition with any other group. Our main priority is getting information to you, to network mobilehome owners across California and to demonstrate you are not alone. We are there for you.

MHMag continues the tradition of COMO-CAL’s THE VOICE, rated as the best, most informative newsletter in California. In our latest website poll (www.mobilehome-magazine.org), 83% rated MHMag as terrific.

WE THANK YOU FOR YOUR SUPPORT

The Handbook of Frequently Asked Questions

The 36 page Frequently Asked Questions and Answers HANDBOOK is designed to answer 58 of the most pressing questions mobile and manufactured homeowners have about the Mobilehome Residency Law (MRL) and issues that might arise in rental parks. It was compiled by the Senate Select Committee on Manufactured Housing. See the next page (p.7) for a table of contents detailing the 58 questions. We feel all mobilehome owners should have a copy of the Handbook to use when questions arise.

The FAQ Handbook is only available through Mobilehome Magazine. Each Handbook costs \$6. This price

includes first class postage direct to you (about \$2).

We have sold over 1,500 Handbooks to date to both residents and managers. It is an invaluable reference guide you will use over and over.

Page 9 presents three questions and answers that are typical. They will give you a good idea what to expect from the Handbook. We at Mobilehome Magazine often refer to the Handbook when someone calls us for assistance. And managers and park owners also purchase the Handbook. Why not! Everyone needs it.

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Homeowner Bill of Rights

The following Homeowner Bill of Rights is listed under Article 2 (Rental Agreement) 798.15i, in the 2013 Mobilehome Residency Law. Although these laws are not new, the legislature has decided to combine them into this new section. This Bill of Rights MUST be given to each homeowner on or before February 1st of each year.

Remember, parks DO NOT have to distribute the new MRL each year (as of 2011); however they must give you notice that you can request a copy

Homeowners and park management have certain rights and responsibilities under the MRL. These include, but are not limited to:

1. Management must give a homeowner written notice of any increase in his or her rent at least 90 days before the date of the increase. (Civil Code Section 798.30)

2. No rental or sales agreement may contain a provision by which a purchaser or a homeowner waives any of his or her rights under the MRL. (Civil Code Sections 798.19, 798.77)

3. Management may not terminate or refuse to renew a homeowner's tenancy except for one or more of the authorized reasons set forth in the MRL. (Civil Code Sections 798.55, 798.56)

4. A homeowner must give written notice to the management of not less than 60 days before vacating his or her tenancy. (Civil Code Section 798.59)

5. Homeowners, residents, and their guests must comply with the rental agreement or lease, including the reasonable rules and regulations of the park and all applicable local ordinances and state laws and regulations relating to mobilehomes. Failure to comply could be grounds for eviction from the park. (Civil Code Section 798.56)

6. Homeowners must pay rent, utility charges, and reasonable incidental service charges in a timely manner. Failure to comply could be grounds for eviction from the park. (Civil Code Section 798.56)

7. Homeowners have a right to peacefully assemble and freely communicate with respect to mobilehome living and for social or educational purposes. Homeowners have a right to meet in the park, at reasonable hours and in a reasonable manner, for any lawful purpose. Homeowners may not be charged a cleaning deposit in order to use the park clubhouse for meetings of resident organizations or for other lawful purposes, such as to hear from political candidates, so long as a homeowner of the park is hosting

the meeting and all park residents are allowed to attend. Homeowners may not be required to obtain liability insurance in order to use common facilities unless alcohol is served. (Civil Code Sections 798.50, 798.51)

8. If a home complies with certain standards, the homeowner is entitled to sell it in place in the park. Management may require certain upgrades. Management may not require a homeowner to sell his or her home to the park, may not charge a transfer or selling fee, and may not require a homeowner to use a broker or dealer approved by the park. A homeowner has a right to advertise his or her home for sale. Management may deny approval of a buyer, but only for certain reasons listed in the law. (Civil Code Sections 798.70-798.74)

9. Management has the right to enter the space upon which a mobilehome is situated for maintenance of utilities, trees, and driveways; for inspection and maintenance of the space in accordance with the rules and regulations of the park when the homeowner or resident fails to maintain the space; and for protection and maintenance of the mobilehome park at any reasonable time, but not in a manner or at a time that would interfere with the resident's quiet enjoyment of his or her home. (Civil Code Section 798.26)

10. A homeowner may not make any improvements or alterations to his or her space or home without following the rules and regulations of the park and all applicable local ordinances and state laws and regulations, which may include obtaining a permit to construct, and, if required by park rules or the rental agreement, without prior written approval of management. Failure to comply could be grounds for eviction from the park. (Civil Code Section 798.56)



Additions to Frequently Asked Questions

#26 Do the protections of the MRL apply to all residents in mobilehome parks, or do they only apply to homeowners?

Although there may be some disagreement, and the MRL is not expressly clear, the provisions of the MRL generally have been enacted by the Legislature in order to protect “homeowners” (Civil Code §798.9) rather than “residents” (Civil Code §798.11). Many of the most important provisions of the MRL expressly apply to homeowners only, such as the terms and receipt of written leases (Civil Code §§798.15 and 798.18

798.19.5), amendment procedures for rules and regulations (Civil Code §798.25), fees and charges (Civil Code §§798.30-798.39.5), evictions (Civil Code §§798.55-798.56), and rental qualifications and procedures.

On the other hand, issues dealing with a “community” of persons often include “residents”, such as management entry into mobilehomes or park spaces (Civil Code §798.26), vehicle removal (Civil Code

§798.26.5), communications and right to assemble (Civil Code §§798.50-798.52), and abatement of park nuisances, and injunctions for violating park rules (Civil Code §§798.87-798.88).

Recap:

It has been interpreted that key provisions of the MRL apply only to homeowners.

#31 What rights do residents with disabilities have?

Residents with disabilities are entitled to be free from harassment and discrimination in all aspects of housing. They also have a right to reasonable accommodation in rules, policies, practices, or services related to housing. This normally takes the form of a change in an existing

rule, policy, practice or service, such as allowing an assistive animal even though the current rental agreement has a “no pet” provision.

Residents with disabilities are also permitted, at their own expense and with proper permits, to modify their dwellings, e.g., by building a ramp, to ensure full enjoyment of the premises. Modifications require obtaining proper permits beforehand. For additional information, contact the state Department of Fair Employment and Housing at (800) 233-3212, or at www.dfeh.ca.gov. 105

Recap:

Disabled homeowners have the right to reasonable accommodations.

Disabled homeowners are permitted to modify their own homes with proper permits.

#41 Which government agency is responsible for enforcement of health and safety regulations in my park?

In most cases, the state Department of Housing and Community development has enforcement authority over mobilehome and RV parks.

However, there are a few cities and counties that maintain code enforcement in their jurisdictions. View the “Mobilehome and Special 109 Occupancy (RV) Parks listing” at www.hcd.ca.gov to find out which agency is responsible for code enforcement in your park.

#42 What is the difference between the Mobilehome Residency Law (MRL) and Title 25?

The MRL is the “landlord-tenant” law (Civil Code 798. et seq.) for mobilehome park residency, governing rights of park residents. “Title 25”, a section of the California Code of Regulations, governs the health and safety aspects of a mobilehome park’s buildings, lot lines, and utilities infrastructure, to name a few. Find Title 25 at www.hcd.ca.gov.

#61 How do I change or add a name on the title to my mobilehome?

Contact the state Department of Housing and Community Development’s Registration and Titling division at (800) 952-8356.



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Around California

El Monte. Residents at Brookside Mobile Country Club have been outraged over high rents, in some cases triple the amount charged at other El Monte Parks. Many say they're being held hostage because it costs thousands to move their coaches, a price that is much too high for many on a fixed income.

Brookside resident Sandy Witt asked for help and Council Member Norma Macias spearheaded the effort to pass Measure F, a measure that allows the city to simply inquire into the prices local mobile home parks are charging.

We reported in our last that Measure F was narrowly defeated; however after provisional and mail votes were counted, the measure **passed** by 71 votes (50.2%).

Bottom Line: The City of El Monte now can help residents when they receive outrageous rent increases. We congratulate all who made this possible. This is a lesson for all. Residents can make changes. Don't be satisfied with the status quo. Speak out and vote. Your vote counts!

Santa Monica. After a long, difficult battle the City of Santa Monica has decided against the residents of Village Trailer Park and in favor of the developer. Village Trailer Park will now be demolished.

Pacific Palisades. By a 6-1 vote, the California Supreme Court has ruled that the conversion of a mobile home park from tenant occupancy to residential ownership is a "development" that falls under California's Coastal and Mello Acts.

The majority held that the Subdivision Map Act section relied on by Palisades Bowl "which states a uniform, state-wide procedure for protecting nonpurchasing residents against economic displacement, does not exempt conversions of mobilehome parks to resident ownership from the requirements of the Coastal Act which also apply to such conversions, and has no effect on the authority those acts delegate to local entities to enforce compliance with their provisions."

"Local agencies therefore are not precluded from establishing such procedures and holding such hearings as are appropriate to fulfill their responsibilities to ensure compliance with the Coastal Act and the Mello Act . . . The judgment of the Court of Appeal is affirmed."

Calistoga. A federal judge has dismissed one of two lawsuits challenging the city's ordinance to control rents at Calistoga's mobile home parks.

U.S. District Judge Jeffrey S. White ruled earlier this month that HCA Management, owner of the Rancho de Calistoga Mobile Home Park, had failed to demonstrate that the city's ordinance amounts to what is known as a "private taking," a government action that forces a property owner to give a benefit to another person. In this case, the suit claimed that the city ordinance unfairly requires the owner to subsidize residents by granting them below-market rents.

The company asked both courts to overturn the ordinance late last year after an arbitrator said it could raise rents in the 184-space park by \$60 per month, to an average of \$537, far short of the \$625 price HCA had requested under the city's three-decade-old Rent Stabilization Ordinance.

HCA's attorney, Anthony Rodriguez, argued in the lawsuits that the ordinance denies park owners a fair rate of return on their investments and that there was no evidence that park owners were unfairly exploiting their residents, which could give the city the legal excuse to regulate rents.

City officials and residents say that the limited stock of low-cost housing in Calistoga, and the limited incomes of older and retired residents, gives the owners of the three seniors-only mobile home parks undue power, making some regulatory control over rents reasonable.

HCD Notification. On December 5, 2012 the Department of Housing and Community Development sent out Informational Bulletin # 2012-06: Legislative Changes in Mobilehome Parks. It summarizes the legislative changes for 2012 to California laws that impact the Division of Codes and Standards Division. Changes will become effective January 1, 2013. It covers changes to the Mobilehome Residency Law and Title 25 - Health and Safety.

Mobilehome Magazine is happy to email you a pdf copy of this Informational Bulletin. Just send an email to frank@mobilehomemagazine.org to request your copy.

Mobilehome Residency Law. The new MRL can be purchased at Senate Publications, 1020 N Street, Room B-53, Sacramento, CA 95814. Call them at 916/651-1538 for the cost. .

Resident Ownership You Can Do It! - Part I

by Deane Sargent, PMC Financial

The following excerpts are from a presentation given to the residents of Terry's MHP in Chula Vista by Deane Sargent a consultant from PMC Financial Services, at their November 20th HOA meeting. Transcription by Bill Schlegel. Part II will appear in February's issue of Mobilehome Magazine.

Mobilehome magazine feels anyone thinking about a resident purchase of their part would benefit from Deane's words. MHMag is 100% behind any effort of residents to purchase their park as we feel it is the only real solution to issues residents face in today's rental parks.

The following is from Deane's blog:

*In November, I was asked to talk with a resident group which just found out their owner was selling their park to a new investor. The HOA President took notes, which I reproduce below. **

"I've worked on 40 successful park closings, and nearly 400 that weren't successful. If they weren't successful, it's usually because the park owner/seller doesn't pay any attention to you. He doesn't think of you as serious buyers, he doesn't think you can get organized and he doesn't think you can get the money. He will sell to whomever he believes can buy the park the fastest.

"I don't have a formal presentation for you tonight. I'll talk about what I do, but, for the most part, I would be happy to answer your questions. My ground rules are pretty simple. I will tell you exactly what I think, although it may not be what you want to hear. I don't mean to be harsh, but this is complicated stuff, and, it's likely stuff you've never encountered before. And above all, you need to understand what happens when mobilehome residents want to buy their park. I try to be as fair as possible. I'll try to present in advance the things you will need to know and fill in the gaps as we go along. I'll stay as long as you have questions.

"To start with, I am usually contacted by a resident leader or a homeowners group in a park. My company, PMC Financial Services can be found on the Internet (www.pmcfinancialservices.com) or, often, we have been recommended by a former client.

"The reality of resident ownership of a manufactured home park is: If everybody 's happy and if your rents are reasonable,

and your park owner is a humanitarian, you're not motivated to buy your park.

"It's only when something changes in the equation that a problem arises and motivates action.

"Usually it's a new owner, sometimes it's the old owner getting ready to sell.

"Normally the way parks are evaluated, the way an owner gets the most money for a park, is to get the net operating income as high as possible. Then the next thing a seller does is to create an expectation in the buyer that his net operating income will be even higher than it is today. The way the owner gets your net operating income higher is to maximize your rent increases, and cut your expenses. Which means he cuts back on maintenance and does everything he can to make the bottom line look better. This may be what you have been experiencing here in your park.

"The other thing that may have happened in your city is that you've had serious changes in your rent control ordinance. And those changes have impacted your park. They have even more impact on what the owner can tell the prospective buyer. "Wow! It's going to be great...Look at it! It's got all these people that live here today that pay at this level and are going to move or die soon, and new people will be moving in and they are going to pay a lot more in rent." So that's the spiel that he will use.

"I don't want you to feel that you have been singled out or that yours is a particularly unusual situation. This is what normally happens.

"So, let's say you have an opportunity to buy your park, what do you do?

"Usually you have been organized into a Home Owners Association for some period of time. And you have to get enough residents to agree to participate. Now, you have about 194 sites in this park. I don't think in most manufactured home parks you could get 194 homeowners to agree that today is Tuesday, which it is, let alone to sign up to participate in a buy out. You don't even know many of your neighbors...."Why should I do this?"

"The answer is, without meaning an offense, but I think that the parks that succeed, need a mind-set similar to Custer's at

Little Bighorn, It's, kind of, you and the 7th Cavalry and there's a whole bunch of bad things out there. And, if you don't band together, in force, you're going to get beat up.

"In your case, it looks like the heirs of the family who built this park some time ago are refusing to respond to your efforts to buy. Maybe you weren't particularly well organized, or, at least they didn't perceive that you were. Owners don't tend to think of residents as people they really want or have to deal with, especially in any business activity. They do whatever they want, and seldom view you as potential buyers.

"You've got to change that perception. Right now, with a prospective buyer already identified, I wouldn't say your opportunity is dead, but nearly. Yet there is always the possibility that this deal could fall out of escrow. I don't know about your rent control law; I've never studied it. But, most rent control ordinances allow a new owner to pass through property tax increases. When you have a park that has been owned by a family for a long time, chances are their Prop 13 tax base is really low. The new guy gets a step-up in taxes and is likely pass a very healthy increase on to you. Brace yourselves.

"I went on line just before the sales information was withdrawn. They want a fairly good price for this park. Why would anyone pay this much? The only reason is that they think they are going to be able to raise your rents down the road, then take their profits and go buy another park with a larger rate of return.

"They are trading off on the size, location and rent control. Over a period of time they can make a good deal of profit on their money. That's the name of the game.

"The Real Estate broker that responded to the offer you made the owner outlined timing and deposit terms that you could NOT have met. It's likely these terms were already tailored to the would-be buyer. There's always someone out there with a lot of money. My instincts are that the owner also wants to get it done quickly, because he knows that Capital Gains tax rates are going up, starting January 1st.

"How does a home owner group buy a park?"

"A lot of people probably think, "well gee, with X-millions of dollars, and 194 sites, worth so much a site, I probably need to come up with about \$70,000 in order to participate". No, that's never going to happen. [Note: There are some owners who want to convert their parks to sub-divisions. In theory, you can to buy your lot. In practice, this NEVER works for most residents. In my judgement, owner driven subdivisions are just a scam to get the park off of rent control.]

"In a park with 194 lots to be sub-divided, I would estimate between 10-15% of home owners could come up with the dough to pay \$125,000 a site. Another 15% would have little or no hope of having that amount. There is a chunk in the middle that might have the where-with-all to borrow some money.

"But the real question is why would you want to do that?"

"One of the great things is that you are an owner in a mobile home park, and its your community. So why take the community and slice it up into 194 units, and then everyone is on his own? Your strength is in working and sticking together. The best way to proceed is to form a non-profit mutual benefit corporation. You get a permit from the state of California that gives your corporation a right to issue shares (a security with a special State exemption) to issue one share per site. So you've got a 194 shares. Guess what, you'll never get a 194 people to participate from day one. Maybe 65%-70%. My most recent sale had 75% and the one before that, 85%

"The whole thing might depend on how mad you are, how mistreated you've been, all kinds of such things that it takes to galvanize people to action.

"You try to be as inclusive as possible. Which means you don't want to split the park into groups of people who can afford to buy and those who can't afford to participate. But we can and will figure out a way to complete the purchase without isolating those who can't or don't want to join.

"So now you have a corporation that has the potential to issue 194 shares. And that corporation is going to borrow money. It's going to buy the park and borrow money on a first mortgage loan for the bulk of the dollars needed. Various people and business will make that kind of a loan: banks, insurance companies, private parties or groups, as well as HUD. The issue is how much money will they lend you, with what terms for how long.

"Also, can you, as a group, afford to make the down payment to buy a share and can you afford the monthly payments. If everyone here had a pile of money, then its real easy to buy a park. But realistically all of you don't have that kind of money. Some of you don't have any money. But the ones that have money need the ones who don't have money. It means that you have got to do it together.

"You've got your corporation, but the process is complicated because you've got to know where you're trying to get to without knowing all the facts.

Part II will be presented in the Feb 2013 issue of MHMag.

Deane Sargent can be contacted at:

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An Open Letter to L.A. Mobilehome Owners Regarding the Recent Threat to Vacancy Control

by Frank Wodley, Editor /Publisher MHMag

The following “open letter” was delivered to about 1,500 L.A. mobilehome owners the weekend of December 6-7:

L.A. Council Member Tony Cardenas authored a motion to change vacancy control in the City of Los Angeles. It was to be presented to the Housing, Community, and Economic Development Committee on December 5th. Fortunately, a few advocates for mobilehome owners were notified late on Sunday December 1st. The motion, if passed by the L.A. City Council, would have eliminated our 10% cap for rents upon sale and replace it with a formula that would increase rents equal to the highest in each park. This is my open letter to L.A. residents who are covered by the L.A. Rent Stabilization Ordinance:

SOME HISTORY

The Los Angeles Rent Stabilization Ordinance includes 60 mobilehome parks and about 6,600 spaces (about 17,000 residents) - all parks in the San Fernando Valley (Not Summit or Mountain View) are included. On Wednesday December 5, 2012 the Cardenas motion was submitted to the Housing, Community and Economic Development Committee. If approved, it would have gone to the L.A. City Council for a vote. If approved by the City Council, it would have eliminated the 10% CAP on resale of homes. Instead, the rent buyers would pay would be increased to be equal to the three highest rents in each park. My estimate is residents would have lost at least \$20,000 in equity (\$132M collectively).

WHAT WAS DONE?

Between the time I knew about the Motion (late Saturday night - December 1st) and the HCED meeting on the morning of December 5th, I sent out 3 email alerts to about 80 residents and copied and had delivered over 1,500 flyers that were delivered to Canoga Mobile Estates, Kona Kai, Riviera, Eton, Chatsworth, Bermuda, Los Olivios, Oakridge, and a couple more. Residents in the two parks in Pacific Palisades also “flyered” their two parks.

WHAT WAS THE OUTCOME?

Because of your calls, letters, emails and faxes, Cardenas and his supporters decided, prior to the hearing, to submit the Motion to the Mobile Home Park Task Force for a recommendation rather than have a vote in the Committee. We all dodged a bullet.

NOW WHAT?

The motion will be submitted to the MHPTF who will recommend the L.A City Council either pass it or not pass it. The next MHPTF meeting probably will occur late January 2013 in Van Nuys, giving us 45-60 days to organize a campaign against the motion. In fact some believe this is the end of the motion, at least for now.

MY SUGGESTION

I have suggested that a Residents Committee be formed immediately, and include 2 residents from the SFV, 1 or 2 from Pacific Palisades, 1 or 2 from the MHPTF, and 1 or 2 from GSMOL leadership for a maximum of 8 members. This Committee would serve the 6,600 residents under the RSO. They would have a “job description.” They would gather facts and make recommendations. They would communicate directly with residents and would work with Council Members whose districts include mobilehome parks. Other communities have such Committees, why not L.A. Certainly there is a need. I volunteered to take one position with the Committee and make Mobilehome Magazine available to use as the “communication vehicle.”

WHAT WAS THE RESPONSE?

Although one or two thought it was a good idea, no one volunteered. Two (GSMOL) felt it was duplicate effort and the MHPTF should be the only body representing residents.

My Response: This is total BS. What has the MHPTF done for you over the years? How many times have they communicated with you? What about your Task Force representatives? How many times have you heard from them? I'd guess NEVER. You've only heard from me! In fact I've written about the MHPTF several times over the years - the last time was in the Jan/Feb 2012 issue of Mobilehome Magazine (I'll email it to you upon request). Bottom line - I wouldn't trust the Task Force to protect your rights and investment. There are many reasons why I write this.

WHAT IS THE SOLUTION?

I believe the solution is the formation of an independent panel of residents and experts who answer only to the 6,600 residents they serve. What is my bottom line? For me to continue my involvement here in L.A., at least 4 SFV mobilehome owners MUST volunteer to serve on the Residents Committee. I believe already 2 are interested



City of Los Angeles

who live in Pacific Palisades. That would make 7 of us.

MY CONTRIBUTION TO L.A.

My involvement as an advocate for mobilehome owners began on April 5, 2003 when I was sworn in as Chatsworth MHP Chapter President for GSMOL. Since that time I served several years on the MHPTE, studied GSMOL, made recommendations to improve GSMOL, and founded / ran the Coalition of Mobilehome Owners - California for 7 years. Presently I publish Mobilehome Magazine (16 months) and have distributed about 50,000 copies, mainly here in Los Angeles - less than 1,000 were paid for by residents. All Subscribers will continue receiving MHMag uninterrupted. I wish to thank Laurel (Riviera), Laurel & Dorothy (Eton), Lou (East Valley), Mike (Kona Kai), Tony (Canoga Mobile Estates) and a few others for their help and support distributing the magazine.

My Bottom Line: I have been your advocate for almost 10 years. I have no regrets and no one owes me anything. However unless L.A. residents start supporting my efforts to protect them, I will take Mobilehome Magazine

state-wide and discontinue distribution here in L.A. I will not print or distribute flyers or alert residents to future problems. If you want to continue getting Mobilehome Magazine, please let me know. Please subscribe (\$15/year) or if you can't afford it, I'll deliver it to you free, upon request. If only 25% subscribe - I'll come back.

I'll Come Back: If just 4 residents volunteer to serve on a Residents Committee for 2013 and L.A. residents start subscribing to Mobilehome Magazine, I'll happily come back and so will the Magazine. Is that so much to ask? I will continue giving my time for free and I still have much to contribute.

All it takes is for you to call or email or write me: Frank Wodley, 21500 Lassen Street, Space # 31, Chatsworth, CA. 91311, 818-886-6479, fawodley@yahoo.com. Let's team up and continue to protect those 6,600 families living under the L.A. Rent Stabilization Ordinance. For less than \$5 each/year, the 6,600 families can have someone looking out for their interests, but everyone must contribute. Such a bargain! And I can't afford to continue doing it for you - alone and with no support. Please step up and help out!

Judges-----Pleadings

by Donna Matthews, MH Advocate for 25 years

Our legal system is based on the principle that an independent, fair, and competent judiciary will interpret and apply the laws that govern us. Because this is so, I believe that every manufactured home owner should be aware of all the laws that protect his or her home investment in a mobilehome park, and help see that these laws are enforced..

An independent and honorable judiciary is indispensable to justice in our society. The basic function of an independent and honorable judiciary is to maintain the utmost integrity in decision-making. There is a Code of Ethics for judges to follow.

Code of Ethics

1. Shall accord to every person who has a legal interest in the proceedings full right to be heard according to the law.
2. Must allow defendants to defend themselves.
3. Must perform his duties without bias or prejudice.
4. Shall not engage in speech, gestures or other conduct that would reasonably be perceived as bias or prejudice.
5. Shall not show conduct that casts reasonable doubt upon defendant.
6. Shall not show conduct that demeans the judicial office.
7. A judge must be patient, dignified, and courteous to litigants.
8. A judge must dispose of matters fairly and promptly.
9. A judge shall comply with the law.
10. The test for an appearance of impropriety is whether a person aware of the facts might reasonably entertain a doubt that the judge would be able to act with integrity, impartiality and competence.
11. Shall not make any public comment about a pending or impending proceeding in any court and shall not make any non-public comment that might substantially interfere with a fair trial or hearing.

If you ever find yourself in a position where you feel a judge has violated your rights under this Code of Ethics you have the right to file a complaint with the Commission on Judicial Performance, or if you feel the judge would be prejudicial against your case you have the right to request a change of judges.

PLEADINGS

Pleadings must not be against public policy, be unmoral, unethical, oppressive, unscrupulous, or substantially injurious to homeowners, or mislead by an artifice or false statement of fact of law.

From my experiences over the years I found that many park owners' lawyers presented to the court unrelated, confusing, and complex information not relative to the fact or have a bearing on the case, twist the meaning of the law, and add exhibits that have no merit and only unnecessarily encumber the case. Then the park lawyer would question the homeowner and argue these pleadings causing more lengthy and costly trials.

So if this should happen I believe, the only way to combat what I feel is an injustice is: for you or your lawyer to serve the Park owner with an Interrogatory Questionnaire, with a proof of Service. This is a discovery tool with questions to obtain relevant information, which will give the judge a clear picture of the facts, before trial. If you believe the pleading by the lawyer is a violation of your rights you have the right to file a complaint with The State Bar of California.

Remember, in Unlawful Detainer cases, it is not your responsibility to prove to the court that you have not violated any of the only five (5) reasons for a termination of tenancy. It is the park owner's or park representative's responsibility to prove that you have in fact violated a just park rule or regulation, and that the required written notices have been given MRL 798.56 (d). Also there must be specific facts given to permit determination of the date, witnesses, and circumstances concerning the reason., MRL 798.57.

In any other type of litigation, the questions wanted answered in a park owner Interrogatory would concern

MHMag This & That

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If you are getting this magazine and have email, but have not subscribed, at least get connected with us. Send us your email (to frank@mobilehomemagazine.org) with "GETTING CONNECTED" on the subject line. Tell us where you live, your address and phone number

STAY CONNECTED

If you have subscribed and given us your email, you should get occasional emails from us. If you are don't, then you need to UPDATE YOUR EMAIL ADDRESS. Just send us an email, with UPDATE on the subject line.

LETTERS TO THE EDITOR

We are accepting "letters to the editor." You have a voice! Send us your thoughts. Of course we have limited space, so not all letters will be published. We love hearing from you.

THE POST OFFICE

We mail the magazine to all subscribers. Some did not receive the last issue, although you were on our list. Our suggestion: if you are a subscriber and don't get the magazine in the mail by the second week of the month, please call Frank at 818-886-6479 and we'll mail you another.

MONTHLY MANAGER'S COLUMN

Unfortunately Melody Lee, Manager of Chatsworth MHP is busy this month, like most of us. I hope her column will resume in the February 2013 issue of MHMag.

I would like to invite other managers from around California to write articles. Actually another manager here in the Valley was ready to contribute; however the management company she works for decided she shouldn't write an article. It is a shame. This is an opportunity for managers to give another prospective on landlord/tenant relations in mobilehome parks.

the facts that; the Park owner has a Permit to Operate a Mobilehome Park, under all the standards and requirements of his Conditional Use Permit. These standards and requirements must be maintained for a yearly renewal of his Permit to Operate. These are the terms and conditions of park tenancy, MRL 798.8, and must be provisions in the required written rental agreement MRL798.15, given when you contracted to place or purchased your home investment in the park. This required written rental agreement must contained "All other provisions of governing tenancy" MRL798.15 (h), The rental agreement may contain such other provisions permitted by law, but need not include specific language in state or local laws, MRL 798.16. But a rental agreement for a mobilehome cannot contain a provision by which the homeowner waives his or her rights, under the MRL provisions Article 1-8, inclusive. Any such waiver shall be deemed contrary to public policy and void. MRL 798.19.

In March 1993 the California Court of Appeal upheld a Superior Court Case which again confirmed the fundamental concept that an illegal act cannot be enforced by a court of law.

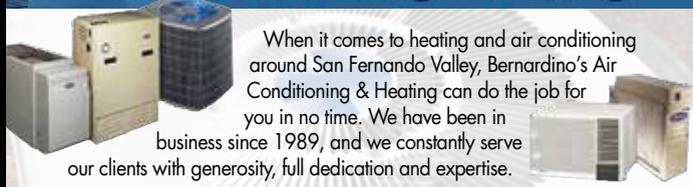
Sharing this information on the judicial system, I hope gives a better understanding of mobilehome owner's rights so they can better protect their home investment in mobilehome parks.

Donna Matthews can be reached through MHMag.

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Mobile & Manufactured Home Living

Hello, my name is Crystal Adkins.

I am the proud mother of a beautiful 9 year old daughter, Livingston, and the wife to wonderful husband, Joe. After spending several years in the deep south, we decided to move back home to WV so our daughter could grow up closer to family.

We couldn't bare the thought of getting into a lot of debt in such an unstable economy so we decided to buy an older single wide and remodel it into a modern, contemporary home. We also wanted to stay debt-free and recycle as much as possible.

Once we purchased our late 1970's model single wide I began researching online for ideas and information to help us in our endeavor. Unfortunately, there was little information available. That prompted me to start my own blog, Mobile and Manufactured Home Living. **You can find it at MobileHomeLiving.org.**

I wanted to make a place where we could celebrate our homes without judgement. A place to show that manufactured homes can be just as beautiful as any stick-built.

Fortunately, the blog has been a wonderful success so far! It is a place to find beautiful remodels, ideas and information to help you with your own manufactured home. While we still have a long way to go, we have a good foundation. I would love for you to check it out!

P.S. I am very honored to be writing for Mobile Home Owner's Magazine as well. Frank Wodley, the founder, fights for mobilehome owners rights at every level and his passion for mobilehome owners is obvious. Please support the magazine by getting a subscription or donating. We must stand together!

Thank you,

Crystal Adkins

Home Improvements for Seniors Easy Living

Approximately one-third of the senior population lives alone at home, and one in three of that group will have a nasty fall each year. With small home changes the home can become safer and allow the senior to thrive. These changes make a senior more comfortable, help prevent falls, and help keep seniors in their homes longer.

There's no secret that our society is aging. The baby boomer generation is retiring. We are living longer life spans so we need to be as independent for as long as possible. New industries and degrees have developed to meet the needs of this aging society.

The traditional home is designed for an able-bodied, non-elderly adult. Yet, that only describes 15% of our nation's population. Many people are living in homes that are awkward, difficult to manage and unsafe, especially our elderly.

A Texas A&M study states "The traditional home is designed for an able-bodied, non-elderly adult. Since that description fits less than 15 percent of our population, many people are living in environments that are awkward, difficult to manage, or even unsafe."

Even the most fit seniors will find some activities that become burdensome or have certain movements that cause discomfort. Fortunately, there are several great improvements to make homes function efficiently and safely for seniors. A little pre-planning can save a lot of time and hassle. If your health is deteriorating, you may find it beneficial to make changes for possible future needs. Here's a few ideas:

BATH

Falls usually happen while getting in or out of the bathtub. Installing handles and a non skid latex mat inside and outside will reduce the chances.

Elevated toilets help people that find it hard to squat, bend, sit or stand. It's a good idea to have grab bars anchored to the wall and floor beside the toilet, too.

Set the thermostat on the water heater to a maximum of 120 degrees to prevent burns.

Store toiletries, first aid supplies and other bathroom necessities at waist level where they limit bending, stooping or stretching. (This is true for all rooms.)

Consider a tub seat or walk-in shower unit.

KITCHEN

Raise the dishwasher so bending is not needed for loading and unloading.

Use multi-level counter heights with open space beneath to allow for sitting.

Replace higher cabinets with lower shelving or drawers. Often used items should be handy..

Install a wall oven, lowered for comfortable use. Use a countertop range, lower the height for ease of use.

Flat surfaces around the stove are easier to clean and allows sliding of heavy pots instead of lifting.

OTHER

Replace door knobs and faucets with lever handles.

No step threshold can decrease falls.

Building walk-in closets with multiple heights allows easy reaching.

Install rocker light switches that are easier to turn on and off compared to the old fashioned flip switch.

Make sure there is ample room to maneuver easily between furniture and walls.

An AARP finding showed that 70% of seniors have made at least one modification to their homes and half believe that the simple change will allow them to stay in their homes for about 10 more years.

These tips will easily get any home to work more efficiently for seniors. Independence is one of our most basic individual desires. By helping our seniors continue to be as independent as possible for as long as possible we can make our entire society stronger and better functioning.

Basic Manufactured Home Tips-Tricks



With basic supplies and a little knowledge you can improve your home quickly. You should take the time to have a general idea when things need replaced and how to clean and repair common issues. This ability can reduce time, worry and money. Who doesn't like to save money?

SQUEAKY DOORS

Vaseline or WD-40 applied to the hinges while you work the door back and forth should quieten it down. If that doesn't work, raise the pin half way out and use 3-in-1 oil.

STUCK SLIDING WINDOWS

Silicone spray will grease the skids. It's available at your local hardware store. Spray it onto a rag and then wipe along the tracks. This works whether they're metal, wood, or plastic.

DOORS THAT SLAM

Peel and stick weather foam will soften the landing and quite it down. You could also wrap a thick rubber band around both knobs, stretching it around the door. It will act as a buffer as well.

SCUFFED LINOLEUM

White toothpaste and a rag should work. WD-40 would, too. However, if you do use it make sure to degrease the floor with dishwashing liquid and water afterward.

DIRTY VASES/DECANTERS

Hot water, dishwashing liquid, 2 tbsp. vinegar and a handful of uncooked rice. Swish around and let set, swish again. Repeat as necessary then rinse and air dry.

GRANITE COUNTERTOP CRACKS & CHIPS

Epoxy resin is a great product to fill in granite. A thin layer at a time in a matching color should do a wonderful fix. You will want to clean the area with acetone first.

GRANITE STAINS

Grease and oil stains can be remedied with a paste of flour and hydrogen peroxide. Wine stains reacts to a flour and bleach paste.

SOLID SURFACE COUNTERS

Apply a polishing compound with a wool pad. Finish it off with a countertop wax.

LAMINATE COUNTERS

Apply a matching laminate repair paste. Sometime countertop polish or car wax will work.

LAMINATE STAINS

Coffee and tea stains reacts to vinegar or household cleaner and baking soda paste.

STAINLESS STEEL

Vegetable oil may help remove light scratches and stains. Buff the oil into the steel with a clean cloth. A baking soda and dishwashing liquid paste may help stains.

TO PROTECT SHARP TOOLS

Use an old garden hose. Cut to the correct length and then slit it lengthwise with a utility knife. Slide the section over the blade.

These smart tips and tricks will help you run a smoothly efficient home. If a small repair isn't done quickly and correctly it can turn into a costly repair later on. Think of a window that simply needs caulking. If you fail to waterproof the seams, water can eventually rot out the wood around the window. This turns a \$4.00 caulking job into a \$250 window replacement. By staying on top of the smallest issues you can reduce the most expensive repairs.

Crystal Adkins

Success Over The Last Ten Years - The Little Engine That Could

Sometimes a “little engine” has to toot its own horn to get noticed. Most of you getting this issue of Mobilehome Magazine don’t know our history or what we have done in the past or are doing today. How could you?



Our advocacy started ten years ago in April 2003 when Frank Wodley (2nd from right) was sworn in as GSMOL Chapter President by Milt Burdick (far right). That was the beginning.

THE COALITION OF MOBILEHOME OWNERS - CALIFORNIA

In late 2004 Frank formed the Coalition of Mobilehome Owners - California (COMO-CAL), a state-wide organization with a goal to provide mobilehome owners information and legal assistance, which we did for seven years.

During that time we identified an illegal rent increase affecting about 1,000 residents in the San Fernando Valley. We were able to have rents reduced by 1%/month, equivalent to approximately \$6/month or \$6,000/month for the 1,000 being over charged. Now 5 years later, the amount saved about \$350,000, far more than to total of membership dues paid over the 7 years!

Also COMO-CAL printed and distributed 1.3 million sheets of information during the 7 years, publishing over 60 twenty page newsletters. We assisted all who called and provided legal assistance to many. We published the 36 page Frequently Asked Questions Handbook and sold over 1,000 copies.

We partnered with the Mobile Home Owners Coalition, an advocacy group located in Ojai, to organize two conferences, one in Carpinteria, the other in San Rafael. Leaders from around the state came to brainstorm solutions to

problems we face as tenants in rental parks. The photo below shows the group in Carpinteria.

We have attended three annual conferences of the national group MHOAA, several GSMOL conventions, and held countless meetings with residents. We have been a member of the Mobile Home Park Task Force in Los Angeles and have exposed many issues with the Task Force.

In 2006 and 2008 we were part of a coalition of organizations that defeated state-wide efforts to eliminate rent control. In fact we were the first to alert everyone to Proposition 90. We have promoted resident ownership and the Washington State Dispute Resolution Program. We distributed post cards when residents needed to support or oppose legislation. We did all this on a very tight budget.

MUCH MORE THAN A MAGAZINE

The first issue of Mobilehome Magazine was published October 2011. Since that time we have published 8 magazines and about 175 pages of information. More than 50,000 magazines have been distributed, all but a small percent were free. Now we are the only advocate to publish monthly. We continue to be a VALUABLE RESOURCE.

We are much more than a magazine. We also answer residents questions 24/7. Although we no longer provide legal services, we are still your “watch-dog.” We continue to think outside the box. For example: we now include managers and park owners in our distribution. We have a manager’s column and welcome their input.



THE FUTURE

The future can be bright, with your support. Our goal is to reach many more mobilehome owners around the state, to show them they are not alone, and to form a network of residents helping residents. Mobilehome magazine is your VOICE. Use us. Write to the editor, let us know what’s happening in your park. And subscribe - only \$1.25/month! After all we are all “family.” There is STRENGTH IN NUMBERS!

On A Personal Note

I WISH I COULD SAY

I wish I could say advocacy in California is strong and advocates are reaching all mobilehome owners with information and assistance. I wish I could say no one is having issues in their parks - issues with rents, harassment, abuse, etc. I wish I could say MHMag has unlimited funds to continue it's mission. I wish I could say I could do it all, by myself, without anyone's help. I wish I could say my advocacy is not a strain on my family. I wish I could say all mobilehome owners support MHMag and other advocates.

UNFORTUNATELY I CAN'T

The simple truth is I can't, because it just isn't true. Advocacy (for mobilehome owners) in California, and around the U.S. is at an all time low. Very few mobilehome owners have the tools to protect themselves. Very few know about the MRL, The FAQ Handbook, Mobilehome Magazine, GSMOL or the Select Committee on Manufactured Homes and Communities. And of course problems and issues abound. Rents have never been higher. The challenges to rent control and forced condo conversions continue around the state. The list goes on and on.

Frankly it has been a struggle to keep Mobilehome Magazine alive these last 16 months. And the Coalition of Mobilehome Owners - California (COMO-CAL) the seven years prior. At its peak, COMO-CAL had less than 2,000 paid members. Today MHMag only has a few hundred subscribers (although we published over 50,000 magazines). We can do better!

My 10 years as your advocate has been a strain on my family. My son Jason, now almost 18, started delivering flyers when he was just 8 years old. Years ago he earned a plaque - Volunteer of the Month - when I was a GSMOL manager. He has spent hundreds of hours helping me help you. I love him and am very proud of him! Thanks Jason for your contributions. You are truly appreciated!

AN UPHILL BATTLE

I will never understand why the majority of mobilehome owners don't support advocacy. And of course some park owners will do anything to get advocates out of their parks.. My park owner spent thousands taking me to court to try to evict me from his park. Fortunately it didn't happen.

My goal to serve has even been hindered by others who believe they are the "chosen ones." Wow! I feel all should be welcome to work for the good of those we serve - mobilehome owners in California. Let's work together!

MOBILEHOME OWNERS NEED HELP

My heart goes out to all mobilehome owners who have been abused, intimidated or harassed by management, who have to pay such high rents for their small plot of land, and who often times hide in their homes to stay off the manager's radar. I will never understand the cruelty of some managers and owner's. Even some residents are cruel to their neighbors.

I love what I do. And I have made some strong friendships. Many are kind enough to write that they appreciate what I'm doing. And many have supported by efforts by donating and subscribing. Thank you all!

ADVOCACY TAKES TIME & MONEY

I'm happy to volunteer my time and energy. I don't regret the time I'm spent over the years. But advocacy takes money. I suck at selling advertising and I'm not a good business person. I've had to hire someone to help me get advertising. Monthly magazine expenses run approximately \$3,000, more if I mail a lot of copies. It takes about 50% advertising for a magazine to make a profit. MHMag has less than 15% advertising. So you can see the advertising isn't paying the bills.

I CAN'T CONTINUE WITHOUT YOUR SUPPORT

I can't continue much longer without your support. Ten years is a long time to volunteer one's time and money. My advocacy has depleted my savings and now I'm living on credit cards. But money to me isn't that important, I just wish I had enough to send my son to college and continue MHMag to eventually reach 10,000, 20,000 or 100,000 mobilehome owners. Unfortunately I don't. But I am determined and I will never give up! I will continue to fight.

YOUR SUPPORT IS CRITICAL

Ask yourself, is it worth \$1.25 a month to be informed, to have someone there who is available 24/7 to answer your questions, to have someone who will alert you to problems (like the L.A. City Council Member trying to secretly change vacancy control), to have someone who will print and send out 1,500 flyers,? And if you really can't afford the \$15 to subscribe, send what you can. I'm just happy that you take the time to read the magazine and support my efforts.

KEEP US IN THE LOOP

Remember, your cards and letters are welcome. Write MHMag about your issues, your park, your successes. I am able to serve you better when you keep me informed.

Subscribe - Keep MHMag Alive

NEW SUBSCRIBERS

If you are a **NEW SUBSCRIBER**, please take advantage of this month's offer. Subscribe (\$15/year) and receive the Frequently Asked Questions Handbook (usually \$6) **FREE**. Refer to pages 6 and 7 for more information.

RENEWALS

If you already subscribe, the expiration date for your subscription can be found on the mailing label (front cover). Please take note and renew on or before that date. **DO NOT SEND ANOTHER APPLICATION.** But let us know if any of your information, especially your email address, has changed. We will be sending renewal reminders soon.

OUR GUARANTEE TO YOU

Any paid subscriber who is not totally satisfied with MHMag can get a full refund (within 60 days of your payment) by sending us a written request. Your refund check will be mailed immediately. No one else can give you such a guarantee.

VOLUNTEER / DONATE

There are many ways to volunteer:

a. It is a big help when you volunteer to distribute MHMag in your park. Remember the law allows the distribution of the magazine in your park, but only by a park resident.

b. Volunteer to write an article of interest to other mobilehome owners - what's happening in your park, successes you may have had, etc.

c. If you are able, be a "sponsor" of the magazine by contributing \$100 or more. We will list you on a "sponsors page" along with other sponsors. Businesses can be sponsors also!

Above all, please read the magazine, tell your friends and neighbors about it, and help us expand and prosper...help us help you. When you do we are able to help others as well.

WE THANK YOU FOR YOUR SUPPORT

Mobilehome Magazine Subscription Application (PRINT)

NAME: _____ DATE _____

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SPACE # _____ CITY: _____ STATE: CA. ZIP: _____

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- I'll deliver magazines in my park**
- One Year Subscription (by email) (12 ISSUES): \$10.00**
- One Year Subscription (mailed) (12 ISSUES): \$15.00**
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- Donation Amount: \$ _____ Thank You! It helps us continue our work**

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\$90,000	9,000	45,000	18,000	100,000	1,000	301.00
\$100,000	10,000	50,000	20,000	100,000	1,000	324.00
\$120,000	12,000	60,000	24,000	100,000	1,000	371.00

Rates are examples of replacement cost on newer manufactured homes with a \$500 deductible, subject to change, and may not be available in all parks.