

**Orange Co. & South L.A.**

**Vol. 1 No. 2 September 2013**

# **Mobilehome Magazine**

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

**Promoting Good Relations Between Managers and Residents**

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



# MOBILEHOME INSURANCE

VISA  
MASTERCARD  
DISCOVER  
PAYMENT PLANS  
*Se Habla Espanol!*

## LOW RATES!

### *Policies Include...*

*Ask about Extended  
Replacement Cost*

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Fire             | <input type="checkbox"/> Replacement Cost Mobile Home |   |
| <input type="checkbox"/> Wind             | <input type="checkbox"/> Replacement Cost Contents    |   |
| <input type="checkbox"/> Liability        | <input type="checkbox"/> Falling Objects              | <input type="checkbox"/> Workers' Comp. |
| <input type="checkbox"/> Tornado          | <input type="checkbox"/> Lightning                    | <input type="checkbox"/> Theft          |
| <input type="checkbox"/> Smoke Damage     | <input type="checkbox"/> Water Damage                 | <input type="checkbox"/> Explosion      |
| <input type="checkbox"/> Medical Payments | <input type="checkbox"/> Vandalism                    | <input type="checkbox"/> Hail           |

*Coverage available to \$400,000!*

## YOUR CHOICE:

- Replacement Cost Mobile Home
- Stated Value Coverage
- Cash Value Coverage

*Hughes West-Brook is your Mobile Home Insurance Specialist.  
With us, Mobilehome insurance isn't a sideline. It's all we do. Give us a call!*

# Hughes West-Brook

## (800) 660-0204

www.hwbins.com sales@hwbins.com

# HWB

Insuring your home for Over  
**39 Years**  
Family Owned Since 1973

LIC#0782241

©2012 Hughes West-Brook, Inc. All Rights Reserved

# T A B L E O F C O N T E N T S

From The Desk of the Editor .....	<b>Page 4</b>
Kort & Scott and Star Management.....	<b>Page 5</b>
Everyone Can Do Something.....	<b>Page 6</b>
California Residents Under Siege .....	<b>Page 7</b>
Putting the Fun Back in Fund-raising .....	<b>Page 9</b>
Interference of Sales.....	<b>Page 11</b>
Nothing to Fear .....	<b>Page 12</b>
Form an HOA - Mobilehome Magazine Will Help.....	<b>Page 13</b>
Robo Calling - Getting the Word Out .....	<b>Page 15</b>
Archived Articles Now Available.....	<b>Page 16-17</b>
When Can Park Management Enter Into My Space.....	<b>Page 18</b>
Order Form for Handbook & Donations.....	<b>Page 19</b>



# From the Desk of the Editor



August was a busy month! It was our first month delivering Mobilehome Magazine to residents in the general South Los Angeles and Orange County area.

Residents in the following parks should have received a magazine delivered directly to their home. If you didn't get a copy, please let us know (Frank @ 818-886-6479).

- *Carson Parks: Carson Gardens, Colony Cove, Imperial Avalon*
- *Gardena parks: Gardena Villas, Royal Western MHP*
- *Anaheim: Sunkist Gardens*
- *Huntington Beach: Del Mar MHP, Rancho Huntington, Sea Aira*
- *Harbor City: Ralos Verdes Rancho, San Rafael MHE*
- *Placentia: Lake Park*

We also mailed direct to residents in the following parks:

- *Irvine: The Meadows, The Grove*
- *Huntington Beach: Pacific, Huntington Shorecliffs, Rancho Del Rey*

We want to pay special thanks to Paul Masminster for his assistance delivering magazines to South Los Angeles parks.

## **SOUTH L.A. IS NOT ORANGE COUNTY**

Yep, that's right. However until we build up our distribution network, we are forced to combine the two areas. Ultimately our goal is to have a contact in each and every park in the general South L.A. - Orange County area who will distribute the magazine door to door. When we have sufficient contacts, we will split into two distinct magazines. And remember, this is YOUR magazine. Use it. Send us articles and photos. Let us know what's happening in your park.

## **THIS MONTH**

Remember, this magazine is in its infancy. As we get more advertising and support from you, our readers, we will expand into 20 or even 24 pages. This must be a team effort. There is much you can do to help the magazine be successful. Please refer to the article on page 6. Thank you for reading. Stay in touch. Let us know what you like. Let us know how we can improve. We appreciate your support! THANK YOU!

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

## **Mobilehome Magazine**

Serving the Mobile/Manufactured  
Home Community in California

P.O. Box 3774  
Chatsworth, CA 91313  
(800) 929-6061  
(818) 886-6479

fawodley@yahoo.com  
www.mobilehomemagazine.org

**Mobilehome Magazine is  
published every month  
exclusively for owners  
of mobile/manufactured  
homes in California.**

MHMag is not responsible  
for content contained  
in advertising

**PUBLISHER & EDITOR**  
*Frank A. Wodley*

**ADVERTISING SALES**  
*Rose Rosales*

**DESIGN**  
*Greg Frazier*

**CONTRIBUTORS**  
*Donna Matthews*

**PROOFREADER**  
*Rose Rosales  
Evelyn Rosales*

# Kort & Scott and Star Management

Kort & Scott (Sierra Management) and Star Management are two companies that have been on our radar for years. They are notorious for excessive rent increases, failure to maintain and unfair business practices. The following is just the tip of the iceberg.

## ROYAL WESTERN MHP (GARDENA)

Paul Masminster, HOA President, is leading a united group of Royal Western MHP (Gardena) residents. They are suing their park owner, Kort and Scott, a second time. MHMag first reported this in Nov/Dec 2012. The first lawsuit in 2007 for failure to maintain and unfair business practices resulted in a \$1.4 million win for Royal Western residents.

So you may ask "Why a second time just a few years later?" The answer is simple. The attorney group Endemen, Lincoln, Turek and Heater of San Diego, the "go-to" group for failure to maintain lawsuits, do not (or can not) force park owners to change, i.e. to maintain their parks and follow legal business practices. As a result, residents are often faced with multiple lawsuits.

So what do Royal Western MHP residents want this time? They want control of the settlement, they want Sierra Management out, they want 50% of their rent over the last four to five years returned to them, they want rents rolled back to \$800 per month, they want all items mentioned in the failure to maintain portion of the lawsuit repaired, no more RV's, and they want a management company that complies with all state and federal laws.

## KORT AND SCOTT

Kort and Scott owns or is involved in at least 19 parks in California: Rio Vista (Anaheim), Knolls Lodge & Manor (Torrance), Royal Western (Gardena), Thunderbird MHP (Garden Grove), Tustin Village MHP (Tustin), Continental MHP (Santa Ana), Hollydale MHP (Brea), Glenair MHP & Arrowhead MHP (Glendora), Blue Star (Sylmar), Corona West MHP (Corona), Emerald Meadows (Antelope), Granada Villa MHP (Canyon Country), Mobileaire Estates (Covina), Olympia Glade Mobile Estates (Grass Valley), Royal Oak Manufactured Community (Davis), Vista Diablo MHP (Antioch), and Bayshore Villa Mftg Housing Community (Redwood City).

Many of these parks have been on our radar for years. In the first years of COMO-CAL (2004) we helped residents of Blue Star in Sylmar form an HOA and fight a \$200+ rent increase. As a consequence, group called Neighborhood Friends was formed to advocate for residents; however it lasted only a few years.

About the same time (2004) residents of Knolls Lodge were fighting against the deplorable conditions and high rents. Recently Hollydale (Brea) were involved in a lawsuit.

## RANCHO HUNTINGTON (HUNTINGTON BEACH)

One recent edition to the above list is Rancho Huntington. We have reported that residents are being intimidated into signing long term leases. They have organized a HOA to fight.

## STAR MOBILEHOME PARK MANAGEMENT

This is from the Western Manufactured Housing Communities Association website:

*Star has specialized in the manufactured housing industry since the mid 1950s. We own and manage communities. Our clients rely upon our experience as community owners to effectively manage their communities. In addition to our commitment to excellence in community management, we also offer custom-tailored plans to meet our clients' individual needs.*

A quick search finds Star manages as many as 40 parks in California. A few are: Del Francia Mobile Estates (Ojai), Wagon Wheel & Royal Palms (Oxnard), Sea Esta Village (Ventura), Mountain View (West Hills), Willow Creek (San Luis Obispo) and Huntington Shorecliffs (Huntington Beach).

## PACIFIC MHP (HUNTINGTON BEACH)

Recently Star Management took over Pacific MHP. We have heard of rent increases of over \$800 a month! So how does an \$800 per month rent increase affect a seller. It is simple. The seller loses about \$80,000 of equity (we use the rule for every \$10 per month increase, you lose \$1000 in equity). We have advised Pacific MHP residents to organize a HOA and network with other parks in Huntington Beach. MHMag will support their efforts.

## WHAT IS THE SOLUTION?

We can expose such practices. We can get the information out for thousands of residents to see. And our hope is that residents will view this as an opportunity to network and organize. Together there are solutions. We must work together or we are all lost.

If you live in a Kort and Scott park, call us. If your park is managed by Star Management, call us.

# Everyone Can Do Something

We are excited about the new Mobilehome Magazine - San Diego South. This is YOUR OPPORTUNITY to have a voice that thousands will hear. Not only is the magazine distributed to 5,000 mobilehome owners in the greater San Diego area, but it is displayed online at [www.mobilehome-magazine.org](http://www.mobilehome-magazine.org)

We provide this page so you will have our contact information readily available. Cut it out and paste it on your refrigerator. Thank you for reading!

## WHAT CAN YOU DO?

- *Read Mobilehome Magazine. Knowledge is Power!*
- *If you have a computer and the internet, go online to [www.mobilehomemagazine.org](http://www.mobilehomemagazine.org) to view all the magazines we have published over the last two years. You can download articles of interest and you can read what's happening in other areas of California (LOCAL).*
- *If you are receiving MHMag through the mail, we need you to step up and distribute the magazine in your park. Just call Frank at 818-886-6479 for details.*
- *You can form a Home Owners Association (HOA). We have two handbooks that give step by step instructions. Sure it takes time and effort, but ultimately you are better protected. Remember the saying: Strength in Numbers!*
- *Let us know what's happening in your park. Send us an article in M.S. Word. Send us photos from a digital camera (jpeg).*
- *We do MHMag on a shoestring budget, any donation would be welcome, whether it is \$1.00 or \$100. We pledge all donations will be used to bring YOU the magazine in your area.*
- *Please order a FAQ Handbook. It is an invaluable source of information and when you purchase one, you support Mobilehome Magazine.*
- *If you have email, send an email to [fawodley@yahoo.com](mailto:fawodley@yahoo.com) so you are on our radar. We would like to build an email network and welcome your participation.*



Specializing in manufactured homes

**WEIBEL**  
INSURANCE AGENCY, INC.

P.O. Box 335  
Oakdale, CA 95361  
1-800-653-5565  
(209) 848-3600  
Fax (209) 848-3656  
[scott@weibelinsurance.com](mailto:scott@weibelinsurance.com)

Scott Wilson  
Insurance Agent  
Lic. #OC53493



**Brand Vacuums**  
THE VACUUM SUPERSTORE

- Great for Mobile Homes!
- Very compact!
- 25' Cord / (2) 19" Wands
- Combo Rug/Floor tool
- Crevice Tool / Dust Brush
- Upholstery Brush
- Micro Attachment Set

**Call 631-475-2762**

**\$129.95** + \$15 Shipping

42 South Ocean Avenue • Patchogue, New York 11772



**D&V PEST CONTROL**  
COMPLETE PEST CONTROL SERVICES

**Bugs got you down?**

**CALL THE BUG BOYS!**

TERMITE CONTROL  
ROACHES, FLEAS, ANTS  
COMPARE OUR PRICES

**714-521-0301**  
**310-604-1818**

RESIDENTIAL & COMMERCIAL  
IN BUSINESS SINCE 1964  
LICENSE #PR1564

# California Residents Under Siege

Now that we are expanding our distribution, residents from all over the state are calling, emailing and writing Mobilehome Magazine about problems they face. We do give suggestions when we can; however we believe networking residents with similar problems is the real answer to many problems. Together we can brainstorm solutions and if nothing else shed light on park managers and owners who we feel violate the law.

## INTERFERENCE WITH DISTRIBUTION OF INFORMATION

**Placentia (Orange County).** MHMag's first contact with the manager of a Placentia mobilehome park was on June 23rd when we were driving around the area giving residents copies of Mobilehome Magazine and putting copies in clubhouses. It was then we encountered a person who turned out to be the park manager. She advised us that we could not put the magazines in the clubhouse, so we left one copy with her. We also found a group of residents and gave them 30 copies, later to find they were pro-management and just trashed them! How sad.

Fortunately we were able to find a contact who welcomed the magazine and was very happy to take a box of magazines. She distributed them on July 30th. The next morning I got a call from the manager who insisted that we were disregarding their posted "NO SOLICITATION" sign and also using park only tubes. I tried to explain that Mobilehome Magazine was not a "solicitation," but in fact "information" under Mobilehome Residency Law Section 798.51(a)3 which states: *No provision contained in any mobilehome park rental agreement, rule or regulation shall deny or prohibit the right of any homeowner or residents in the park to do any of the following: (3) Canvass and petition homeowners and residents for noncommercial purposes relation to mobilehome living....at reasonable hours and in a reasonable manner, including the distribution or circulation of information.*

In fact Mobilehome Magazine has written several times about the distribution of information in parks (Article #1 in archived article list page 12).

No sooner did the manager take Mobilehome Magazine out of the tubes, than she replaced it with a similar magazine (Mobile Home Board Group). In fact, this magazine is routinely delivered to over 400 parks across California. This is simply censorship! It must not be allowed. If your manager interferes with the distribution of information in your park, please let us know.

## INTERFERENCE OF SALES

**Folsom.** Interference of sales takes several forms. Of course we believe the goal of such interference is to prevent the legal sale of a mobilehome. This often results in the seller just giving the home to the park and walking away or selling the home to the park for pennies on the dollar.

Another strategy to interfere with a sale is placing many requirements on the seller, i.e. requiring many repairs and upgrades before the home can be sold. We believe this should not be allowed.

**Huntington Beach.** Residents at Pacific MHP report that Star Management will not tell residents how much rent their buyers have to pay. MRL Section 798.74.5(a) states: Within two business days of receiving a request from a prospective homeowner, the management shall give (them) a separate document which includes (the amount of rent they shall be paying). Please read your MRL for the exact wording.

## OUTRAGEOUS RENT INCREASES

**San Jose.** Residents at Colonial MHP in San Jose, although under rent control, are having to fight an \$85 rent increase proposed by park owner Wang. Under the 1986 Rent Stabilization Ordinance, owners may petition the city for increases above the RSO limit. This is the second year the park owner has proposed such a high rent increase. Residents have hired an attorney.

**El Monte.** We have previously reported about the outrageous rent increases at Brookside in El Monte in Mobilehome Magazine Nov/Dec 2012 and January 2013. During the November 2012 election, El Monte voters passed Measure F, the "El Monte Fairness for Mobilehome Owners Ordinance," which repealed a 1990 voter-approved ordinance that bars the City Council from regulating rental levels in mobile home parks. Following the release of an economic study that revealed that Brookside Mobile County Club is charging residents exorbitant rents, the El Monte City Council will consider adopting a rent control ordinance at its Aug. 6 meeting.

“This is a positive step forward for mobile home owners who have long been subjected to drastic rent increases that, in some cases, have imperiled their very livelihoods,” said Mayor Pro Tem Norma Macias, who has been a champion of the issue for nearly two years. “This is also an important, long-term solution to stopping price gouging and protecting our residents from those who prey on them and their vulnerability.”

**FREE**  
Automatic  
Software  
Updates

# If you can point your finger... you can use this computer!

...It's easy to read. It's easy to see. It's even easier to understand and use! Just plug it in!!!

There is finally a computer that's designed for simplicity and ease of use. It's the WOW Computer, and it was designed with you in mind. This computer is easy-to-use, worry-free and literally puts the world at your fingertips. From the moment you open the box, you'll realize how different the WOW Computer is. The components are all connected; all you do is plug it into an outlet and connect your high-speed Internet. Then you'll see the screen. This is a completely new touch screen system, without the cluttered look of the normal computer screen. The "buttons" on the screen are easy to see and easy

to understand. All you do is touch one of them, from the Web, E-mail, Calendar to Games— you name it... and a new screen opens up. It's so easy to use you won't have to ask your children or grandchildren for help.

Until now the very people who could benefit most from E-mail, and the Internet are the ones that have had the hardest time accessing it. Now, thanks to the WOW Computer, countless older Americans are discovering the wonderful world of the Internet every day. Isn't it time you took part? Call now, and a patient, knowledgeable product expert will tell you how you can try it in your



**NEW**  
Touch Screen  
Technology

- ...**"surf"** the Internet  
Get current weather & news.
- ...**send and receive emails, and video chat**  
Keep up with family and friends.
- ...**play games online**  
hundreds to choose from!

U.S. Based  
Customer Service



**Call now for our special promotional price!**

Please mention promotional code 50688.

**1-877-793-4297**



home for 30 days. If you are not totally satisfied, simply return it within 30 days for a refund of the product purchase price. Call today.

80389 © 2013 by firstSTREET for Boomers and Beyond, Inc.

**SAVE**  
\$35 per month  
with the Freedom 24 Plan.

# A cell phone and medical alert service all in one.

**No Contract**

Now, the original easy-to-use Jitterbug® is also your own mobile medical alert device. Why pay for an expensive, home-based emergency system and a separate cell phone when the Jitterbug does it all at a fraction of the cost?

**SAFER** You just never know when a situation will arise when you need help. You could call a family member or a friend, but they may be unavailable, unqualified to help or unable to locate you. With 5Star Urgent Response® on the Jitterbug, your phone becomes a mobile medical alert device. It's no wonder 5Star® is the preferred choice of renowned safety expert John Walsh. Just press 5 and then \* to speak immediately with an NAED Certified Response Agent. Using patented GPS, these Agents will quickly determine your location, evaluate your situation and get you the help you need. At only \$24<sup>99</sup> per month,

**Save \$35/mo. with the GreatCall Freedom 24 Plan.** Why pay more than twice as much for a home-based emergency system and a separate cell phone when the Jitterbug does it all at a fraction of the cost?

<b>NEW! The GreatCall Freedom 24 Plan</b>	<b>VS.</b>	<b>The Competition's Separate Services</b>
<b>\$24<sup>99</sup>/mo.</b>		<b>\$59<sup>99</sup>/mo.</b>



The only all-in-one cell phone and medical alert device. Available in Silver (shown) and Red.

you'll save hundreds of dollars per year compared to our competitors' separate phone and medical alert services.

**SMARTER** Most cell phones need to be recharged nearly every day. That's why the Jitterbug comes with the longest-lasting battery on the market. With up to 25 days of standby time, you won't have to worry about running out of power when you need it most.

**EASIER** The Jitterbug Plus features a backlit keypad with big buttons and large legible numbers, while the improved speaker ensures all your conversations will be loud and clear. So you'll never find yourself fumbling to make a call or struggling to hear what people are saying.

With Jitterbug®, there are no contracts, no cancellation fees, and you get the support of award-winning, 100% U.S. Based Customer Service, available 24/7. Call the toll-free phone number below to order your Jitterbug today.

To order or learn more, call  
**1-877-553-8032**  
or visit [www.jbugdirect.com](http://www.jbugdirect.com)

Please mention promotional code 50687.



Cell phone savings calculation based on industry leaders' lowest monthly published fees (minutes may vary). Medical alert savings calculation based on PERS providers' average monthly fees. All rate plans, services and applications require the purchase of a GreatCall phone and a one-time set-up fee of \$35. Coverage and service are not available everywhere. Rate plans do not include government taxes or assessment surcharges and are subject to change. No roaming or long distance charges for domestic calls within the U.S. There are no additional fees to call GreatCall's 24-hour U.S. Based Customer Service. However, for calls to an Operator in which a service is completed, minutes will be deducted from your monthly balance equal to the length of the call and any call connected by the Operator, plus an additional 5 minutes. 5Star service may not be available in remote or enclosed areas. You will not be able to make 5Star or 9-1-1 calls when cellular service is not available. 5Star service will be able to track an approximate location when your device is turned on, but we cannot guarantee an exact location. Jitterbug, 5Star, 5Star Urgent Response and GreatCall are registered trademarks of GreatCall, Inc. Samsung is a registered trademark of Samsung Electronics Co., Ltd. ©2013 Samsung Telecommunications America, LLC. ©2013 GreatCall, Inc. ©2013 by firstSTREET for Boomers and Beyond, Inc.

47602

# Putting the fun back in fund-raising

Is your group working too hard for its money? You are if you're spending up to six hours to set up to prepare a meal, serve it and clean it all up. Are you happy with the \$.50 profit on a plate of pancakes?

Our HOA, at Rancho Calevero, has found a way to lessen the work and greatly increase profits. We've discovered "Fairs". This is an event that has a theme and line up of vendors to participate along the theme. First let's talk about how we go about finding your vendors. We found the best source to be the people who advertise in our monthly newsletter. This works well because they've already shown an interest in reaching the mobile home community and are much more receptive since this is their focus.

We produce a special flyer to promote the upcoming fair to the vendors, which gives them a better understanding of the event we have planned. We have three different themed fairs with one fair being repeated twice in a year. In the first quarter, we have the "Home-Improvement Fair". That's followed in the second quarter by the "Healthier Living Fair". In the third quarter, we repeat the "Home-Improvement Fair" as the vendors and residents felt they got so much out of it that the HOA decided to do it twice a year. In the last quarter of the year, we have a Medicare fair, bringing in a number of vendors that sell Medicare advantage programs.

Let's talk about our first fair of the year, which is the "Home-Improvement Fair". This one invites a number of home-improvement vendors to show off their products and meet the residents of our park. It draws handymen, real estate agents, insurance agents and a vast array of vendors representing products used for a mobilehome. This fair is quite successful, which is why it's being done twice a year.

The second fair is the health fair, which brings in the number of health-related vendors and products to improve one's health. The last fair the year in the fourth quarter is the Medicare fair. We sometimes have a guest speaker at the fairs who can deliver good information to our residents regarding the theme of the fair. Many of our residents express their



gratitude for the HOA for delivering an informative speaker on the subject of the ever-changing world of Medicare.

One of the key factors in holding a fair is that the park allows us to use the clubhouse at no charge. We're lucky to have a large clubhouse and can easily accommodate 19 vendor tables with ease. With three fairs under their belt, the HOA team has become accustomed to working these fairs. It takes roughly 45 minutes to set up the clubhouse, then three hours for the fair itself, and another 45 minutes to clean up and take down the tables.

A number of the team members don't stay for the full three hours during the fair but return to help out to clean up and tear down. The fairs have all been held on Saturday mornings from 9 AM to noon. We usually set up the night before and the vendors start arriv-

ing to set up their booth around 8 AM. Refreshments are served during the fair, and we also have two raffles for with a prize of \$25. The vendors pay \$75 to \$100 for a table 30" x 6' long. We distribute two flyers to our residents and make one Robo call to promote each fair. The fairs have brought in \$500, \$950, and \$825, respectively for our first three fairs. The profit from the raffles offsets the cost of refreshments, so most of that revenue is considered profit.

The great part of this program is we plan to repeat the same fairs each year. As long as the fairs continue to be a favorable experience for both vendor and residents, it becomes simpler to rebook the same vendors as time goes on and it makes it easier to increase the size of fair as new vendors express interest. The HOA's goal is to grow a fair to 19 vendors, and if you do the math at \$75 a table, we'd be making \$1,425 per fair. We're very proud that the fairs have become a success with a minimum of effort and a maximum of profit.

Bob Warner, robertwarner2084@gmail.com  
Rancho Calevero, Oceanside California

# Thomas James Construction

# Thomas James Painting

249 N. Brand Blvd, #420 • Glendale, CA 91203  
 818-793-8410 • Toll Free 800-818-1635  
**FREE ESTIMATES!** CA License #843041

Roofing & Siding • All Types of Painting • State Wide Service • Interior & Exterior  
 No deposit required, always hire licensed contractors



**PATIOS**  
**SIDEWALKS**  
**CARPENTRY**  
**BRICK PAVERS**  
**NEW WOOD PATIOS**  
**STAMPED CONCRETE**  
**CONCRETE DRIVEWAYS**  
**CA LICENSE #946491**



**KITCHENS**  
**BATHROOMS**  
**PRESSURE CLEANING**  
**REFLECTIVE COATINGS**  
**STUCCO & TEXCOATE REPAIR**  
**VARNISHING WALLS & CABNETS**

CERTIFIED LICENSED INSURED BONDED

*The "No-Nonsense"* PREVENTION CONTROL SERVICE QUALITY  
*Termite Company*

**WE ARE THE MOBILE HOME SPECIALIST**



**ORANGE OIL**  
 No Lethal Gas No Hotel Stay  
 No Roof or Plant Damage  
 No Boarding of Pets  
 No Removal or Bagging of Food

*Termite and pest control isn't expensive, it's priceless!*

**(714) 635-5111**  
**(800) 455-8283**

VISA MASTERCARD DISCOVER

1201 EAST BALL ROAD, SUITE V, ANAHEIM, CA, 92805  
[www.nononsensepest.com](http://www.nononsensepest.com)



**INVEST IN PEACE AND QUIET**

- Eliminate unwanted noise inside and outside of your house
- Make your home more energy-efficient
- Take advantage of our top-of-the-line soundproofing materials and large on-hand inventory

**SUPER SOUNDPROOFING**  
 455 East Carmel Street, San Marcos, CA 92078  
[sales@soundproofing.org](mailto:sales@soundproofing.org), [www.soundproofing.org](http://www.soundproofing.org)  
**TOLL-FREE: (888) 942-7723**

# INTERFERENCE OF SALES

Forward: Interference of sales in mobilehome parks exists today and we believe when the real estate market is up, interference increases. When you go to sell your home, you best understand what might happen and how to protect yourself.

## Q. Why does interference happen? A. The park wants to:

- *Discourage a seller enough so that he might lower his price.*
- *Discourage a seller so that he will sell to the park or their representative*
- *With enough pressure, sellers may take the easy way out and just leave their home, getting pennies on the dollar from the park.*
- *Direct a buyer to a mobilehome where the park may make money on the sale*

## Q. How does the park owner gain from interference? A. They:

- *Get a mobilehome and the space it sits on, often times at reduced cost.*
- *Often move the mobilehome off leaving just the space. The vacant space is no longer under rent control, i.e. the park may charge any space rent they want.*
- *Often move in a new doublewide or triple wide mobilehome and sell it at a profit – sometimes \$50,000 or more.*
- *The asset value of the park increases whenever income increases (keep in mind that the cost of maintenance and overhead is about \$125.00/space. Anything over an above the \$125.00 is the parks profit). Any increase in space rent results in greater income; thus increased park value. The park wins several different ways. That's why they do what they do.*
- *The park may get money "under the table" from favored real estate companies and/or agents. (This applies to managers more than parks)*
- *Some managers and parks interfere just to be nasty to residents they may not like.*

## Q. How do parks and managers interfere?

- *They use Housing and Community Development (HCD)? Recently one manager phoned HCD complaining about three mobilehomes in a park. HCD came out (without a formal written request) and wrote up all three homes for "health and safety" violations. The manager followed up with a letter to each stating there were serious violations that needed to be resolved ASAP. Also the letter stated that prospective buyers had to be told of the violations. It turns out that each was going to be sold.*
- *Most parks have a sign out front "Prospective buyers must see manager." This way the manager can steer the buyer to look at only certain mobilehomes in the park.*
- *Often management will incorrectly tell sellers that they can't sell their mobilehome. Some state that it is too old and the park wants to upgrade by getting rid of older mobilehomes and putting new homes in their place.*
- *A mobilehome MUST be moved only if it violates the Health and Safety code – unsafe stairs, railings, porches, electrical*

*chords outside, refuse, debris, etc. and it is of a certain age. Age alone is not a criteria.*

- *Another way to interfere with a sale happens when your buyer goes to the manager to be approved. The park must provide a buyer a reason why their tenancy was declined – in writing. There are only two reasons to refuse tenancy – the ability to pay the space rent and the expectation that the buyer wouldn't observe park rules and regulations nor had a history of evictions.*
- *The park legally has 15 days to approve a buyer. Often times they will take longer and your buyer will go elsewhere.*
- *A common happening when you go to sell is the park will give you a list of repairs required before you can sell. This can involve painting the exterior of your home, repairing steps, railings, porch, etc. Sometimes they give more than one list – even within days of escrow closing. All trying to interfere with your sale.*
- *Parks sometimes try to evict people without going through the legal steps required. They try to scare people into leaving and/or selling their mobilehome. Sometimes the resident just walks away from his home. Please note there are definite rules and violations as per the MRL for evictions.*
- *Some managers tell residents they can't sell "By Owner" and should go through a certain company, i.e. the "favored company."*
- *Sometimes management tries to tell sellers their price is too high.*

## Q. What can you do to protect yourself?

- *Know the laws. Read Mobilehome Magazine.*
- *Form an HOA. Mobilehome Magazine will help.*
- *Know that the park may upgrade, but can not force you to move your mobilehome unless there are UNCORRECTED health and safety violations. Those violations only take into account problems OUTSIDE your mobilehome. Wiring, appliances, etc inside can not be included in health and safety violations.*
- *Verify income for your seller or have your real estate agent do it, so you are prepared prior to the meeting with park management.*
- *If the park "pushes" you, you should write a letter to management and the park owner. Usually they won't reply. Then you may have to retain an attorney.*
- *Study the copy of "Sellers Guide." This is available from Mobilehome Magazine and was written by Clay Harrison.*

Of course the above certainly is not complete, but it covers the main ways parks interfere and how parks may gain through this practice.

We at Mobilehome Magazine are very interested to act against interference of sales. If your sale is being interfered with or you know of a friend or neighbor whose sale is being interfered with, PLEASE CONTACT US. We will try to do something about it and we will let other members know its happening by publishing an article in our newsletter "The Voice."

Questions and comments may be directed to Frank Wodley, Publisher, Mobilehome Magazine at 818-886-6479 or fawodley@yahoo.com

# NOTHING TO FEAR

by Attorney Jon S. Heim,  
Reprinted from *COMO-CAL's*  
*THE VOICE* July 2009

Most mobilehome residents lack the legal and financial resources of the owners and management of their mobilehome parks. Many residents fear that, as a practical matter, they cannot effectively challenge a wrongful act or policy of ownership or management, or that if they try they can suffer retaliation. For better or worse the Mobilehome Residency Law, California Civil Code Sections 798 through 799.11 ("MRL," to which all following citations refer) does give park owners wide latitude in setting park rules and regulations.

Nonetheless much of the MRL is intended to give residents a voice in park affairs, and to protect them from ownership backlash for meeting or discussing park issues. In Section 798.50 the Legislature declared its intent "to ensure that homeowners and residents of mobilehome parks have the right to peaceably assemble and freely communicate with one another with respect to mobilehome living or for social or educational purposes." To those ends no park lease, rule or regulation may prohibit peaceable assembly at reasonable hours and in reasonable manners. (Sec. 798.51, subd. (a)(1).) "[P]ublic officials, candidates for public office, or representatives of mobilehome owner organizations" may be invited "to meet with homeowners and residents and speak upon matters of public interest, in accordance with Section 798.50." (Sec. 798.51, subd. (a)(2).)

Homeowners and residents have the rights to canvass and petition the park community "for noncommercial purposes related to mobilehome living" or public elections. (Sec. 798.51, subd. (a)(3).) Homeowners and residents may use the park's clubhouses or recreational halls for these meetings, without additional cleaning or insurance charges if the meetings are hosted by a homeowner or resident, all are invited to attend and no alcohol is served. (Sec. 798.51, subds. (b), (c).) If any of these rights are denied or unreasonably impaired by "any rule, regulation, or other policy" of park ownership or management, any aggrieved homeowner or resident may sue. (Sec. 798.52.)

Many homeowners and residents may be unaware that they have the right to meet not only among themselves, but with park management too on many significant subjects, within thirty days after written request. The meetings may be individual or collective. The subjects include proffered rental agreements, existing park rules, standards for maintenance



of physical improvements, and addition, alteration or deletion of improvements, services or equipment. (Sec. 798.53.) The MRL does not require that park ownership accompany park management to such meetings, but it does mandate that ownership's identity and address be disclosed upon request of a homeowner or lessee (not any other park occupants). (Sec. 798.28.)

Moreover whenever management proposes amendments to park rules and regulations, management must "meet and confer with the homeowners in the park, their representatives, or both," on at least ten days notice. (Sec. 798.25, subd. (a).) In general, however, as long as management does meet and confer it need not accept the views or requests of homeowners. Rather "the noticed amendment to the park's rules and regulations may be implemented, as to any homeowner, with the consent of the homeowner, or without the homeowner's consent upon written notice of not less than six months." (Sec. 798.25, subd. (b).) Thus if a homeowner does not accept an amendment, he or she will be bound by it anyway after a while. That's the provision that gives management such broad discretion in ultimately determining the content of rules and regulations. Homeowners get only a voice, not a choice.

Any rule or regulation imposed without following this meeting and conference process is void and unenforceable. (Sec. 798.25.5.) So is any rule or regulation "that creates a new fee payable by the homeowner and that has not been expressly agreed upon in a written rental agreement or lease." (Sec. 798.25, subd. (e).)

As counsel to both park owners and homeowners, I have often observed how limitations on the latter's legal or financial resources affect the process and resolution of disputes between the two. Those limitations are real and raise fear in homeowners. The foregoing and other provisions of the MRL are intended to bring the balance of powers a bit more square.

However they'll work only if homeowners and residents know and use them. For example, one homeowner may not be able to afford substantial legal counsel, let alone litigation, no matter how worthy his or her cause may be. But that same one homeowner may canvass, petition and meet with others,

and may invite public officials and representatives of other homeowner organizations to those meetings. There they can discuss common interests and issues, and plan lawful, reasonable courses of action. There too they can join together in organizations like a HOA (Home Owners Association), and by so doing marshal the resources necessary to pursue their common rights and important causes.

In this light homeowners have little to fear. But they have much to do and much to organize. The rights given to homeowners under the MRL will have no effect if they are not understood and invoked by those whom they are designed to protect and serve.



## EQUALS



# Form An HOA - MHMag Will Help

Mobilehome Magazine recommends you form a Home Owners Association (HOA) in your park. Here are some suggestions:

a. You need a core leadership group, made up of 3-4 park residents. Volunteers should have a basic understanding of the MRL, should be open and willing to learn, and should be motivated by service rather than ego. Egos have NO place in advocacy.

b. The group need not be formal, i.e. incorporated with the California Secretary of State. We believe simple is better and you can focus on issues rather than protocol.

c. Include all park residents in your meetings and information distribution. You can distribute Mobilehome Magazine once a month with an insert about HOA developments.

d. If you live in a large park, it is helpful to have "block captains" so any flier/magazine distribution work is a team effort.

e. Be an open group. Welcome suggestions and comments.

f. If you have a manager that is an issue, you can have the first series of meetings in a residents home, rather than in the clubhouse.

g. Order an instructional manual from Mobilehome Magazine. We have "how to" guides from two different state-wide organizations - Utah and Minnesota.

h. Always have an agenda for meetings.

i. Keep control of meetings. No one likes a meeting where residents are shouting at one another. One way of keeping control is the use of question cards, written by residents, and submitted to the front table.

j. Have specific goals.

k. Use Mobilehome Magazine to help answer questions you might have in dealing with a specific issue. Perhaps we can write an article that would be helpful.

# \$960??

How much are you paying for TV + Internet + Phone service?

With the huge increase in cable TV prices over the past few years TV, Phone, & Internet has become the most expensive monthly utility for most residents in California.

Planet Earth Satellite offers an alternative from the traditional expensive cable TV, saving residents in California up to \$960 their first year. How much are you paying?

## See for Yourself What Our Customers are Paying

<b>TV Service for two TV's</b>	<b>\$29.99 Per month</b> (120 channels & Free HD)
<b>High-Speed Internet</b>	<b>\$35.00 Per month</b>
<b>Home Phone</b>	<b>\$24.99 Per month</b>

*\*Customers do not have to take all three services to take advantage of this pricing, if you only need one or two of the services you will still get these low prices!*

### **TAKE THE 5 MINUTE PRICE CHALLENGE & SAVE \$960!**

Would you spend 5 minutes to save up to \$960? That's all the time you will need to see what we can save you on your TV, Phone, & Internet service.

#### **The Three Simple Steps for the Price Challenge:**

**Step One:** Call Planet Earth Satellite Toll Free 1- (800) 354-2930  
"You will be greeted on the phone by a friendly live operator"

**Step Two:** Tell Us What You Need!  
Simply tell our sales professional what your needs are  
(how many TV's you have, what speed internet your looking for)

**Step Three:** Compare your price quote to what you are currently paying!

## **Call For FREE Price Quote: 1-(800) 354-2930**



\*Free equipment and installation is contingent on a 24 month agreement for qualified customers

# Robo Calling

## Getting the word out

At Rancho Calevero in Oceanside California, our Park management was looking for a solution to a problem: how to reach everyone in the Park in an expedient manner. This is not an easy task when you have 324 homes to get the word out to. This took three office staff members making phone calls for two hours each, so that was equal to six person-hours. The office came up with the idea of getting a block captain to call 10 neighbors, so this would involve calling 34 block captains. It quickly became obvious that there had to be a better answer.

We found the solution in a service used by most political parties that involved using Robo calling. Using the calling service by the name of Callfire, we are able to call all of the homes within the Park and many cell phones in a short period of time. It's now possible, to make almost 400 calls in less than eight minutes. It takes less than 10 minutes to set up the Robo call. So in a time span of less than 20 minutes we can contact the entire group of residents living in our Park. The cost of the service is quite reasonable, with a 400 number call costing less than \$20. The original intention was to have the service used only in case of emergency such as a water main break. But the service has been so well accepted, that it's now used to announce social events at least once a month.

Let's talk about what's involved in setting up the service. We started by distributing a questionnaire for our Park, asking residents if they wanted to be contacted for emergencies only or social events as well. The vast majority of our residents opted to be contacted for everything. We used the information taken from the questionnaire to build a phone list. The list is segregated in a way that we can call everyone but the emergency only people. Once you build this list of phone numbers, it's important to make an

effort to keep it current. With people moving in and out of the park and getting new cell phones, it's a constant job to keep this list up to date.

We use Microsoft Excel to handle this task. Once a phone list has been updated, the next step in the process is to have someone record the message. The phone message is a standard 60 seconds long. In some cases, we do a 30-second recording and play it twice in the 60-second message. It's important to identify the Park in the first few seconds of the message so people don't hang up on thinking it's a solicitation. All

our messages start with "Hello Rancho Calevero" and this works very well for us. The next step is to get a call set up for distribution. We go to Callfire.com, login and set up our call.

The Callfire website is fairly easy to use and is backed by a top-notch support team should you have any questions. You set up your list of phone numbers, tell them what recording you want to use for your message and when exactly you would like a call delivered. A call can be scheduled a number days in advance and for a specific time of day. The whole process of setting up the call takes no longer than 10 minutes and after that's completed, your call is ready for distribution.

When the residents receive the call, the Park office number is shown on their caller ID.

The system is set up in such a way that it will not play the message until someone speaks into the phone or the answering machine has completed its message. This is important, so everyone receives a complete message.

So if you're looking for a fast and inexpensive way to reach your Park residents, this may be the answer.

Bob Warner, Rancho Calevero, Oceanside California.





**Now 2 Years of Articles  
Available Direct to You  
by 1st Class Mail  
\$.75 /page plus  
\$.50 postage for  
each 5 pages**

## Archived Articles Now Available

Mobilehome Magazine (2011 to present) has published 15 different magazines and about 350 pages of information, information that is still very relevant today.

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

What about those of you who just now have learned about Mobilehome Magazine? We have a solution:

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

Here is the initial list of articles available:

### YOUR RIGHTS

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

### MANAGERS

11. *Retaliation & what to do about it. 1/12 (8-9)*
12. *Interference of sales. 8/13(15)*

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

### TIPS AND SUGGESTIONS

22. *How to choose a contractor. 5/12 (19)*
23. *Resident ownership. 1/13 (12-13) & 2/13(8-9)*
24. *Home improve for seniors easy living. 1/13 (19)*
25. *Remodeling a manufactured home. 2/13 (19)*
26. *Basic manufactured home tips-tricks. 1/13(20)*
27. *The clock is ticking by Myron Hughes. 11/12 (9)*
28. *Should I sign that long term lease. 3/12 (10)*
29. *Seller's guide. 6/13 (6-7)*
30. *Ins & outs of home owner's insurance. 9/12 (5)*
31. *Tips & suggestions. 9/12(15)*
32. *Estate planning. 3/13 (17)*
33. *Aging in place. 3/13 (16)*
34. *Words of wisdom from female reps. 3/13 (10)*
35. *Getting organized. 9/11 (20)*
36. *What to do when you need to refinance. 7/12 (8-9)*

- 37. *Robo calling - getting the word out.* 8/13 (8)
- 38. *Putting the fun back in fund raising.* 8/13 (7)
- 39. *Form an HOA.* 8/13 (13)
- 40. *Who Should You Trust.* 6/13 (12-13)
- 41. *Disability and mobilehome living.* 3/13 (20)

## **42. RENT CONTROL & FEES**

- 43. *L.A. Vacancy Control.* 4/13(19)
- 44. *A tax story.* 4/13 (16)
- 45. *Rent control under siege.* 3/12 (6-7)
- 46. *\$1700 rents for Los Angeles.* 3/12 (8)
- 47. *Chattel mortgage, personal property and real estate.* 4/13(17)
- 48. *Vacancy decontrol.* 5/12 (7)
- 49. *L.A. R.S.O.* 9/11 (11)
- 50. *Property pass through.* 4/13 (15)

## **GENERAL**

- 51. *Investing in mobilehome parks.* 7/12 (10)
- 52. *Bullish on mobilehome parks.* 6/13 (8-9)
- 53. *15 minutes with a Utah Senator.* 1/12 (12-13)
- 54. *Free markets in mobilehome parks.* 5/13 (12-13)
- 55. *Mobilehomes in rental parks.* 9/11 (6)

## **ORGANIZATIONS**

- 56. *Senator Correa's Mobilehome Conference.* 2/13 (14)
- 57. *Los Angeles MH Park Task Force.* 2/13 (11,21)
- 58. *MHOwners Association of America.* 7/12 (17)
- 59. *PHRAA fights unscrupulous park owners.* 11/12 (10-11)
- 60. *The Select Committee on Manufactured Homes and Communities.* 1/13 (5) & 2/13 (6)
- 61. *Tenants Together.* 1/12 (7)
- 62. *Coalition for Economic Survival.* 1/12 (7)
- 63. *GSMOL & MHMag teaming.* 6/13 (10-11)
- 64. *Santa Cruz conference.* 5/13 (10-11)

## **MOBILEHOME RESIDENCY LAW**

- 65. *Mobilehome Residency Law (MRL) 101.* 7/12 (6)
- 66. *How to Use the MRL.* 11/11 (4)
- 67. *SB510.* 4/13 (7)
- 68. *Land lease law vs MRL. FAQ Handbook.* (31)

## **REFERENCE**

- 69. *FAQ & Answers Handbook.* 8/13 (18) \$6.00
- 70. *Additions to FAQ.* 1/13 (9)

- 71. *Book - Mobilehome Wars.* 4/13 (12-13)

## **MHMAG & MISCELANEOUS**

- 72. *Survey on advocacy part I and II.* 5/13 (14-18)
- 73. *Birth of a new publication.* 8/13 (5)
- 74. *Letter to advertisers.* 6/13 (18)
- 75. *Your neighbor, my neighbor.* 6/13 (14)
- 76. *Forced condo conversions.* 9/12 (10-12)

## **ARTICLES BY DONNA MATTHEWS**

1. *Eviction.*
2. *Water.* 9/12(14-15)
3. *Contract Law.* 11/12 (7)
4. *Judges - Pleadings.* 1/13(16)
5. *Rent Control Ord. vs Rent Review Ord.* 2/13 (12-13)
6. *HCD should enforce Title 25.* (5/12(20)
7. *New park owners - New leases.* 6/13 (19)
8. *Pass thru fees.* 4/13(14)
9. *Title 25.* 9/12(8)
10. *Termination of park tenancy.* 7/12 (18)
11. *Mobilehome rental agreement.* 3/13 (8-9)

## **HAVE A QUESTION? ORDER AN ARTICLE**

Ordering is simple. Fill out the form on page 19. In a note, give us the article numbers you want us to send you.

## **COST?**

There is a nominal cost to purchase hard copies of the articles. \$.75 per page plus \$.50 postage for each 5 pages. The FAQ Handbook (# 71) is still \$6. Some articles are more than one page. Refer to the page numbers in the ( ). For example Article #2, Inheritance rights, is 2 pages (10-11). If you need help calculating cost, just send us an email or call us.

## **USE THEM!**

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

# WHEN CAN PARK MANAGEMENT ENTER MY SPACE?

by Attorney Jon S. Heim, *COMO-CAL's THE VOICE* May/June 2009

Some owners and managers of mobilehome parks think they can enter a leased space in order to conduct a general inspection or for any reason they like. However California's Mobilehome Residency Law ("MRL", Cal. Civ. Code, secs. 798-799.11) limits the grounds for entry of land and mobilehomes, and affirms that all but emergency or abandonment entries must respect the mobilehome resident's right of quiet enjoyment.

Management entry rights in leased parks are set by California Civil Code section 798.26. A similar Section 799.2.5 governs entry rights in condominium parks. Under both sections management's right to enter a mobilehome itself is understandably more limited than management's right to enter the surrounding space. "[T]he ownership or management of a park shall have no right of entry to a mobilehome or enclosed accessory structure without the prior written consent of the resident" (Cal. Civ. Code, sec. 798.26, subd. (a)), except "in case of emergency or when the resident has abandoned the mobilehome or accessory structure" (*id.*, subd. (b)). The resident may revoke consent at any time, but must do so in writing. (*Id.*, subd. (a).) These provisions recognize that a resident's mobilehome is his or her castle, like a house.



In recognition of the communal aspects of mobilehome parks, management has greater rights to enter the leased land on which a mobilehome rests. Management may enter a leased space "for maintenance of utilities, trees, and driveways, for maintenance of the premises in accordance with the rules and regulations of the park when the homeowner or resident fails to so maintain the premises, and protection of the park at any reasonable time[.]" (Cal. Civ. Code, sec. 798.26, subd. (a).) If such maintenance requires interruption in utility service for over two hours, management must give residents 72 hours notice of such interruption. (Cal. Civ. Code, sec. 798.29.5.) Otherwise the MRL requires no notice of management's intent to enter. However some leases and some rules and regulations may specify notice beyond that mandated in the MRL.

A right of entry for maintenance of utilities, trees and driveways, or for protection of the park, is sensible because the MRL assumes and most park leases and regulations provide that the park owner will maintain those things. Note however that management may enter a space to maintain the leased premises in general only if the resident does not do so

in accordance with park rules and regulations. Under this provision residents may credibly argue that management may not enter a space just to inspect it or to determine if it is being maintained as required, but rather may enter it only if it actually is not being maintained as required. In short, no "fishing expeditions."

Moreover management entry of a space, even for such authorized reasons, must not be done "in a manner or at a time that would interfere with the resident's quiet enjoyment."

(Cal. Civ. Code., sec. 798.26, subd. (a).) Many mobilehome residents and other lessees may have heard the term "quiet enjoyment" yet know only generally what it means.

In the absence of language to the contrary a covenant of quiet enjoyment is implied in every mobilehome and other lease. "The covenant of quiet enjoyment 'insulates the tenant against any act or omission on the part of the landlord, or anyone claiming under him, which interferes with the tenant's right to use and enjoy the premises for the purposes contemplated by the tenancy.'" (Andrews v. Mobile Aire Estates (2005) 125 Cal.App.4th 578, 588.) However only a substantial interference with a resident's right to

use and enjoy the premises constitutes a breach of the covenant of quiet enjoyment. "Minor inconveniences and annoyances" must be tolerated by residents. (Andrews v. Mobile Aire Estates, *supra*, 125 Cal.App.4th 578, 589.) Thus, for example, occasional maintenance entries and equipment noises would not violate a resident's right of quiet enjoyment, but persistent and unnecessary entries or noises might well.

In this manner the MRL strikes a reasonable balance between management's needs and residents' solitude. Management may enter leased land to fulfill management's maintenance duties, handle abandonments or protect the park, but in so doing must not unduly interfere with a resident's use and enjoyment of the land. Management may not enter a mobilehome or accessory structure unless the resident consents to entry in writing and in advance, the resident abandons the mobilehome or structure, or an emergency arises and necessitates entry. Management can't just barge in and snoop around, and the law protects residents' expectations of reasonable peace and quiet.

# 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

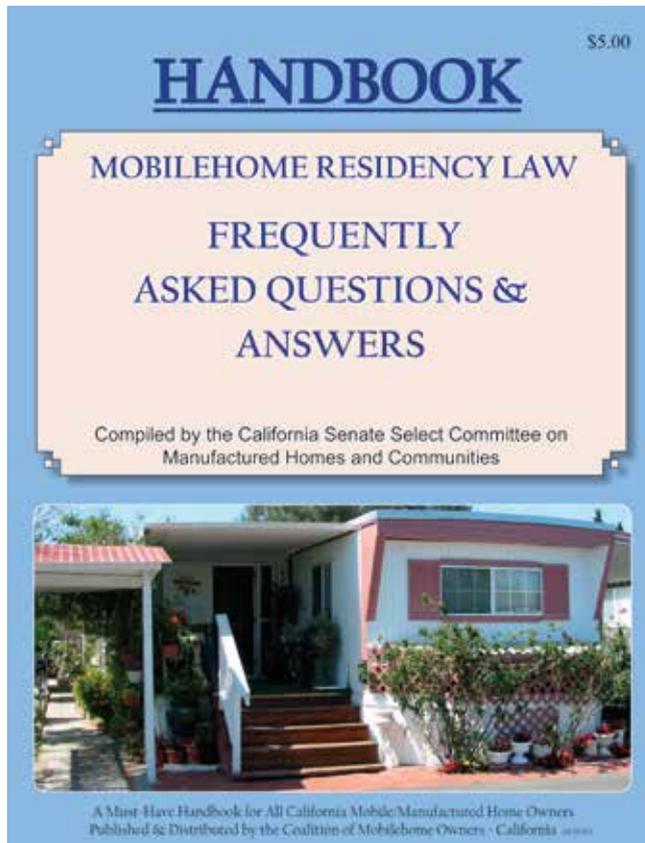
There are several ways you can support Mobilehome Magazine.

### 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.



c. **Please donate.** We publish Mobilehome Magazine on a "shoestring" budget. Last year we distributed 40,000 magazines. 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.

d. **Send us your email address.** We soon will have an email network in California to link residents.

e. **Email or write us.** Tell us how we can improve MHMag. What kind of articles would you like to see? And we appreciate your feedback.

f. Above all, please read Mobilehome Magazine and educate yourself. You need to know the basics and where to

go to get assistance. We will continue providing you up to date, accurate information.

**THANK YOU FOR YOUR SUPPORT!**

## Order / Donation Form (PLEASE PRINT)

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

MAILING ADDRESS: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

SPACE # \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: CA. ZIP: \_\_\_\_\_

PARK NAME: \_\_\_\_\_ PHONE #: \_\_\_\_\_

- I'll deliver magazines in my park. I need \_\_\_\_\_ magazines.
  - Donation Amount: \$ \_\_\_\_\_ Please consider a donation of at least \$2.
  - FAQ Handbook: \$6.00 (delivered to you by first class mail)
  - Articles from pages 16-17. Cost: \$.75 / page + \$.50 postage every 5 pages
- Thank You! Your donation helps us continue our work!**

**INCLUDE CHECK OR MONEY ORDER PAYABLE TO "Mobilehome Magazine"**

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

THANK YOU FOR SUPPORTING MOBILEHOME MAGAZINE

9/13



# Combine Your Car and Mobile Home for **BIG** Savings!



[weibelinsurance.com](http://weibelinsurance.com)  
**1-800-653-5565**  
 Senior Rates • Free Quotes

Mobile Home	Appurtenant Structures	Personal Property	Living Expense	Personal Liability	Guest Medical	Annual Premium
\$60,000	6,000	30,000	12,000	100,000	1,000	<b>\$230.00</b>
\$80,000	8,000	40,000	16,000	100,000	1,000	<b>276.00</b>
\$90,000	9,000	45,000	18,000	100,000	1,000	<b>301.00</b>
\$100,000	10,000	50,000	20,000	100,000	1,000	<b>324.00</b>
\$120,000	12,000	60,000	24,000	100,000	1,000	<b>371.00</b>

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.

