

Vol. 3 No. 5 May 2013 • \$5.00 Newsstand

# **Mobilehome** **Magazine**

**The #1 Source of Information for  
Mobilehome Owners in California**

**Promoting Good Relations Between Managers and Residents**

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# From the Desk of the Editor



Welcome to Mobilehome magazine. This may be the most important edition you will receive. We hope it stimulates your interest and you will become more proactive.

The foundation of our work lies in our right and your right to distribute information. Mobilehome Magazine does not constitute the type of "commercial solicitation" that parks can normally prohibit. We can not allow parks to prohibit the magazine from being distributed! And residents should feel free to distribute as you see fit, and take note of any attempts to stop it. (See page 6)

We must stress the importance of subscribing to Mobilehome Magazine. Today we are the #1 source of information for residents in California. The only way to guarantee receiving the magazine is to subscribe. Take advantage of our offer - subscribe and receive a free copy of the 36 page Handbook of Frequently Asked Questions and Answers - a reference guide no mobile/manufactured home owner should be without. We normally charge \$6 for the Handbook! Everyone says MHMag is worth every cent! (see page 5)

Managers also need good information and they are subscribing and contributing to MHMag along with residents. We believe information leads to better relationships. Read what my manager, Melody, has to say about the importance of information on page 7.

Resident leaders in Santa Cruz have written about the wonderful Symposium they held on March 9th (pages 10-11). If you are thinking about a organizing county wide group in your area, SCCMHA would be a good model. Thank you Bob, Mardi, and Henry.

Suzanne Angeo of Santa Rosa continues her articles. This month writing about park owners using Market Rent as a strategy to increase their profits at our expense (pages 12-13).

Mobilehome Magazine conducted a month long survey on Advocacy in California. Results are published on pages 14-17. This is a "must see." Thanks to all who took it.

Read our pledge to you, our readers (page 18) and why our readers believe everyone should subscribe to and support Mobilehome Magazine (page 19).

You may see the new, local edition of MHMag in your park beginning June 1, 2013 (San Diego, and North Bay - Sonoma/Santa Rosa areas).

We hope you enjoy this issue of Mobilehome Magazine! Let us know. We welcome your feedback.

*Frank A. Wodley,*  
Editor & Publisher

## Mobilehome Magazine

Serving the Mobile/  
Manufactured Home  
Community in California

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# Mobilehome Magazine

## The #1 Source of Information for Mobilehome Owners in California

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 in September 2011, approximately 60,000 copies have been distributed to date, with the majority in the Los Angeles area. Beginning January 2013, Mobilehome Magazine has been distributed state-wide, i.e. to owners of mobilehomes in California.

### DREAM PROJECT OF COMO-CAL

MHMag is the dream project of the Coalition of Mobilehome Owners - California (COMO-CAL) - a statewide advocacy organization focused on providing the tools to protect mobile/manufactured homeowners' life style. 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 life style 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 show 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 web site poll ([www.mobilehomemagazine.org](http://www.mobilehomemagazine.org)), 83% rated MHMag as terrific. Only by subscribing will you continue to receive Mobilehome Magazine. Don't be left out! All information kept confidential.

**JOIN US TODAY - SUBSCRIBE TODAY!**

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PARK NAME: \_\_\_\_\_ SPONSORED BY (if any) \_\_\_\_\_

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# Don't You Know The Black Boxes Off Limits!!!

The First Amendment (Amendment I) to the United States Constitution is part of the Bill of Rights that prohibits the making of any law respecting an establishment of religion, impeding the free exercise of religion, **abridging the freedom of speech, infringing on the freedom of the press, interfering with the right to peaceably assemble** or prohibiting the petitioning for a governmental redress of grievances.

Last time I looked, I was an American. And most residents living in rental parks were Americans also. Why then do we do nothing when a park manager declares that **YOU CAN'T DISTRIBUTE INFORMATION IN MY PARK?** That violates our basic rights to freedom of speech and freedom of the press! Oh, perhaps when we live in a mobilehome park we give up our basic American freedoms? You tell me.

In my park, I ran a GSMOL chapter for a couple years and then COMO-CAL for another seven years. We have receptacles (black boxes) on the sides of our homes, put there by management years ago without our permission. My park claimed the black box was for park use only. In fact, when I started using them, I received a seven day notice and a stern warning that the "black boxes are for PARK USE ONLY. The owner went so far as having the manager go around and write, in white paint, FOR PARK USE ONLY on every box!

Recently, Mobilehome Magazine has been calling many park managers ourselves. We often hear:

- *We have a no solicitation policy*
- *We have "day time sleepers" and wouldn't want you to disturb them*
- *We have strict community standards*
- *Display of magazines in common areas was at the discretion of management*
- *We don't allow residents to distribute anything*
- *You can only mail your magazine using the U.S.P.S.*
- *We are not interested in your magazine*
- *No direct distribution*
- *You must get pre-approval of anything that will be distributed to residents.*

Let me say, I believe all the above statements violate not only the First Amendment of the Constitution, but 798.51(a)3 of the Mobilehome Residency Law.

If MHMag accomplishes nothing else but expose these managers, we would feel we had accomplished our goal.

Residents need accurate, up to date information. They need more than to know the activities of the recreational committee and the birthdays of their neighbors. They need information to help protect their investment and lifestyle. Information is the KEY, and park owners know this very well. That's why those park owners who tend to step over the line of legality fight to keep out information from advocates.

## YOU NEED TO FIND OUT TODAY!



If you live in a rental park, your right to distribute information is guaranteed by law. If a park interferes with that right, they are breaking the law. So how does one know the park's policy? Simple. Write a note to your manager and/or ask them a question, face to face. ***What's is the parks policy regarding the distribution of information, like Mobilehome Magazine, in the park?*** If they say any resident can distribute the magazine door to door, they are following the law. If they say it is a solicitation and there is a "no solicitation policy in the park", then they are violating the law.

## CALL US! WE WANT TO KNOW

We can only make progress when we know what's happening, i.e. we need INFORMATION TOO! Call and tell us what your manager said. In fact, we will begin a list of parks that allow distribution and a list of parks that do not. It should be an eye opener.

## REMEMBER, MHMAG IS NOT A SOLICITATION

Our attorney writes: "Since the newsletter deals with issues relating to mh living, it falls within the protected speech of 798.50-52. This does not constitute the type of "commercial solicitation" that parks can normally prohibit. Park Owners cannot willfully violate the MRL, nor can it be waived. You should feel free to distribute as you see fit, and take note of any attempts to stop it."

## MY PARK HAS CHANGED

Yes, it took several years, but today my park manager, Melody, subscribes to Mobilehome Magazine and contributes articles. Amazing! Managers need good information and every manager can benefit from MHMag. We believe when everyone understands the basics of the law and each other's responsibilities, relationships between management and residents will improve.



# *The Value of Information*

## **by Melody Lee, Manager, Chatsworth MHP**

As a park manager, I am confronted every day with a variety of issues, including parking problems, late payment of rent, 7 day notices, 14 day notices, 3 day notices to pay or quit, new Rules and Regulations, the use of common areas, solicitation, pet issues, neighbor disputes, new legislation which change the law, the distribution of the Mobilehome Residency Law, utility issues, etc. The list goes on and on. I have both a responsibility to run the park, and serve the residents. For that reason it is critical that I understand the laws governing life in mobilehome parks, namely the Mobilehome Residency Law, Title 25 (Health and Safety), etc. When a resident comes to me, I either need to know what I'm talking about or I need to know where and how to find answers.

It is also important that I understand what's happening in other parks here in the San Fernando Valley and around California. Although my park owner provides training, there is still much for me to learn and understand and there is simply not enough time to research and keep up to date. Bottom line, current, accurate information is important. Keep in mind that as of January 2011, the Mobilehome Residency Law is not distributed automatically to residents. That's why I welcome Mobilehome Magazine which comes directly to my door (by mail or hand distribution).

I understand that some managers won't allow the distribution of Mobilehome Magazine in their park. Perhaps they feel the magazine is a solicitation, which is not allowed by law. I'd suggest park managers have an open mind. The magazine is not a solicitation, nor does it attack managers or park owners. I feel park manager's can and will benefit from the magazine. When issues arise,

Managers have another source of information. They are able to see issues from another point of view. And often times the magazine supports their policies.

Also the magazine promotes the Handbook of Frequently Asked Questions. The 58 Frequently Asked Questions and Answers was compiled by the Senate Select Committee on Manufactured Housing in Sacramento. It enables managers and residents to better understand the laws by presenting them in a simple, readable format. Every manager and mobilehome owners should have a copy!

Now regarding a couple issues in some parks, namely harassment and intimidation. If you feel that you are being harassed then write a letter to the manager and set up a meeting with the manager and ask for someone to arbitrate. If there is intimidation then I would write to the owner's and set up a meeting with the manager and the owner if possible. If you have a club house by law the owners address and phone number must be posted for access by the resident.

I'm told that the magazine will be sent directly to many managers through out Southern California. I think that is a good idea and hope other managers will welcome the magazine as I have. .

Finally, the reason why I support and write for Mobilehome Magazine is to promote a better relationship between managers and residents. Understanding the laws promotes harmony, with less confrontations. That makes my job easier and makes my residents happier. Let's all work together.



# Amazing News from Donna!

## The Law States Rental Park Owners Must Protect Our Investment

Foreword: Donna Matthew's is my hero! And she should be yours also. She continues to write about the laws that are already in place and the fact that if these laws had been enforced over the years, we wouldn't have such problems today. Recently we received several calls from Rancho Huntington about a representative from Sierra Management going around threatening residents if they didn't sign long term lease agreements. That got me to thinking and now it is becoming clear what Donna is writing about! Donna is really on to something! Let us know what you think.

### THE KEY

The KEY to much of what happens in a rental park are sections 18250, 18251, and 18252 of the Health and Safety code commonly known as Title 25 as described below.

#### **TITLE 25 "MOBILEHOME PARKS ACT" CA HEALTH AND SAFETY CODE DIVISION 13, PART 2.1 Sections 18200-18700**

18250. The Legislature finds and declares that increasing numbers of Californians live in manufactured homes and mobilehomes and that most of those living in such manufactured homes and mobilehomes reside in mobilehome parks. Because of the high cost of moving manufactured homes and mobilehomes, most owners of manufactured homes and mobilehomes reside within mobilehome parks for substantial periods of time. **Because of the relatively permanent nature of residence in such parks and the substantial investment which a manufactured home or mobilehome represents, residents of mobilehome parks are entitled to live in conditions which assure their health, safety, general welfare, and a decent living environment, and which protect the investment of their manufactured homes and mobilehomes.**

18251. **The Legislature finds and declares that the standards and requirements established for construction, maintenance, occupancy, use, and design of mobilehome parks should guarantee park residents maximum protection of their investment** and a decent living environment. At the same time, the standards and requirements should be flexible enough to accommodate new technologies and to allow designs that **reduce costs and enhance the living environment of park residents.**

18252. The Legislature finds and declares that the inclusion of specific standards within a statute often **precludes the rapid and flexible action needed to correct substandard conditions**, and that it is desirable to delete outdated requirements, and to add new and useful requirements designed to protect the health, safety, and general welfare of park residents or to encourage use of new technologies in the development of mobilehome parks.

### WHAT DOES THIS MEAN?

Mobilehome Parks ALL operate under USE PERMITS provided by cities where they operate. All use permits require certain laws be followed, one of them is Title 25, i.e. in order to operate, your park owner MUST obey Title 25.

Ultimately what does this mean? Seems simple to me: **Owners of rental parks MUST GUARANTEE BY LAW the maximum protection of our investments!** That's our mobile or manufactured home! To me that means park owners can't do anything that would cause a decrease in value of our home.

Who enforces Title 25? In most cases Housing and Community Development (HCD). We all need to write HCD and tell them to enforce Title 25! It's their job!

# **-Apples & Oranges- Local vs California Edition of Mobilehome Magazine**

Now that we are talking about a FREE MAGAZINE, there is much confusion. Actually we are introducing another type of magazine, namely a LOCAL EDITION, somewhat smaller, with local news about local parks provided by advocates and residents in your area. This magazine will help “network” parks in a small geographical area and will compliment Mobilehome Magazine - California.

Mobilehome Magazine will become Mobilehome Magazine - California. It will continue to be available by subscription (\$15/year) and you can purchase it “wholesale” - \$25/box of 125. Such a bargain! We hope to have at least two areas covered by local magazines by June 1st - namely the Sonoma area (perhaps called Mobilehome Magazine - North Bay), and another called Mobilehome Magazine - San Diego. We need your support to make this happen in your area. Already residents are working to make it happen in North Bay, Los Angeles, Orange County, San Gabriel County, San Marcos, and San Diego. We need residents in Hemet, San Jose, Sacramento and other areas to step up and volunteer to help.

We ask for your help in finding businesses that might want to advertise in MHMag. Also if you want MHMag for your park, let us know at 818-886-6479. We thank you for your support.

<b>Participating Park</b>
<b>Mobilehome Magazine - Local Edition</b>
<b>Mobilehome Magazine - California</b>

A local area publication, delivered free to residents of participating parks		<b>X</b>	
This edition is FREE to residents in participating parks in a LOCAL AREA		<b>X</b>	
12+ pages, in full color. Content from local advocates, groups, and individuals		<b>X</b>	
Requires a minimum distribution network of 3,000 spaces in a local area		<b>X</b>	
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A statewide publication available to any mobile/manufactured home owner in California	<b>X</b>		
Available wholesale for \$.20/copy (minimum 100)	<b>X</b>		
A park with a resident who will distribute the FREE LOCAL EDITION of MHMag			<b>X</b>
LOCAL EDITIONS JUNE: North Bay(Santa Rosa, Sonoma, Petaluma, Napa, Windsor...)		<b>X</b>	
Need distributors for San Diego, Orange County, San Jose, Hemet, Riverside....		<b>X</b>	
Subscribe for \$15./year (\$1.25 per issue)	<b>X</b>		
This park will receive the FREE EDITION of MHMag			<b>X</b>
LOCAL EDITIONS STARTING JUNE 2013: San Diego North & South County, L.A.(?)		<b>X</b>	

# Santa Cruz County SCCMMHA Educational Symposium



“A recently organized association of manufactured home owners decided that the time was right for scheduling a discussion regarding Rent Control in the City of Santa Cruz.

The core theme of the Symposium: a 2003-04 Agreement between the Santa Cruz Council and the Park Owners of DeAnza Santa Cruz MHP, that existing tenant-homeowners pay then-current rents plus annual CPI increases for the next 34 years. Should the home change hands due to death or incapacitating illness, the next owner would have to pay Fair Market Rent for the land as decided by the Park Owner. For example, current rent payment \$895. mo. vs. \$5,000. mo. new “fair market rent”. In a recent parkwide survey of residents, 3/4 responding, it was estimated that the 148 tenants have invested approximately \$25,000,000. in their homes and most of that equity has evaporated due to the ELS outrageously high monthly fee for renting their land.

## THE HISTORY

Two Manufactured Home Parks (MHP) in the city had operated under a city mandated Rent Control Ordinance since the mid-nineties. In 2004 the city had been forced to eliminate that protection due to multiple law suits brought by the owners of DeAnza Santa Cruz MHP. After paying \$700,000 to successfully uphold Rent Control the City Council felt they could no longer sustain that seemingly ongoing expense.

In 2004 the City/ELS signed an agreement with two provisions: 1) the existing tenants could remain at their original rents with CPI annual increases for 34 years; 2) the Park Owners, Equity Life Style (ELS) could charge Fair Market Rent to the next occupant when the (2004) original tenants sold their homes due to illness or death.

Due to the fact that ELS charged the new owner exorbitant rent for the land, the existing tenants could not get full value for their home and their original investment lost its equity. In the ten years since the agreement was made between the City and ELS, a tenant’s original purchase price of \$300,000., for example, has been shrunk to a \$20,000 sale price. No buyer was willing to pay more than that due to the fact that the new

owner would be charged the ELS “Fair Market Rate” \$5,000. monthly rent.

## THE SYMPOSIUM

On March 9, 2013 over a hundred people gathered to discuss a long standing problem: that of Rent Control in the City of Santa Cruz. Bob Lamonica, President of the Santa Cruz County Manufactured/Mobile Homeowners Association (SCCMMHA) welcomed invited guests. County Commission Chairman Henry Cleveland moderated the educational symposium. It was held at the DeAnza Santa Cruz Clubhouse March 9, 2013 from 1 - 5 with two Panels: #1 What Happened Here in 2003-04; #2 What To Do To Prevent This From Happening Elsewhere.”

## PANEL #1: WHAT HAPPENED HERE IN 2003-2004

“Panel #1 guest speakers included Former Councilman Mike Rotkin, who had been on the City Council in 2003-04; Mardi Brick, DeAnza resident in 2003-04 and founder SCCMMHA; Don Payne, DeAnza resident and archivist of relevant Rent Control information; Christine Beck, DeAnza former resident who had suffered large financial loss due to the unanticipated result of the ELS Fair Market Rent interpretation.”

Former Santa Cruz Mayor Mike Rotkin explained how the City’s rent control ordinance had become indefensible. The City’s ordinance sought to limit rent increases and home price increases. This was a sincere effort to keep manufactured homes more affordable. The City had a process in place to monitor rent increases but not home sale prices. Home sales are personal property transactions between individuals. They aren’t recorded as a public record like a land sale is.

The park owners, ELS, successfully argued in Federal Court that controlling one but not the other was unfair. It permitted home owners to gain financially from rent control but not park owners. The City felt it would lose at trial. The judge allowed the City to negotiate the best deal it could with ELS. This bargain allowed a 34 year lease for



existing home-owners, substantial rent increases for subsequent property owners, and full decontrol at the end of the long term lease.

Mayor Rotkin reminded the gathering of the second park affected by the loss of rent control, Clearview Court MHP. It housed 25% of the families affected by the loss of rent control. Clearview Court residents saw themselves as collateral damage in the ELS campaign against the City. Rotkin noted that park owners also benefitted from the suit. Barry Swenson, the Clearview Park owner, reached a more favorable bargain with its tenants. They were also offered a 34 year lease but allowed the next purchaser some rent protections. Only after the home was sold twice was rent control lost totally.

Excellent Panelists on Panel #2 were Micah Pozner, S.C.City Councilman; Tim Sheahan, National Manufactured HomeOwners Association (NMHOA) Board Member, Bruce Stanton, GSMOL Corporate Counsel; Rick Halterman, GSMOL Regional Manager; Ishbel Dickens, NMHOA Executive Director.

During the spirited discussions probably the most heart breaking revelations were expressed by two DeAnza heirs. One touched on the necessity of available affordable housing and said she believed that this Agreement had led to elder abuse. The other noted that if the newspapers reported that if a Senior was mugged for \$140,000. people would call it a robbery. She felt she was robbed. Yet, there has been no indignant outcry from media or public.

The Panelists presentations followed by audience Q/A period brought forth the following strategies for consideration.

1) State Legislation is needed to help take the financial burden from cities and counties from paying for frivolous law suits.

2) MHP residents need to be aware of the provisions in the

current Mobilehome Residency Law which is updated by the Legislature annually.

3) MHP residents should attempt to create litigation funds in anticipation of future needs.

(The City of Watsonville assesses MHP residents \$5.00 per mo. for a fund for future litigation costs. Their Ordinance was established by a ballot measure so it has to go back for a vote by the people if anything in the Ordinance is to be revised.)

4) Each MHP should have a Home Owners Association (HOA) so that they can respond to new situations in an organized way.

5) It is advisable to support their statewide organization, the Golden State Manufactured-Home League (GSMOL) to make an impact on State Legislation, as well as the NMHOA for Federal Legislation.

6) Develop good relationships with both their elected officials and press.

Ishbel Dickens, Executive Director of NMHOA, concluded her remarks with an appropriate admonition: "Don't agonize--organize".

"More information about the Symposium, including recordings of the panels, is available at the Association's website. <http://sccmhma.wordpress.com/> . This Association shows one way to organize all mobilehome residents at a county level."





## ***About Free Markets in Mobilehome Parks***

Mobilehome park landowners brag to each other privately about how little it costs to operate and maintain a park, and how profitable they are. It's a much different story when their attorneys speak publicly. They claim their clients can't make any money because costs to operate their parks have gone up, and they need to increase space rents so they can make a "fair return" on their investments. But in the majority of cases, these claims are false. Even in cities with MHP rent control, landowners commonly see annual profits of 50% or more, profits that other business owners can only dream about. Apparently, these huge profits are not enough. All over the state of California, local rent control ordinances are being challenged by park landowners. They want to charge even higher space rents so they can get 100%, or even 200% in profits. And for what? Just little patches of dirt with utility hookups, and maybe some common area maintenance, that's all. And every resident homeowner who rents one of those little patches of dirt, but buys and maintains their house, is a captive customer. What could be better for a profit-driven business owner? Why, even more profits, of course!

To justify getting rid of rent control so space rents can be increased, landowner attorneys keep talking about "free market" and "market rents". They say space rents should be based on the so-called "market rate". This is a fabrication, and a bogus argument. How can there be a market rate for space rents when there is no free market for them? "Mobile" homes are NOT mobile. If rents are too high, a resident homeowner is not able to move their house to a park down the street with lower rents. They have no choice but to stay and pay, and are captive customers, unlike any other kind of tenant. This is not a "free market". That's why many California cities have MHP rent

control. It helps resident homeowners maintain some form of market control, and allows them to build equity. But the landowners' attorneys want to take the homeowners' equity away from them, and give it to their wealthy clients instead, in the form of higher and higher space rents. High space rents result in low home values, thus transferring wealth from the local park resident homeowners to the landowners, who are frequently located out-of-town.

Which leads to another bogus claim being repeated by landowner attorneys: They say because of "below market" space rents, a resident homeowner can sell their house for a lot more than it's worth.

This is not only a lie, it's ironic. One of the basic principles of a free market is that something is worth whatever someone is willing to pay for it if they are free to pick and choose among competing products or services. The free market works when residents sell their homes in-place, because buyers are free to pick and choose. That's a free market. But the free market does not apply to space rents landowners charge to resident homeowners already living in a park. These customers, the residents, are not free to pick and choose, because they can't move their houses to a park with lower rents.

Privately, landowners know very well that the free market exists for residents selling their homes, and that it does not exist for space rents. Publicly, they hope that by spreading lies, misinformation and perpetrating false assumptions about MHPs, they can continue to make the public believe that the free market applies across the board. They insist that the value of

these homes must be driven downward, and space rents driven higher, rightfully (in their view) transferring wealth to the landowners. They claim that park resident homeowners have no right to expect to build equity, or to preserve the value of their investments in their homes, because their homes are legally (but mistakenly) classified as “moveable personal property”.

Such blatant lies must be countered with the truth: these homes are not “moveable”, and resident homeowners invest many thousands of dollars to buy and maintain their homes which are bought and sold in-place, not moved about like RVs. Because these homes are bought and sold in-place, park residents deserve to build equity like any other homeowner. Fair and reasonable space rents must be established to account for the homeowners’ lack of market control.

When landowners artificially drive up space rents, they have a negative effect on the value of the residents’ homes, which interferes with the free market sale of those homes. Landowners have no right to expect a free market for space rents, since none exists, and they have no right to interfere with the free market sale of residents’ homes.

Who determines the space rents in cities with no rent control ordinance in place? The park landowners do. They are, in effect, an Oligopoly - a group of private businesses demanding and getting as much they want because there is no free market control of space rents. There are currently space rents in excess of \$1500 per month – some as high as \$3000 per month - for just a little patch of dirt. But wait, you say - isn’t this bad for business? Why would a landowner charge so much, if they know that such high rents will drive away potential new customers? Here’s why: If a current resident homeowner cannot afford the space rent, and no one wants to buy their house because the rent is too high, the resident is forced to move out. They lose their house to the landowner, who then takes possession of it at little or no cost. The landowner can sell the house or rent it out, whatever they choose, keeping all proceeds for themselves. It’s a pretty neat trick, and it’s legal. That’s because homes in rental parks are titled as personal property, and under landlord/tenant law, abandoned personal property becomes the property of the landlord.

Could this be the real purpose behind many of the landowner challenges to rent control? Is this a deliberate business strategy being used so they can acquire nice houses at little or no cost, to rent out or sell for their own profit? It’s happening all over the state. There are a number of parks where many or most of the homes are now owned by the landowners, after the residents were forced to abandon their homes because of high space rents. Is that where we are headed, if forced condo-conversion of MHPs - also known as subdivision to resident ownership - becomes more difficult for landowners to achieve as a money-making scheme?

Not that they aren’t already making money, and lots of it. There is documentation proving that large, well-maintained parks in California, with fine amenities like pool, clubhouse etc, only cost about \$150-\$200 per space, per month, to operate. In most cases, anything over and above that is pure

profit for the landowner. Yet landowners are demanding and getting ten times that amount. Even before they start challenging rent control and demanding rent increases, why aren’t they being made to justify their reasons for charging so much in the first place?

Here are three solutions I would like to propose:

1) Currently there is a state law against price-gouging by businesses when a state of emergency exists, to protect uniquely vulnerable and captive customers from exploitation by business owners. Perhaps we can investigate whether this law can be revised to include MHP resident homeowners, who are also uniquely vulnerable and captive customers, victims of price-gouging and unfair business practices by MHP landowners.

2) We can propose legislation to enact statewide regulation of the space rental rates MHP landowners can charge their customers. Many utility companies are private businesses (the same as park landowners), but the rates they charge their customers, and their profits, are limited. It’s reasonable to ask that private MHP landowners be regulated in the same way, to prevent price-gouging of their captive customers. This legislation should require landowners to justify any and all space rent rate increases. Like utility customers, MHP resident homeowners need protection from unfair and unnecessary increases in the rental rates they pay for essential services for their homes.

3) We can ask the California state legislature to adopt the Uniform Manufactured Housing Act, which would allow MHP resident homeowners the choice of re-titling their homes from personal property to real property. Among other benefits, adoption of the UMHA may discourage park landowners from trying to force residents to abandon their homes so they can take possession of them. If residents re-title their homes, they wouldn’t be abandoned “personal property” any longer. This could change the relationship between MHP landowners and resident homeowners if the homes are titled as real property. The state landlord/tenant laws and real estate laws could be updated to take into account this change in property titling. Outright theft of residents’ homes is nothing less than criminal, and it must be stopped. Also, the value of homes in MHPs must be preserved, because when local home values are strong, so are local economies. Park landowners must not be allowed to continue to interfere with the free market values of homes that belong to park residents. And the rental rates these residents pay for essential services for their homes must be regulated, like the rates of any other privately-owned utility company, to compensate for their lack of market control. It’s important that we keep educating public officials who may believe the landowners’ false arguments if we don’t inform them as to what’s really at stake. We cannot allow landowners to continue to distort the truth about their desire to confiscate and gain control of resident homeowners’ property. Time is of the essence. **Article by Suzanne Angeo, VP, SRMOA, Santa Rosa.**

# Results for Survey on Advocacy

## SURVEY ON ADVOCACY - PART I

Recently we have published three different surveys, all on advocacy in California. Part I of our surveys asked general questions about advocates working together.

**Question #1.** I support the fact that several entities, i.e. organizations, groups, individuals, etc., advocate for manufactured /mobile homeowners in California. **Responses: 57% Strongly Agree, 41% Agree, 2% No Opinion.** Other Comments as follows:

- *We should have the right to have advocacy organizations to protect us from unscrupulous park owners*
- *We need all the help we can get from whatever source.*
- *The more who are seeking justice and adherence to good laws, the better, I say. Always, of course, with the hope that groups don't do such work in ways that defeat or harmfully compete with the helpful efforts of one another.*
- *Different groups help ensure accountability; when there is one group it can be motivated to be dishonest if it will bring them gain, and no one would know it is happening. Second, different groups ensure different viewpoints, or bring up things that others overlook.*
- *I don't know what the history is behind this survey, but it sounds to me like a battle between organizations and the questions are loaded.*
- *However I would hope that when necessary they would be willing and able to cooperate to achieve a common goal such as supporting legislation or fighting a pivotal court case. There absolutely needs to be a coordinating mechanism in place.*
- *I think that it's good that one covers state issues (GSMOL) and legislation and that one (Mobile Home Mag) concentrates on local park issues.*
- *More "eyes" the better!*
- *However, I feel that GSMOL is best suited to represent us with lobbyists and legislators in Sacramento.*

**Question #2.** I believe that no single organization can do it all. **Responses: 42% Strongly Agree, 47% Agree, 8% No Opinion, 4% Disagree.** - Comments:

- *The more noise we make, the chances of gaining attention of other groups is greater.*
- *Divided, we fail, so to speak*
- *The more organizations there are the more power we can have, if we are in agreement on the issues.*
- *Local organizations are required to deal with specific City and County Councils.*

**Question #3.** I believe that an organization should

publish, in writing, exactly what that organization can and will do for anyone who joins or subscribes. **Responses: 53% Strongly Agree, 42% Agree, 2% No Opinion, 2% Disagree.**

**Question # 4.** I believe that an organization that I belong to should be responsive to me (reply to letters, emails and phone calls in a timely manner). **Responses: 47% Strongly Agree, 51% Agree, 2% No Opinion.**

**Question #5.** An organization that advocates for mobile/manufactured homeowners should welcome comments, suggestions and even criticism, from anyone who is a mobilehome owner in the state of California. Comments, suggestions and criticisms are opportu-



nities for improvement. **Responses: 55% Strongly Agree, 43% Agree, 2% Disagree.** Comments:

- *If that organization pays attention to the above comments, suggestions and criticisms.*
- *Unity requires input. A group can't function as effectively as it seeks to, unless all involved know well-enough what others are putting into the efforts.*
- *I agree but I don't favor diatribe. Well-reasoned comments and criticism should have a place.*
- *It should also welcome comments, suggestions, criticism from residents, not just homeowners.*
- *However I think more weight should be given to feedback from members. Outsiders often love to criticize in order to justify their refusal to participate and be part of the solution!*
- *I think that while you can't please everyone that everyone should be heard.*

**Question #6.** The organization should respond to every comment, suggestion and criticism in writing, in a timely manner. **Responses: 26% Strongly Agree, 48% Agree, 13% No Opinion, 9% Disagree, 2% Strongly Disagree, 2% Other. Comments:**

- *That would be nice but it could end up being very time consuming.*
- *If comments, suggestions and criticisms are offered in a constructive way, they should warrant a response.*
- *If it is a constructive observation, not just "hate mail!"*
- *I would be careful not to promise too much.*
- *Some of the comments may be frivolous and not worth the time.*
- *This could occupy all of its time*
- *Not all comments may necessitate an answer...there are many crackpots out there!*



**Question #7.** I believe that advocates should provide accurate, up to date information. And when they provide incorrect information, they should immediately provide a correction. **Responses: 60% Strongly Agree, 40% Agree.**

**Question #8.** I believe that advocates should work for the general welfare of all manufactured /mobile homeowners, i.e. the welfare of those they serve is their first priority. Their first priority should not be their organization, i.e. they should not do something just to benefit the organization. **Responses: 43% Strongly Agree, 49% Agree, 6% No Opinion, 2% Disagree.**

**Question #9.** I support organizations and advocates that help manufactured / mobile homeowners, even if I am not a member or subscriber to the organization. **Responses: 40% Strongly Agree, 55% Agree, 2% No Opinion, 3% Disagree.**

**Question #10.** I believe a non-profit organization should publish twice a year a summary of financial statements. Such statements should include a profit and loss statement and a balance sheet. Also information on donations over \$100 and any special funds **Responses: 25% Strongly Agree, 58% Agree, 11% No Opinion, 4% Disagree. Other Comments:**

- *Once a year is adequate. Most companies do an annual report.*
- *Non profit should not have a profit and loss*

**Question #11.** Advocates and organizations should adopt and publish a Code of Ethics for their members and leaders **Responses: 47% Strongly Agree, 45% Agree, 6% No Opinion, 2% Disagree. Comments:**

- *We can't all bad-mouth GSMOL, no matter how we feel personally regarding that organization.*
- *Yes, this is crucially important. But keep it short - 5-6 major points should be enough. There should also be a statement of what will be done when people break the Code of Ethics. (fines, mandatory resignations, etc.)*
- *Has MH Magazine published such a code? If it has, I have never seen it.*
- *Now I have to ask how this survey will be used. I could be wrong, but it feels like there is an "agenda" that is not stated!*
- *I would almost agree strongly.*
- *I believe the code of ethics should be for the leaders but that it would be difficult to establish a code of ethics for all the members. Especially at meetings where there are hot heads who speak out in a rage over issues*
- *But they should also sign them and have them on file.*

Finally a general note about surveys. Over the years, we have published numerous surveys, both in Mobilehome Magazine and in COMO-CAL's THE VOICE. Participation has really been a minimum, i.e. very few ever take the survey. It is really a waste of our time and money and we will discontinue publishing surveys in Mobilehome Magazine. However, we do feel surveys play an important role in our efforts to communicate with you. They give you an opportunity to HAVE A VOICE.

In the future we will only do surveys online. If you want to get future surveys, you must have a computer with the internet and you MUST provide us with your email address and keep us updated if and when it changes. This is the only way we can keep you in the loop. We will respect your privacy and will keep your information confidential.

# Part II - GSMOL & MHMag

**Question #1.** GSMOL and Mobilehome Magazine should work cooperatively to help improve each other. That means actively brainstorm how each can work better with the other. This requires an open, courteous dialog with each other.

**Responses:** 63% Strongly Agree, 30% Agree, 5% Disagree, 2% Disagree . **Comments:**

- *They are 2 different organizations working on two different ways to help Mobile Home Owners.*
- *If Both Entities recognize the additional strength it gives The Cause..That is...US.. it will be do-able*
- *I know very little to none about GSMOL. If you need each other and work together it may be an idea to look into further.*
- *Perhaps a trial period where you both just sort of ease into the relationship? Sort of a trial marriage where it is exciting in the beginning and after a few months it becomes like a real marriage and you find out if work, the bills and the spark can live and prosper together.*
- *Cooperation and coordination are important in addressing issues.*
- *GSMOL needs all the help in can obtain to increase its membership !!!!!*
- *The larger the group, the more intelligent ideas are likely to form. One idea begets another and so on.*
- *"Either we live together as brothers (and sisters) or perish together as fools." Martin Luther King*
- *Mobilehome owners deserve the best advocacy possible. That requires GSMOL and MHMag working together.*
- *I partially agree and disagree. I agree in the sense that I think mobilehome groups (including magazine producing orgs) should work to the common end of helping mobilehome residents, and to not lose sight of the fact that the other groups are not the enemy - if there is an enemy it is park owners and park management. There is too much fighting between groups and the result is suboptimal benefits to the people they are supposed to help. I disagree in that both should stay free.*

**Question #2.** GSMOL and Mobilehome Magazine should welcome an open dialogue with all mobilehome owners in California who want to share their comments, suggestions and criticism about each organization. (This would exclude destructive comments or comments about individuals in either organization.) **Responses:** 62% Strongly Agree, 34% Agree, 4% No Opinion. **Comments:**

- *That is why there are 2 different organizations. Because they want to do things differently and concentrate on different subjects, like political parties. Why bully anyone who is trying to help us?*
- *YES*
- *I agree about not bashing individuals. However, if someone is really not doing a good job without reason, then someone will have to say something. There has to be some structure and some protocol concerning how to*

*deal with problems associated with "the marriage" of the two organizations.*

- *I am self employed for reason; I wasn't the "employee" type. I also know that two heads really are better than one.*
- *Why not?*
- *I would not criticize anyone willing to give of their time on my behalf. I trust that you know what the truths are and I count on you to learn.*
- *Constructive communication builds effective structures, destructive complaining spreads bad feelings.*
- *Both organizations should be open and responsive to those they serve.*

**Question #3.** GSMOL and Mobilehome Magazine should inform their individual members, subscribers, and supporters about the other and how the other serves mobilehome owners. **Responses:** 59% Strongly Agree, 31% Agree, 7% No Opinion, 2% Disagree. **Other Comments:**

- *Impossible!*
- *YES*
- *No secrets.*
- *Results comes from shared information*
- *Transparency is the only way. Work together and get further than alone.*
- *Why not? We are orientated in the same direction.*
- *We must work together if anything positive can happen to mobile home owners,tenants. It is true that in unity there is strength.*
- *How else will mobilehome owners know there are two different organizations serving them Both make positive contributions to the mobilehome community.*
- *"should" is too strong a word. "should be willing" would be OK. "Should be open to" would be OK. I am against mandating it.*

**Question #4.** One option to the previous question: Perhaps MHMag could invite GSMOL to write articles for Mobilehome Magazine and GSMOL could invite Mobilehome Magazine to write articles for the GSMOL Californian. As such each organization would be supporting the other. **Responses:** 50% Strongly Agree, 37% Agree, 9% No Opinion, 4% Disagree. **Comments:**

- *Don't know if you could get an agreement from the other.*
- *Good start..I'm game. and usually have a lot to say.*
- *Start out casually and see if you complement each other enough to deepen the relationship. I don't think that waiting a year before making an obligation formal and most likely permanent is too long. There are many events in my life where I wish that I had let things simmer for a year before I turned up the heat.*
- *Seems logical*
- *GSMOL should not view Mobilehome Magazine as a*



competitor to *The Californian* !

- Good idea!
- More communication is better.
- General comment: by the tenor of these 6 questions it sounds like the two orgs/mags are fighting. If so, this harms the people they are trying to serve. This should stop, and it should stop now. Mobilehome residents spend too much time complaining about their neighbors and therefore lose focus on the real issues ... which must be done at city and state govt level, et cetera

**Question #5.** GSMOL and Mobilehome Magazine should publicly give credit when credit is due and not take credit for accomplishments of the other organization. **Responses: 59% Strongly Agree, 31% Agree, 6% No Opinion, 2% Disagree. Comments:**

- There are 2 different organizations and they can print in their magazine or newsletters anything they want.
- Is that something that has happened (or is happening) now?
- If so, it is very poor sportsmanship. expose it for what it is IF it happens. If not, don't borrow trouble and try to expect the best.
- Everyone should expect credit where credit is due!
- Work and share goals and accomplishments
- Shouldn't matter who takes the credit as long as the

correct information gets out to home owners.

- Let's all get along and work together! This goes with out saying. It is an ethics issue, and should be known by all. If it is not known, then leaders need to learn it and practice it, and if they do not, they should be asked by membership to step down.
- Giving or sharing credit and who did what is a waste of time, generally

**Question #6.** Neither GSMOL nor Mobilehome Magazine should promote itself as the "top dog." They should both serve and contribute to the general welfare of all mobile/manufactured home owners in California without conflict or animosity. **Responses: 59% Strongly Agree, 31% Agree, 6% No Opinion, 2% Disagree. Comments:**

- They are 2 separate entities and can do or say whatever they think will help Mobile Home Owners, not help or hinder each other.
- I think any entity has a right, if not an obligation, to promote their product....and likewise, the 'other' has a stake in that too..assuming their goals are the same
- If they are not the same, then why all this?
- "Top dog" usually means ripping the other party; I strongly disagree with this approach. Instead, we need ways of agreement to accomplish the general welfare for all of us in California.
- This will be hard, but absolutely necessary. You will only get one chance at this and you have to get it right. All of us who live in mobile homes are being used and in our case, getting screwed. We really need you both.
- I see no reason for animosity or lack of cooperation.
- Attitudes of top GSMOL management would have to change ! Otherwise, many feel GSMOL is going to self-destruct !!
- In a real world that would be great but there will always be those that need the "extra" kudos. I believe common sense will prevail and the general population will see through any nonsense. Who cares what the 'top dog' is, let's get the job done. I have mixed feelings about all of the above. I am very concerned about the "load" on you. It's obviously a great deal of work to do what you do with the magazine. If a relationship with GSMOL would help you - I'm all for it.
- There is a need for both of you
- I think You were employed by GSMOL at one time so now you are in direct competition with them, and it sounds like they can't handle competition. I can only say do what you do best. YOUR WAY. I like your magazine and I wish I was healthy enough to help your organization.
- There is no time for playing politics or having conflict .
- GSMOL and Mobilehome Magazine should decide what their distinctive competencies are, and focus on those.

# Our Pledge To You

This survey leads to several conclusions, but the majority of residents taking the Surveys indicated they wanted those advocating for them to provide the best service possible, without competition and animosity. They want Advocates to:

- *Work together - brainstorm how this might best be accomplished.*
- *Share information*
- *Help each other improve and grow*
- *Be open and transparent*
- *Tell others about the other organization*
- *Support each other.*
- *Be responsive to their readers and members*
- *Accept criticism as an opportunity to improve*

First of all, we have to confess, there was “method to our madness” when we published this survey. Our goal was to improve both GSMOL and Mobilehome Magazine without being “critical” or pointing fingers at anyone. In fact, this was COMO-CAL’s approach at the second GSMOL/COMO-CAL summit in Sacramento in 2008. Today things have changed. COMO-CAL is no longer a “membership” organization. Now Mobilehome Magazine is primarily a source of information. We continue to advocate, but our primary goal is to help other advocates around the state of California to reach as many mobile/manufactured home owners as possible, i.e. with a free local edition of Mobilehome Magazine.

Our hope is GSMOL’s leadership will learn to embrace us as a brother. Together we can both improve and better serve mobilehome owners.

## OUR PLEDGE TO YOU - MOBILEHOME OWNERS

Mobilehome Magazine pledges to:

- *Work for the greater good of all mobilehome owners.*
- *Help local advocates reach as many mobilehome owners in their local area as possible. This means working with local groups such as SCMMHHA, SRMHOA, SCOMA, etc. We can provide all mobilehome owners in their area a quality, “free to all” publication. We just need them to furnish content and guarantee door to door distribution of the magazine.*
- *Continue our advocacy work, i.e. help mobilehome owners with problems they face by accepting emails and written requests for help and publishing information about possible solutions in MHMag for all to see.*
- *Work to make this a new day for advocacy in California. Never have the possibilities been so bright. Just think, everyone working together for the greater good. And a vehicle to inform and educate thousands around California, reaching more than ever before.*
- *Work with GSMOL to better serve all mobilehome owners. We will promote GSMOL as the “go to” advocate*

*for their work in Sacramento.*

- *We will continue to make suggestions in an effort to improve both organizations, and improve our working relationship.*

## WITH YOUR SUPPORT

Every advocate is only as good as those supporting it. To that end, our hope is all mobile/manufactured home owners will support our efforts to unite advocates and provide accurate, up to date information to as many as possible.

## WHAT CAN YOU DO?

Don’t just follow someone’s lead blindly. Don’t assume that the other guy is looking out for you. Take an active roll.

- *Subscribe to Mobilehome Magazine and stay connected.*
- *Keep copies for future reference.*
- *If you have something to say, send us a letter to the editor or write an article if you think our readers will benefit.*
- *Purchase a Frequently Asked Questions Handbook and keep it handy for reference.*
- *If you read MHMag, you will learn the basics important to protecting your investment and lifestyle.*
- *Question anything your management does or says.*
- *Write or email MHMag if you need assistance*
- *Help MHMag get a free local magazine in your area so you, your friends and neighbors can read what’s happening in other parks in your area. Helps us distribute it.*
- *Make a little \$\$\$. Send us names and contact information of businesses that might want to advertise in the magazine.*
- *Request a box of magazines, and a list of parks in your area - most managers will not object to you leaving magazines in common areas, like the clubhouse.*
- *If you have friends or relatives in other parks, tell them about MHMag. Let them be connected too.*
- *If you can’t afford \$15/year, send us what you can. We appreciate your interest in Mobilehome Magazine.*
- *Learn about GSMOL and how GSMOL serves you.*
- *Learn about local advocates in your area.*



# Why I Subscribe & Support MHMag & Why You Should Also

Six months ago I had no idea that Mobilehome Magazine even existed. Now that I've been introduced to the magazine and its editor, I've spent numerous hours distributing the magazine to my entire park in hopes that I can convince all the residents in my park of the valuable



information and many interesting articles that are so well written by a vast variety of writers. Their intent is to educate us in matters pertaining to questions we as mobile home owners encounter each and every day. Encounters not only with our neighbors but also with park managers. Yes, Park Managers. Sadly enough managers are not always knowledgeable nor do they even attempt to acquaint themselves with the California Mobile Home Residency Laws [ MRL]. As a mobile home owner I would strongly advise you to get acquainted with these laws as they are the basic laws governing us as mobile home owners. They explain our rights as owners in a mobile home park as well as the responsibilities of park owners.

Mobilehome Magazine also offers a Handbook of Frequently asked questions. I've found this to be very

understandable and worthwhile. I highly recommend every mobilehome owner purchase a copy for their own use.

Compare each and every item in your own park rules to corresponding items in the MRL. If you find discrepancies, and I'm sure you will, discuss them with your park manager. Be firm and insist that your park rules be changed to fall within the guidelines set forth in the MRL. Distribution of the Mobilehome Magazine in my park has so far been unsatisfactory. I work daily to rectify that situation. I imagine that many parks are in a similar situation. Meanwhile, those of us who do subscribe can help. After reading each issue share it with your neighbors or put it in your clubhouse where it can be read by many. Talk it up, eventually the word will spread and we'll get more and more subscribers to a magazine that is so valuable to mobile

home park residents.

You can make a difference! Our lease contracts contain an item that states that the owners through their manager will maintain the park in a satisfactory condition at all times. Remember that a well managed park is necessary to maintain our home's value. Don't be deceived by a manager or an owner who tells you that they can make improvements but your rent will have to be increased. Most of us live in L.A. County have "Rent Control" which is a great equalizer for long term leases. Above all, learn the laws governing the rights and responsibilities of all mobile home owners. The MRL is by law distributed to all residents in January or February of every year. Read it, use it and it will simplify your role as a mobile home park resident.

Chuck Zenisek, Resident, Foothill Terrace, La Verne CA

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Hello Fellow Mobile Home Owners, I am a new subscriber to MobileHome Magazine, and I have to say, there is no magazine like it anywhere. All the articles in it are very detailed, well researched, concise, and so important to mobile home owners. I love my park; my park owner is a great person, and our park manager is the best. However, under the surface, all kinds of political land mines are lurking that I would not have known about if I had not read MobileHome Magazine.

The sad fact is, most park owners do not want mobile home residents to learn about how they do their business. They think it's none of our business if they decide to do something like take away our vacancy control so if we decide to sell our home, they can charge double rent to the new buyer. What this really does is devalue our home. Would you want to buy a mobile home and pay double rent? I don't think so. What is so sad is, the park owners have not figured this out either. And, this is just one land mine lurking under the surface. MobileHome Magazine also addresses such things as: forced condo conversions, protecting inheritance rights, long term leases, how to refinance, and just about every situation a mobile home owner can encounter.

All in all, we mobile home owners owe it to ourselves to be as informed as we can be. As the old saying goes, "the price of freedom is eternal vigilance." I urge my fellow mobile home owners to pick up a copy of MobileHome Magazine and read it cover to cover. I think you will be glad you did.

Terry Carlton, Resident, Canoga Mobile Estates, Canoga Park, CA.

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# Mobilehome Magazine

## This & That

### A WORD ABOUT OUR ADVERTISERS

Our advertisers contribute 65% of all our income! That means all subscriptions, donations, wholesale purchases, etc. amount to about 35%. Without our advertisers, there would be no Mobilehome Magazine, period! A special thanks to our loyal advertisers - Hughes West-Brook Insurance (Myron Hughes), Weibel Insurance (Scott Wilson), Golden State Mobilhomes (Gary Ashe), Farmers Insurance (Richard Susanto), and more recent advertiser Farmers Insurance (Ronnette Cortez).

If you appreciate Mobilehome Magazine and want to show your support, please take a minute from your day and give our advertisers a call, even if it is just to say "Hi, I appreciate your support of Mobilehome Magazine." I'm sure our advertisers would be happy that you called!

### TIPS

As of 1/1/2011 parks are NOT required to distribute the Mobilehome Residency Law (MRL), but only to inform residents that the MRL is available should they want a copy.

Managers can not arbitrarily give new rules or regulations. By law they are required to have a meeting of all residents and then the new rules and regulations take effect in six months. We recommend residents DO NOT sign new R&R.

Question everything your manager tells you. Ask them for documentation when they quote some law or code. If they can't produce it, then they probably have made it up.

### WE SUPPORT SB 510

SB510 (Jackson) will clarify and strengthen current law that says the wishes of MHP resident homeowners may be taken into account when a city is considering whether to approve or deny a landowner's application to subdivide a MHP and convert spaces to "air-box" condominium resident ownership.

SB510 would help stop unfair condo-conversions of MHP's that are pushed through against the wishes of a majority of homeowners, destroying their homes' value. Call your Senator to urge they support SB510.

### 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. There is real value in communication!

### RETRACTION - RENT CONTROL

We blew it! There is NO Rent Control (Rent Stabilization) in Huntington Beach as we were led to believe and reported in last month's edition of MHMag on Page 22. Thank you Peter for correcting us. Let's hope that some day soon residents there are successful in getting Rent Control - we support your efforts!

### RENEWALS

Your expiration date can be found on the top portion of the mailing label on the front cover. We thank the many who have renewed and remind the others to get your renewals in soon.

And please, if you are reading this, don't forget we're doing MHMag on a "shoe string" budget. We welcome any donations you can send our way! 90% of the magazines sent out over the last year and a half were FREE. Your donations make that possible!

### THANK YOU

As in January, this last month many helped with the distribution of magazines in parks around California. We again delivered about 3,000 magazines this way. We know it takes time to deliver magazines and we at MHMag are very grateful to you!

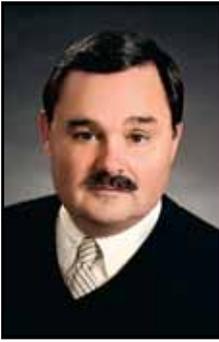
A special thanks to, Suzanne, Donald, Chuck, Jodie, Peter, Henry, Penny, Margie, Barbara, Terri, Tony, Pamela, May, Mary Lou, Mike, Laurel, Lloyd, Donna Matthews, Lou, Bill Schlegel, and the many others who take their time and use their own money to support Mobilehome Magazine!

### EARN SOME SPARE \$\$

We are always looking for businesses that might benefit by advertising in Mobilehome Magazine. If you know a business that wants to target mobilehome owners in California, or specific areas like Orange, Riverside, or L.A. County, please let us know. We will pay you a finders fee.

### MULTIPLE YEAR SUBSCRIPTIONS

Check out our new subscription form on page 23. We now offer multiple year subscriptions and give you a little \$\$ break. Subscribe for two years @ \$27.50 or three years @ \$40 and SAVE! Anyone who has renewed within the last three months can send us the difference to obtain the multiple year discount, i.e. \$12.50 for one additional year or \$25 for two additional years. We thank you for your support!



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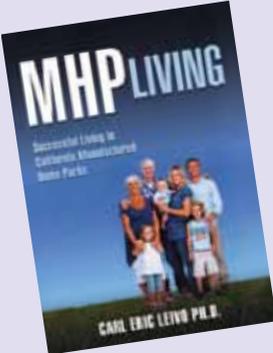
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## ***OUR GUARANTEE TO YOU***

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 offers 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. We publish Mobilehome Magazine on a "shoe string" budget. Last year we distributed 40,000 magazines and 90% were FREE. We appreciate any donations you might send our way and please know 100% of all donations go to support our efforts to educate and inform California mobilehome owners.

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  
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