

*San Diego*

Vol. 1 No. 4 October 2013

# Mobilehome Magazine

The #1 Source of Information for Mobilehome Owners in California

Promoting Good Relations Between Managers and Residents

**IMPORTANTE  
INFORMACIÓN EN  
ESPAÑOL EN LA  
PÁGINA 11**

[www.mobilehomemagazine.org](http://www.mobilehomemagazine.org)



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630 L Street, Chula Vista, CA 91911

[www.StPaulsPACE.org](http://www.StPaulsPACE.org)

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# From the Desk of the Editor



**Enforcement of the law.** Our focus, this edition, is on a very important issue: The enforcement of the law. As you may know no one enforcing the laws that are written to protect you. There is no "cop" that you can call if and when you believe your park is violating the law. Up to now, the only solution was spending lots of money to hire an attorney, costing lots of money and time. It was also very stressful. And there was no guarantee that you would prevail. Today there is a solution to this issue, namely the Washington State Dispute Resolution Program. It is not a reality in California today, but please be aware of it and please support it when our representatives vote on it. Please read page 10-11: \$5 for An Attorney.

**Questionnaire.** Please take the short questionnaire on page 18. Individual results will be kept confidential, while a summary will be published in a future issue. Your questionnaire will help us identify those park owners and managers who are doing a good job as well as those who are breaking the law. Our intent is to reward park owners and managers who are doing a good job and to expose those who break the law. Mobilehome Magazine feels this is an effective way to improve our parks and the quality of our lives.

**Your Support is Critical.** The finances of Mobilehome Magazine are at a critical point. We are asking **all our readers** to show their support, not just one or two! When you send a completed questionnaire, please include a donation of at least a couple dollars. Your donation will guarantee the survival of Mobilehome Magazine and is much appreciated. If you need a "pre-addressed remittance envelope" call me at 800-929-6061 and I will mail you enough for yourself and your friends and neighbors.

Remember, there are consequences to inaction and apathy. This month, already 7,000 households are without Mobilehome Magazine - California. Your magazine could be next! We would really hate to see that happen. Only you, with your small donation, can bring Mobilehome Magazine back for these folks. Let's make Mobilehome Magazine a team effort. We can work wonders if we **ALL WORK TOGETHER!**

**Other News.** Much is happening around the state. One hot spot is Huntington Beach. Several parks are experiencing large rent increases, the result of a new park owner and no rent control. Rent increases at one park have averaged \$200/year over the last 5 years! That results in a loss of equity of \$20,000/year. We must organize and fight. Let Mobilehome Magazine help.

*Frank A. Wodley,  
Editor & Publisher,  
Mobilehome Magazine*

## Mobilehome Magazine

Serving the Mobile/Manufactured Home Community in California

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# California Senior Parks by Donna Matthews

It is my belief that the misunderstanding and confusion concerning the Fair Housing Amendments caused the breakdown of 55+ senior parks, the mainstay of California's low and moderate housing. The reason I say this is, I believe if you read the Act (a copy printed here) and consider the standards and conditions requirements of construction for California senior parks they were specifically designated as "housing for older persons".

When the park owner applied for his Conditional Use Permit he decided what type of park he was going to construct, a senior park, a 55+ park or a family park. California laws granted **special construction concessions for senior and 55+ parks**, because of the lower occupancy per unit, fewer parking spaces were required, and less wear and tear on the park required to be provided park facilities, and park utility installations. These special concessions intended for housing of older persons were the terms and conditions under which homeowners contracted to place their home investments in the parks.

Older persons had raised their children and 55 + parks provided important housing opportunities for older persons, as per the Act, (2) (C) (i). Seniors would have access to making friends of their same age, have their own separate living units, the right to the use of all the significant park required to be provided facilities, attend as many social activities as they wished, help one another if there was ever a physical need, and feel safe.

I believe the misunderstanding and confusion was in the intent of the Act's (2) (C) (i) At least 80 percent of the units are occupied by at least one person 55 years of age or older per unit. When the 20% margin was established by Congress, it was intended to allow for unique situations such as persons residing in such housing as of the date of enactment, surviving spouses not 55 years old, and inheritance

age situations, as long as the total did not exceed 20% occupancy.

I believe the Act firmly affirmed the park owner's duty to abide by the intent of the standards and conditions in his Condition Use Permit, to have a 55+ park, as long as (i i i ) the publication of, and adherence to, policies and procedures which demonstrate and intent to provide housing for persons 55 years of age or older. As per ( 3) Housing shall not fail to meet the requirements for housing for older persons by reason of:

**Provided**, that new occupants of such housing meet the age requirements of the Act.

(B) unoccupied units: **Provided**, that such units are reserved for occupancy by persons who meet the age requirements of the Act..

I found that because of the misunderstanding, confusion, and lawsuits, many fair housing complaints were accepted before they were proved valid. Many 55 + parks became all-age parks. Seniors who did not have the finances to move to all senior facilities found they were trapped in all-age parks, where there was over-crowding, parking problems, problems because of the additional strain on the utility installations, higher noise level, and more crime causing more police calls..

Knowledge is power. This information may not help now, but I believe it should be known, and if it helps even one person it is worth it. Communities may regain lost 55 + status.



Donna Matthews has been advocating for mobilehome owners for over 25 years. She has much to offer you.

Donna can be reached through Mobilehome Magazine

# Know Your Advocates

Many of our readers have asked about one organization or another. Here is a brief summary of some of the advocates for mobilehome owners in California.

## CES - ACTIVE

The Coalition for Economic Survival, although primarily an organization for apartment renters, is a friend of mobile-home owners. Located in Los Angeles, they were instrumental in defeating Propositions 190 and 198 which would have eliminated rent control in California.

## CMRAA - SHUT DOWN

California Mobilehome Resource and Action Association (CMRAA) closed their doors, effective January 2013. CMRAA was a strong state-wide organization located in San Jose. Their founder Dave Hennessey was a strong leader; however he passed away in 2005 and the organization has been in decline ever since. We have no information about their membership or what exactly they did.

## COMO-CAL - SHUT DOWN

Formed in late 2004, COMO-CAL provided members with an informative newsletter and at one point low cost attorney services. It was founded on the belief that we have more laws than any other state and what is missing is enforcement of the laws.

COMO-CAL had about 1,500 members at its peak, so it was decided to close its door and opt for Mobilehome Magazine. The transition, late 2011, has been very successful. Mobilehome Magazine now reaches 25,000 households throughout California and has a good chance of expanding. Mobilehome Magazine is a free, monthly magazine that is now the #1 source of information for mobilehome owners. It is supported primarily by advertising and donations.

## GSMOL - ACTIVE

**From the website ([gsmol.org](http://gsmol.org)) of GSMOL:** *Golden State Manufactured-home Owners League, Inc. (GSMOL) is a nonprofit homeowner advocacy organization, dedicated to protecting the rights and quality of life of manufactured home owners. GSMOL educates home owners on their rights, solves problems for manufactured home communities throughout California, and supports legislative efforts, including improving the Mobilehome Residency Law (MRL).*

*GSMOL's ongoing legislative program in Sacramento has been instrumental in passing hundreds of laws on the following topics since its founding in 1962: evictions, clubhouse use, use of recreational facilities, parking, pets, guests, occupancy*

*restrictions, "For Sale" signs, home selling restrictions or limitations, rent increase notices, problem resolution within parks, and many other topics. Due mainly to the efforts of GSMOL, our manufactured home owners have one of the most extensive sets of protective laws in the nation.*

*There are other self-help organizations for manufactured home owners, but GSMOL is the oldest and largest organization working exclusively for the benefit and protection of manufactured home owners and park residents in California. No other manufactured home owner organization has the history of solving park problems and influence in Sacramento that we have.*

Unfortunately GSMOL's website doesn't tell the whole story. GSMOL has been struggling the last 20+ years because of leadership issues and policies. As a consequence, they have experienced a huge membership loss from over 100,000 to perhaps 12,000 today and their leadership has been ineffective at turning it around. Although they do not broadcast this fact, it is widely known, both in Sacramento and in the mobilehome community. Even park owners are keenly aware of it. For example, in a recent issue of the Dowdall Law newsletter - Park Watch newsletter, they write about GSMOL "being out of touch with their dwindling membership." A weak GSMOL hurts us all.

Mobilehome owners need a strong GSMOL, especially in Sacramento. We at Mobilehome Magazine are very concerned about their loss of membership. We feel we can help get GSMOL back on track. Some residents have already joined GSMOL as a result of our magazine. We are happy to see that, but feel we could do much more if GSMOL would work with us. And we know that's what you want!

You can contact GSMOL at: 6101 Ball Rd Suite 202, Cypress, CA 90630. Toll-free Phone: 1-800-888-1727, Phone: (714) 826-4071. Their membership is \$25/year. Visit their website at <http://www.gsmol.org/> to learn more.

## MHOC - ACTIVE

Formed 09/17/2001, Merle Pitman is their contact at 180 Don Antonio Way, Ojai, CA. 93023. They provide low cost attorney consultations to their members. Membership is \$10/year. They do not work with other advocates. Their service area is primarily Ventura County.

## TENANTS TOGETHER - ACTIVE

Another organization, located in San Francisco, is primarily for apartment renters. They have an extensive list of articles of interest to mobilehome owners. It can be seen at: <http://tenantstogether.org/article.php?list=type&type=5>.

# Important News from Mobilehome Magazine

From Frank Wodley, Editor of Mobilehome Magazine:

**"Mobilehome Magazine is very unique. It is the voice for all California mobilehome owners. We are open and transparent, honest and trustworthy. And we are already making a difference. Our goal is to eventually reach all mobilehome owners with a free, monthly magazine."**

**I love publishing the magazine. And I'm grateful to the over 100 volunteers who deliver the magazine in their park. In just a short three months we have expanded from a distribution of 5,000 to 25,000, but now I must take a step back and re-access.**

**As with any new undertaking, there are bumps in the road. I wish I could publish Mobilehome Magazine on my own, but that's not realistic. I must be honest with myself and with you. After 10 years of advocacy my finances are exhausted. The only way I can reasonably continue to publish Mobilehome Magazine is with your assistance.**

**I believe there is a reason for everything. Mobilehome Magazine should be a partnership between us (mobile-home owners and Mobilehome Magazine). After all, the magazine is really yours to use, that's why I ask for your articles, and information about what's happening in your park.**

**There is another reason why we must partner. I feel only then will you be "invested" in the magazine and really embrace it as your own.**

**The path to success is simple. You can keep Mobilehome Magazine alive by making a small donation of a couple dollars (or \$5 or \$10 if you can afford it)/year. Never have you had a chance to do so much for so little. Do not let this opportunity pass! Don't be the one thinking "I'll let someone else do it." That kind of thinking has only gotten us in the predicament we are in today. It is up to you and only you. Today must be a new day. Together we can accomplish miracles!"**

Recently Cory Robins of San Diego sent me this quote: Chief Seattle: **"There are always two choices - two paths to take. One is easy, and its only reward is that it is easy."**

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October brings some changes, both to the HOT weather and to Mobilehome Magazine. This month, we can't afford to print and distribute the California edition of the magazine because we simply do not have enough advertising. We regret this means 7,000 households that usually receive our magazine will not. We really hate to see this happen, and it should be a wake up call to everyone.

## WHY NO CALIFORNIA EDITION FOR OCTOBER?

So why no California Edition this month? There are two reasons:

1. **Those businesses providing goods and services to the mobilehome community know the potential value of advertising in a magazine that reaches residents of mobile/manufactured home parks. A business advertises to get customers and make money, that's common sense. However, your lack of support for businesses advertising in Mobilehome Magazine has resulted in some advertisers wanting to pull out. For example, America's Advantage Remodeling has advertised in the North Bay edition for the months of July, August, and September. That's a total of 15,000 magazines. They have spent almost \$2,000 and were one of our best clients; however they now report that they have not received even one call as a result of their advertising! That's amazing that no one has called them, not one person. On the other hand, America's Advantage Remodeling continues to receive calls from mobile-home owners who receive Mobile Home Park Magazine, our competitor, a magazine that provides NO advocacy information, no possibility of improving your lifestyle, no possibility of protecting your investment, and no possibility of uniting folks like yourself. You support a magazine that has little real value to you, yet do not support us! We just don't get it.**
2. **The second reason is your lack of support for Mobilehome Magazine. Although we always ask for donations, only a very few have responded. To date we have only received a total of \$1300. Only 58 residents, out of over 25,000, have supported us. That represents .23% or 2.3 per 1,000! Incredible!**
3. **We have also requested your help locating businesses that might advertise in the magazine, i.e. a business you use and would recommend. A business that comes to your home and serves you. And we have said we will pay a 15% commission to anyone bringing advertising dollars to us. We have one resident in San Marcos collecting a commission of over \$300 per month as a result of his efforts to bring us advertising. You too could be making a little money and doing everyone a big service.**

## THE STATE OF ADVOCACY TODAY

The following groups are unknown to most of you. Please refer to page ....for more detailed information on them.

Today, we must report that many advocates and advocacy groups are being lost left and right. Len Tyler, a long time advocate and Yucaipa Mobilehome Residents Association, YMRA President, reports that only 44 are attending meetings. COMPAC, a group in San Diego that served several thousand

is closing its doors (more to come in a future Mobilehome Magazine) after over 20 years of service. Other groups meet only occasionally and are mostly ineffective. Some groups, like the Mobile Home Park Task Force in Los Angeles are pro-park owner (or at least the park owners have better representation). Even the new President of GSMOL talks about “**moving beyond the challenges of the past years and (the)need to turn GSMOL around.**” (See *The Californian* May/June 2013 page 3)

Another example is the California Mobilehome Resource and Action Association (CMRAA), a state-wide formed in the mid 90’s. See page 6. CMRAA and COMO-CAL met with GSMOL in 2009 to support GSMOL’s legislation. President Gus Colgain replied to our email of December 14,2012 saying:

*“I am putting CMRAA down. The health of our entire Board is poor. (Gus now reports his wife has died - we are very sorry to hear that Gus - our prays are with you and your family).*

*Over the last couple of years no one has been willing to step up and help. I think you know how that goes. Everyone wants us to cure their problems but no one wants to help, or become a part of the organization once their problems have been solved by us.*

*As a result, the Board has been returning all new and renewed membership requests/checks and are in the process of finding out how to properly shut down the non-profit and what to do with the remaining funds.”*

In fact we have been waiting nine months for Gus to write an article for Mobilehome Magazine about the demise of CMRAA. It never came and now their website is down. We hope Mobilehome Magazine can fill the huge void left by CMRAA’s demise.

## WHAT IS MOBILEHOME MAGAZINE?

Many continue to ask about Mobilehome Magazine - what it is, from where did it come and how is it financed? We are sorry if this is repetitive, but we feel it is important. Here is a quick summary:

Mobilehome magazine is a culmination of 10 years of advocacy by Frank Wodley. Frank’s advocacy began as a GSMOL Chapter president and Associate Manager in 2002, continued with the formation and operation of a state-wide group COMO-CAL (the Coalition of Mobilehome Owners - California) from 2004 through the end of 2011. Today Frank publishes Mobilehome Magazine which is always FREE, and reaches 25,000 households each month, more than any other advocacy publication in California and perhaps in the U.S. Frank gets no outside financial help and can no longer operate without your support. Today, Mobilehome Magazine is:

- *Distributed only in mobile/manufactured home parks. 25,000 copies per month. (20k for October)*
- *Totally FREE and published MONTHLY.*
- *Not a solicitation. It is information. Its distribution is*

*guaranteed by the MRL (Mobilehome Residency Law) 798.51(a)3.*

*Currently Mobilehome Magazine is 5 different magazines: Four local -*

- *North Bay (Sonoma, Santa Rosa, Petaluma, Rohnert Park, Calistoga, Windsor, Napa, Marin...),*
- *South Los Angeles /Orange County (Carson, Torrance, Harbor City, Anaheim, Placentia, Stanton, Huntington Beach, Irvine),*
- *North San Diego County (San Marcos, Oceanside, Escondido, Carlsbad), and*
- *San Diego (San Diego, Santee, El Cajon, Chula Vista...).*

*And a California edition. With your support we will bring back the California edition, which was available to any park in California with a contact willing to distribute door to door.*

## HOW IS THE MAGAZINE FINANCED?

We receive no grants or outside help. Mobilehome Magazine is financed primarily through advertising; however, while we are developing our advertising, **your donations are critical**. We guarantee all money received from mobilehome owners will be used to directly support the magazine.

## WHAT IS THE COST OF THE MAGAZINE?

The cost varies. Printing costs can be as much as two cents per page. That’s \$.40 for a 20 page magazine. Distribution costs vary also. A mass mailing into parks by USPS costs about \$.40/magazine. Mailing a box of magazines costs \$11.30 plus handling. Of course we try not to mail to individuals because it is simply too expensive. The bottom line is it can cost as much as \$.50/magazine to get it to your door. Multiply that by 25,000, that’s as much as **\$12,500/month**. Our actual expenses are less than this estimate, but they are still very considerable! Perhaps now you can see why we need your support.

## THE VALUE OF MOBILEHOME MAGAZINE

No one has yet seen the full potential of the magazine! In just three short months we have expanded our distribution network from about 25 parks to over 100, thanks to the generosity of those who have volunteered to distribute the magazine.

## YOUR BEST CHANCE TO PROTECT YOURSELF

We honestly believe Mobilehome Magazine is your best chance protect against park owners and managers who break the law. And we believe we offer the best chance to turn around GSMOL and help it become the organization it once was. (Of course GSMOL leaders wouldn’t agree. They are always saying they are in control and are handling things, yet they have not been able to turn around their huge membership loss. We know how they can and we are willing and able to help them!)

## **WITH YOUR SUPPORT**

With your financial support we will expand into San Jose, Sacramento, the Central Coast, the San Gabriel Valley, Hemet, Riverside, and Palm Springs. We will increase the size of the magazine and provide more information, with less "self-promotion." And we will be able to hire a part time college student to help secure additional advertising. We will bring mobilehome owners together! And now we will reward those park owners and managers who are doing a good job and expose those who are breaking the law. We feel they will take notice because no one wants to be exposed!

## **CRITICAL TURNING POINT**

Advocates have long complained about the apathy of mobilehome owners. We experienced it with COMO-CAL, and now with the magazine. However, we are hopeful that this "state of mind" can be turned around. We are confident that you will see the value of the magazine and will support us. All we ask from you is a donation of couple dollars (or \$5 or \$10)/year. Mobilehome Magazine provides so much! Supporting us is a no-brainer! Never has an advocate done so much for so many, while costing them so little in money and time.

## **LET'S SHOW THE PARK OWNERS!**

Isn't it about time you showed the park owners that you are willing to take responsibility to protect your lifestyle and investment. Remember you are your first line of defense. And Mobilehome Magazine are right behind supporting you! Complacency and apathy only hurt us all. It takes such little effort to make a difference. We suggest you:

First, read Mobilehome Magazine. We want to help you improve your lifestyle, and to protect your investment. We want you to feel you are not alone, and part of a large community of owners just like yourself.

Second, support us. Send us a couple dollars today. Don't wait! (If you need a self addressed envelope, call Frank at 800-929-6061 and he will mail one to you.) Your donation is more than just a donation. It shows us you want to have a voice and be involved. It is an affirmation that you believe in us, and that you want Mobilehome Magazine to continue and prosper. And it is a message to park owners that you are willing to stand up with other mobilehome owners and take control of your future. A financial statement of all donations will be published in future editions of Mobilehome Magazine, so everyone knows the amount of donations and the number of folks who have contributed. All money goes to improve the magazine!

Third, recommend businesses to us. Send us their contact information. All residents need a list of businesses they can trust. You would be doing your friends and neighbors a service, as well as supporting Mobilehome Magazine.

And fourth, support the businesses that advertise in Mobilehome Magazine because they are our "life's blood" and

without them there would be NO magazine.

## **IT'S UP TO YOU**

You must take some responsibility to protect yourself when you live in a rental park. There is no question that you are vulnerable. That's not a point for debate.

Those who support Mobilehome Magazine know the value of good, timely, honest information. They know the value of uniting folks (strength in numbers). They know no one else provides so much for so little. They also know that one person can't be expected to do it all. Everyone must take some responsibility.

## **YOUR ACTION = SUCCESS**

It's simple. Your action equals success. With everyone contributing at least \$2/year to Mobilehome Magazine, we not only will be able to continue, but we will flourish. A donation to the magazine means the many folks working for you today (the Editor of Mobilehome Magazine, our four employees that help distribute the magazine, the over 100 volunteers that distribute in parks across California, the contributors like Donna Matthews, Lloyd, Chuck, Bill, and the list goes on and on) can and will continue to provide you with a free, informative, monthly magazine

## **OUR VISION**

Today, we receive 2-3 letters a day. With everyone on board, we should receive 70 letters a day. Although that means a lot of work for us, we would love it!

If your park has an organization, we suggest one person be responsible to collect donations, perhaps the person who distributes the magazine. Pass the hat, then send all donations in one envelope - that would save lots of postage.

If you can't afford even \$2/year, then please just send us a note saying that you appreciate the magazine. Hearing from you would be terrific.

## **THE FUTURE**

All is not lost. There is still time to make a difference. We believe the future can be brighter. We envision thousands of mobilehome owners receiving Mobilehome Magazine, which means they will be enabled to protect themselves. We envision advocates working together, supporting each other and serving you with one voice.

But there will be no future without your affirmation that you believe in us and will support our efforts to help you help yourselves. Let's all work together for the greater good. Let's show park owners that we are UNITED. Let's show park owners that we want them to follow the law. As the old saying goes:

***United we stand, divided we fall.***

# \$5 For An Attorney?

Yep, you read right. \$5 for an attorney. It's happening in Washington State. The website for the Washington State Dispute Resolution Program is:

<http://www.atg.wa.gov/MHDR.aspx#.UitHbDnn-po>

If you have a computer, just copy and paste this address, it will lead you to the home page of the Washington program. The following information is from their website:

## How Did It Start

The 2007 WA State Legislature recognized that there are factors unique to the relationship between a manufactured/mobile home tenant and their landlord. The difficulty and expense of moving and relocating a manufactured/mobile home creates unique challenges. The Legislature found that many tenants who experienced violations of the manufactured/mobile home landlord-tenant act (MHLTA) were often left without protections or access to legal remedies. In response, the State Legislature passed into law RCW 59.30. This law authorizes the Attorney General's Office to administer the Manufactured Housing Dispute Resolution Program and enforce the Manufactured/Mobile Home Landlord-Tenant Act. It also authorizes the Department of Revenue to register manufactured/mobile home communities and collect registration fees.

## Who Can Use the MHDR Program?

Homeowners are covered by the MHLTA and eligible to participate in the dispute resolution program if they own a manufactured home or mobile home and rent a lot for that home in a community or park. A community, by legal definition, includes rental space for two or more homes that are owner occupied. Homeowners are entitled to protection under the MHLTA only if they are current on their rent.

Landlords are also covered by the MHLTA and eligible to participate in the dispute resolution program. We encourage landlords to use the dispute resolution program as a low-cost alternative to the 15-day notice and eviction process provided by law.

We do not represent landlords or tenants but advance the public interest as a neutral third party negotiating an agreement that complies with the MHLTA. If an agreement cannot be reached we may formally investigate and move forward with enforcement action.

## How Can This Program Help Me?

Homeowners and landlords may file a request for dispute resolution if they believe that there may be a violation of their rights under the MHLTA. The Attorney General's Office may negotiate with opposing parties, determine whether further investigation is needed, decide whether a violation has occurred and issue fines and other penalties when appropriate in order to bring compliance with the law.

## How Is This Program Funded?

By law, landlords are required to register each pad in their community or park with the Department of Revenue and pay \$10 per year for each space that is rented to a person who owns their home. Landlords may charge each homeowner a maximum of \$5 per year of this assessment. The fee is then used to fund the MHDRP and cover the DOR registration and licensing costs.

## Does the Program Work?

In one word, YES! And the program has some teeth. If a park owner is found to be violating the law, he can be fined. Most disputes are resolved between the parties, without further action by the State Attorney General.

## Where Can I Get Information About Program Statistics and Case Outcomes?

Please visit our website where you will find information about program statistics and case outcomes following formal investigations. We have also posted our Annual Reports to the WA State Legislature here as well.

## Supported by COMO-CAL?

Remember, we were COMO-CAL (the Coalition of Mobile-home Owners - California) before we were Mobilehome Magazine. In 2006 both COMO-CAL and GSMOL attended the national convention in Minnesota where they learned about the Washington State program. Almost immediately COMO-CAL started promoting it; however at that time we reached only a few mobilehome owners. The real push should have been with GSMOL. After all, they are the "go-to" organization for new legislation.

COMO-CAL published the following article in their March 2010 newsletter The Voice:

*Finally There Is Hope. We are excited to learn that Assembly member Pedro Nava is introducing a new bill, AB1803, patterned after the Washington State Manufactured Housing Dispute Resolution Program (MHDRP).*

*As per Nava: "My legislation will help both residents and park owners resolve issues in a more amicable and cooperative process," said Assembly Member Nava. "The mediation process will help to level the playing field and reduce the need for costly and lengthy litigation between residents and park owners."*

*CoMO-CAL was founded on the premise that laws require enforcement. We have promoted the MHDRP for over eighteen months, writing about it eleven times in THE VOICE. COMO-CAL. See page 16 for more information.*

# ¿\$ 5 Por un abogado?

Sí, leíste bien. \$5 por un abogado. Está sucediendo en el estado de Washington. El sitio web para el programa de resolución de disputa Washington estado es:

<http://www.ATG.wa.gov/MHDR.aspx#.UitHbDnn-po>

Si tienes un ordenador, sólo tienes que copiar y pegar esta dirección, te conducirá a la página de inicio del programa de Washington. La siguiente información proviene de su sitio web:

## ¿Cómo empezó

La legislatura del estado de WA 2007 reconoció que existen factores únicos a la relación entre un inquilino de casero móviles fabricados y su propietario. La dificultad y el costo de la mudanza y reubicar una fabrica/mobil home crea desafíos únicos. El legislador encontró que muchos inquilinos que experimentado violación de la ley del propietario y el inquilino casa móviles fabricados (MHLTA) era a menudo dejaron sin protecciones ni acceso a recursos jurídicos. En respuesta, la legislatura del estado aprobó la ley RCW 59.30. Esta ley autoriza a la Fiscalía para administrar el programa de resolución de disputa de casas manufacturadas y aplicar prefabricadas móviles casa inquilino Acta. También autoriza el Departamento de ingresos para registrar las comunidades móviles fabricados y cobrar cuotas de inscripción.

## ¿Quién puede usar el programa MHDR?

Los propietarios son elegibles para participar en el programa de resolución de controversias si son dueños de una casa prefabricada o casa móvil y alquiler mucho para esa casa en una comunidad o un parque y cubierto por el MHLTA. Una comunidad, por definición legal, incluye alquiler espacio para dos o más viviendas que eres propietario ocupado. Los propietarios tienen derecho a protección bajo la MHLTA sólo si son actuales en sus rentas.

Los propietarios son también elegibles para participar en el programa de resolución de disputas y cubierto por el MHLTA. Alentamos a los propietarios a utilizar el programa de resolución de disputas como una alternativa de bajo costo para el proceso de desalojo previsto por la ley y aviso de 15 días.

Nosotros no representan los propietarios o arrendatarios sino avanzar el interés público como un tercero neutral negociando un acuerdo que cumple con la MHLTA. Si no se logra un acuerdo formalmente podemos investigar y avanzar con medidas coercitivas.

## ¿Cómo me puede ayudar este programa?

Los propietarios y arrendadores pueden presentar una solicitud de resolución de disputas si creen que puede haber una violación de sus derechos bajo la MHLTA. La fiscalía puede negociar con las partes opuestas, determinar si más investigación es necesaria, decidir si se ha producido una violación y tema multas y otras sanciones cuando sea necesario para lograr el cumplimiento de la ley.

## ¿Cómo se financia este programa?

Por ley, los propietarios están obligados a registrar cada almohadilla en su comunidad o parque con el Departamento de ingresos y pagar 10 dólares al año para cada espacio que se alquila a una persona que es dueño de su casa. Los propietarios pueden cobrar a cada propietario un máximo de \$5 por año de esta evaluación. La cuota se utiliza entonces para financiar la MHDRP y cubrir el registro DOR y los costos de licencias.

## ¿Funciona el programa?

En una palabra, sí! Y el programa tiene algunos dientes. Si el propietario de un parque se encuentra a estar violando la ley, puede ser multado. La mayoría de las disputas se resuelven entre las partes, sin acción adicional por el Procurador General del estado.

## ¿Dónde puedo obtener información sobre las estadísticas del programa y los resultados casos?

Por favor visite nuestro sitio web donde encontrará información sobre el programa de estadísticas y el caso los resultados después de investigaciones formales. También hemos publicado nuestro informe anual a la legislatura del estado de WA aquí también.

## ¿Admite COMO-CAL?

Recuerda que estábamos COMO-CAL (la coalición de mobil-home propietarios - California) antes de que éramos mobilhome Magazine. En el año 2006 tanto COMO-CAL y GSMOL asistieron a la Convención Nacional en Minnesota donde aprendieron sobre el programa del estado de Washington. Casi de inmediato COMO-CAL comenzó a promover Sin embargo en aquel momento llegamos a sólo unos dueños de casas móviles. Debería haber sido el empuje real con GSMOL. Después de todo, son la organización de "go-to" para la nueva legislación.

COMO-CAL publicó el siguiente artículo en su boletín de marzo de 2010 la voz:

*Finalmente hay esperanza. Estamos muy contentos de saber que el asambleísta Pedro Nava está introduciendo un nuevo proyecto de ley, AB1803, modelada después de la Washington State manufaturadas disputa resolución programa (MHDRP).*

*Según Nava: "mi legislación ayudará a los residentes y propietarios de Parque resolución problemas en un proceso más amigable y cooperativo," dijo Nava miembro Asamblea. "El proceso de mediación ayudará a nivelar el terreno y reducir la necesidad de costosos y prolongados litigios entre los residentes y los dueños del parque".* COMO-CAL fue fundada en la premisa de que las leyes exigen la aplicación. Hemos promovido la MHDRP por más de dieciocho meses, escribiendo sobre él once veces en la voz. COMO-CAL. Consulte la página 16 para más información.

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Currently I have a TV service provider offering monthly programming with 120 channels for only \$29.99 a month. This includes FREE installation, FREE Equipment upgrades to HD-DVR receivers, all the premium channels FREE for 3months and FREE HD programming for the life of your service.

I have another company that will offer all these same benefits but in addition you will also receive for one year a subscription to every NFL Football game FREE for one year. This provider charges \$34.99 a month.

In addition, I work with several internet service providers that offer speeds of up to 100 MBPS and pricing packages that start as low as \$19.99 a month with a five year price lock.

Please do yourself a favor and take 5 minutes out of your busy day and see if I can save you some money on your TV and/or Internet service.

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# Mobile Home Bill Authored By Jackson Heads To Governor

September 11, 2013 By Dave Alley

SACRAMENTO, Calif. – A bill written by State Senator Hannah-Beth Jackson (D-Santa Barbara) that would protect the rights of mobile home owners has received Senate approval and is now headed to the desk of Governor Jerry Brown. By a vote of 21-14, the bill passed the Senate and only needs the signature of Governor Brown to become law.

The bill would give mobile home owners a say when their mobile home parks are subdivided and sold. Senate Bill 510 would allow a local government the opportunity to disapprove of a proposed subdivision or selling of individual lots if a majority of mobile home park owners do not approve.

"Mobile homes are an important source of affordable home ownership for many people in my district and throughout California. Far too often, these "condo conversions" have

been forced upon residents without their support and input. This bill gives residents and local governments a way to have a voice in the process, if they so choose," Jackson said. "At the same time, it will bring much-needed clarity to the law that will help prevent costly litigation to local governments that drains limited resources."

The bill has received the support from a variety of groups, including the City of Ventura, the County of Santa Barbara, and the County of Ventura, the Goleta Manufactured-Home Owners Coalition, and the Ventura Manufactured-Home Resident's Council. The bill would have wide spread implications. There are currently 5,000 mobile home parks in the state, that serve as the home for as many as one million people.

website: <http://www.kcog.com/story/23404733/mobile-home-bill-authored-by-jackson-heads-to-governor>



## Let's make a stand together.

All of you devoted readers of Mobile Home Magazine saw the article last month that was titled "California Residents Under Siege". Who would have ever thought that the Golden State would suddenly become tarnished.

I live in San Jose, Ca. We too are under siege. Our particular villain's name is "Urban Village" and greed. Our once sleepy farming community is trying to grow up and be like San Francisco. At least that is what our Planning commission is telling us. We want to have less parking, build large buildings where you can work, eat, sleep and walk or bike to shopping.

In order to accomplish this we will have to tear down our Mobile Home Parks. These Parks were built near transit and shopping because many seniors no longer are able to drive. If they are senior Parks they also are under rent control and the owners can't overcharge. If we are sold to a developer and he comes in and builds expensive condos, guess what? More tax money for the city coffers. The little nit is none of the seniors that called this home can buy an expensive condo.

What happens to the seniors who have nice homes in the Park? No one but the seniors seem to care. Most live on social security only, which puts them in the poverty category. Even the ones who have social security plus a pension do not

have the money to go and start all over again. Most people over the years have made their houses to fit their lifestyle. People with disabilities have fix their homes to enable them to live full and productive lives. People who are in their 80's 90's often do not have family any longer to help them.

What is the answer to the owners/developers who want to take our homes? Fight back, let's band together by using these forums such as Mobile Home Magazine to find others. We can be powerful if we all band together. We can fight City Hall. I know if you are willing to stand up for me, I am more than willing to stand up for you. We are voters who actually take pride in voting. The Mayors, City Council, Senators and Legislators need us and want our votes. We just need to make sure they earn our votes.

Let's not become casualties in the war to remove affordable housing for profit. Let's not become refugee's at the mercy of family or friends. Let's make a stand together. Let's say 'Owner if you are tired of running this Park then sell it to us'. You will make a reasonable profit and still be able to sleep at night knowing you did not put an elderly person at risk.

Phyllis Tripp, Winchester Ranch Mobile Home Community

# Update - GSMOL & Mobilehome Magazine

## SURVEY ON ADVOCACY - PART I & II

Recently mobilehome owners took a Mobilehome Magazine survey about advocacy in California, specifically about GSMOL and Mobilehome Magazine. See May 2013 pages 14-18 for the results of that survey. Here are some the results of that survey:

- *Do you support more than one organization advocating for you? 98% Yes, 2% No*
- *Do you believe one organization can do it all? 96% No, 4% Yes.*
- *Do you believe an organization that advocates for you should welcome comments, suggestions and even criticism from any mobilehome owner? 98% Yes, 2% No*
- *Should an organization respond to such comments, suggestions and criticism in writing in a timely manner? 91% Yes, 9% No.*
- *Do you feel GSMOL and Mobilehome Magazine should work cooperatively to help each other improve. 93% Yes, 2% No*
- *Should either GSMOL or Mobilehome Magazine be the "top-dog"? 98% No, 2% Yes.*

## LETTER TO GSMOL

Shortly after the May 2013 Mobilehome Magazine was published, we wrote a letter to the GSMOL Board of Directors suggesting that GSMOL and Mobilehome Magazine work together. Here are two points from that letter. We asked the Board of Directors to:

- *Please read the Survey in the May 2013 MHMag and know what mobilehome owners want from GSMOL and from Mobilehome Magazine.*
- *Mobilehome owners want GSMOL and MHMag working together, although we will always be independent. To that end, perhaps (we could) exchange articles in the Californian and MHMag. GSMOL could submit a one page, 600 word article about GSMOL and their current legislation. Likewise, I would like to submit a 600 word article about Mobilehome Magazine.*
- *GSMOL needs to recognize Mobilehome Magazine as a force in California. Beginning July 2013, MHMag will be publishing over 15,000 magazines monthly. (GSMOL could be a contributor, especially with articles about their work in Sacramento). As a consequence, we reach more than all groups combined with important information to help them protect their investments and lifestyle.*

## GSMOL's RESPONSE

We suggested that GSMOL and Mobilehome Magazine work together. We feel it is a win-win-win. Each organization wins because of additional exposure, and mobilehome owners win because they want both organizations working together. This was GSMOL's response:

"GSMOL operates as a nonprofit organization, while your magazine is a for-profit enterprise. The Board believes it would be inappropriate for GSMOL, as a nonprofit organization, to promote or endorse your magazine. This could create real or apparent conflicts with GSMOL's mission as a nonprofit organization."

We also suggested, as a way to break the ice, that GSMOL prepare an article about themselves and their work in Sacramento and we would be happy to publish it in Mobilehome Magazine. Likewise, we would ask that GSMOL accept an article from Mobilehome Magazine about what we do and publish it in The Californian. This was their response:

As it stands today, GSMOL has complete editorial control over The Californian, while you have complete editorial control over Mobilehome Magazine. The GSMOL Board believes this status quo is appropriate. If our organization and your magazine has differing views on an issue, then each view can be expressed freely by each entity, without conflict regarding "what to publish (or not)."

"The GSMOL Board believes the MH owners of California will be best served if our organization and your magazine remain completely and clearly independent."

## OUR REACTION TO GSMOL's RESPONSE

We felt GSMOL's response made no sense. In fact, we wanted to continue the dialogue; however GSMOL has refused to communicate since their letter of May 13, 2013. Consequently we feel we have no option other than to publish this information for you to see and draw your own conclusions.

## FOR-PROFIT VS NON-PROFIT

We feel their "for profit" status argument is a smoke screen. Anyone that reads their newsletter, The Californian, knows that they actively support a very successful, for profit organization, namely the attorney group Endemen, Lincoln, Turek and Heater. ELTH is the go-to attorney group for "failure to maintain lawsuits." They make millions of dollars each year because of the hardships mobilehome owner experience as a direct result of park owners failing to maintain their parks. They are seen at every GSMOL convention and every GSMOL road show. The ELTH group writes articles in the Californian and displays a full page of their lawsuit history, i.e. a for profit organization promoted by GSMOL and one that writes articles in The Californian.

## EDITORIAL CONTROL

At no time did Mobilehome Magazine suggest that GSMOL give us “editorial control” over The Californian, that would be idiotic! Nor did we suggest that the two organizations be anything but independent. We simply suggested exchanging articles - one about GSMOL in Mobilehome Magazine and another about Mobilehome Magazine in The Californian. GSMOL members deserve to know about us, and our readers deserve to know about GSMOL. Such an exchange of information would serve the mobilehome owner community and benefit both organizations. Certainly our request was simple and we feel their response makes no sense. It is apparent to us that there is another reason why GSMOL doesn’t want their members to know about us.

That is sad!

## OUR PLEDGE TO YOU

In May 2013, page 18 we wrote:

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*

And we at Mobilehome Magazine pledged 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 SCMMHOA, 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.*

## OUR HOPE

The 750,000 mobilehome owners should be the force behind any advocate, whether it be GSMOL or Mobilehome Magazine. Your welfare (your investment and lifestyle) is on the line, not ours. You should be the ones directing us, i.e. suggesting how you want us to serve you, not the other way around. Be active, take an interest and question what your advocates do. Demand transparency, and demand that advocates work together.

Mobilehome Magazine has had a long history of openness and being responsive to mobilehome owners. We often provide surveys to get your input. We want to hear from you. This is our policy today and in the future.

## WHAT CAN YOU DO?

Our hope is that the GSMOL Board of Directors will begin an open dialogue with you, and with Mobilehome Magazine. Let’s get everything on the table. Let’s begin brainstorming. This can be a new day. Only then can we begin to work together, only then will we be able to improve our service to mobilehome owners and to show we are united against those park owners and managers who violate the law.

## BE THE FORCE

Be The Force! Let your advocates know what you want! You have a voice, use it. When you write, send your letter to both of us. It costs less than one dollar! Mobilehome magazine will publish your feedback in future editions.

You can write to GSMOL President Mary Jo Baretich at 6101 Ball Road, Suite 202, Cypress, CA. 90630 to Mobilehome Magazine at P.O. Box 3774, Chatsworth, CA, 91313.

# What About Enforcement Today?

Unfortunately today there is no agency enforcing the laws for mobilehome owners. You are on your own! A program like the Washington State Dispute Resolution Program has not yet been implemented in California. In 2010 we were hopeful that the AB1803 (Nava) would be passed, but it was not. This year GSMOL introduced AB 1205 (Wieckowski) - Manufactured Housing Mediation Program:

*AB 1205 would establish a statewide MRL mediation program in California to assist homeowners in resolving disputes with park management over the MRL, similar to a program in the State of Washington. This is a two-year bill in order to have time to work out details of replicating the Washington program in California. The bill will not be heard this year. Expect to hear more about this important bill beginning this Fall.*

Any legislation is significantly more difficult to pass when GSMOL doesn't have the support or membership. It takes "boots on the ground" to call, email and fax our representatives in Sacramento. Mobilehome Magazine can help GSMOL by promoting the legislation we feel is important. We feel the implementation of the Dispute Resolution Program here in California is critical.

We suggest GSMOL start working with us. That requires their Board of Directors to communicate with us. We are not the enemy! We work hard to help mobilehome owners and GSMOL must realize that fact. GSMOL can not continue its policy of ignoring and isolating other advocates. We would welcome the chance to help GSMOL improve its organization and gain membership. Together we stand, divided we fall!

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# HOW IMPORTANT IS MY VOTE, ANYHOW?

Our day to day lives are impacted by a vote! Whether it is city, county or state, it is certain our vote does counts. I hear over and over, "my one vote doesn't matter"

How wrong you are! Your vote, your neighbor's, your family's and their friend's and family's add up to a lot of votes. The impact of not voting can be catastrophic and put your way of life in jeopardy. One great example is the city of Oceanside: A couple of years ago, they were on the threshold of losing Rent Control but they rallied together and were able to collect over 15,000 signatures from registered voters for a referendum! The matter was not left to just the few council members. Pressure from the voting public convinced city council to change their original vote and Oceanside Mobile Home Residents, as a result they are still covered by rent control! So YES, every vote counts and it is your right and duty as a citizen, to make your voice heard, whatever the issue.

VOTE, or register, and then VOTE!

Penny Vaughn, Chula Vista Mobile Home Residents Association President



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# Order Form for FAQ Handbook

The FAQ Handbook, described on the previous page is a "must have." Ordering is simple. Just fill out the form below and send it with a check made out to "Mobilehome Magazine." We will mail your Handbook within 24 hours of receipt of your order.

## SUPPORT MHMAG

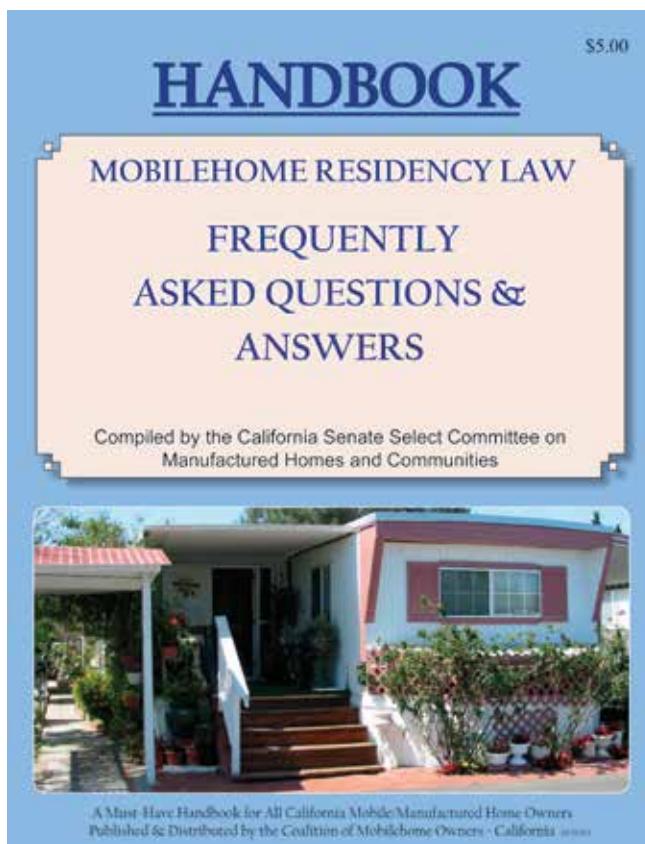
There are several ways you can support Mobilehome Magazine.

### a. Distribute in your park.

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. We will pay anyone volunteering to distribute in their park 5 cents per copy.

### b. Write an article.

Remember, this is your magazine. Please step up and write an article of interest to other mobilehome owners - what's happening in your park, successes you may have had, etc.



continue providing you up to date, accurate information.

## THANK YOU FOR YOUR SUPPORT!

### Order / Donation Form (PLEASE PRINT)

NAME: \_\_\_\_\_ Date: \_\_\_\_\_

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- I'll deliver magazines in my park. I need \_\_\_\_\_ magazines.
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10/13

# Rate Your Park - Let Your Voice Be Heard

Mobilehome Magazine wants to hear from you. In this survey you will rate your management and park. The survey takes less than 5 minutes, but it is invaluable when combined with surveys from your friends and neighbors. All information remains confidential. Results will be summarized and published, by park, for two categories: Management and Park. We thank you for your participation. Our goal is to reward those parks and managers that are doing a good job and to expose those who are doing a poor job. We hope this will lead to some important changes.

Name of your park\_\_\_\_\_

Your name \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Your address: \_\_\_\_\_

Manager's Name\_\_\_\_\_

\_\_\_\_\_

Rate Your Manager: Rate each of the following questions from 1 to 7. Higher numbers are BETTER.

1 = Never, 2 = Very Seldom 3 = Seldom, 4 = No Opinion, 5 = Often, 6 = Very Often, and 7 = Always.,

1. **Fairness:** Our manager fairly enforces the rules and regulations of our park.\_\_\_\_\_
2. **Approachability:** We can approach our management for questions and concerns.\_\_\_\_\_
3. **Knowledge of the Laws:** Our manager knows the laws, and, if not, is prepared to research to find out, i.e. our manager doesn't just ad lib or make up new laws.\_\_\_\_\_
4. **Communication:** Our manager communicates well with resident.\_\_\_\_\_ Our management has a newsletter.\_\_\_\_\_
5. **Works with resident groups:** Our management works hand in hand with resident groups, whether HOA's or recreational groups. \_\_\_\_\_
6. **Respect:** Our management treats us with respect. \_\_\_\_\_

Rate each of the following questions with a number from 1 to 7. Lower numbers are BETTER.

1 = Never, 2 = Very Seldom 3 = Seldom, 4 = No Opinion, 5 = Often, 6 = Very Often, and 7 = Always.

1. **Harassment:** Our manager harasses and intimidates residents, i.e. send out lots of 7 day notices, is verbally abusive, threatens eviction, makes up rules, shouts, won't listen, etc. \_\_\_\_\_
2. **Interferes with sales,** i.e. manager rejects qualified buyers (without written reasons for rejection), requires sellers to do many things to upgrade their home before sale, etc. \_\_\_\_\_
3. **Makes Up Rules:** Our management just makes up new rules, with the proper process. \_\_\_\_\_

Rate each of the following questions with a number from 1 to 7. Higher numbers are BETTER

1 = Terrible!, 2 = Very Poor 3 = Poor, 4 = No Opinion, 5 = Good, 6 = Very Good, and 7 = Outstanding.

1. **Base rents:** Our rents are fair for our area.\_\_\_\_\_ **Base rent** (estimate) in your park. \$\_\_\_\_\_
2. **Rent increases:** Our rent increases are fair for our area \_\_\_\_\_. **Average rent increase** last 3 years: \_\_\_\_% \_\_\_\_\_
3. **Maintenance of common areas:** clubhouse, pool, jacuzzi, landscaping, trash, streets. \_\_\_\_\_
4. **Resale value of homes.** \_\_\_\_\_ **General appearance of park.** \_\_\_\_\_
5. **Owner is responsive to residents concerns** (responds to letters):\_\_\_\_\_
6. **Overall rating of park in your opinion.** \_\_\_\_\_

Other comments you might have about your park or your management:

**Thank You For Your Time To Take This Survey**

**Please mail it to: Mobilehome Magazine, P.O. Box 3774, Chatsworth, Ca. 91313**

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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.

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