

Mobilehome/Manufactured Home

MH *Life*

*The Voice of
Mobilehome Owners
Network - Sacramento*

JULY 2017
VOLUME 5 NUMBER 7



We Help You Save Real \$\$\$\$

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P.O. Box 3774, Chatsworth, CA 91313

Frank A. Wodley, Editor/Publisher

(818) 886-6479 / (800) 929-6061

Website: www.mobilehomemagazine.org / E-MAIL: fawodley@yahoo.com

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Welcome back to MH Life July 2017. Last month's issue (June 2017) was not published, i.e. there is no June magazine because our publisher was hospitalized. See page 6 for details. We expect to continue publication the balance of 2017. If you'd be interested in helping out, especially by providing useful information for future editions, please step up.

HIDDEN LOSSES (4)

If you think you're safe, then read this shocking article about the losses our Community suffers every year, losses in addition to the rents everyone pays.

AB1269 (5)

AB1269, in our opinion, is the most important legislation introduced in many, many years. It provides mobilehome owners a means to file complaints against their park manager and owner. Although park owners will not have to contribute, and the process of complaints begins July 2019, we still give it our full support. Of course, the park owners group Western Manufactured Housing Communities strongly opposes it. Why? Because park owners don't want residents to be able to challenge illegal park actions. Will it pass? Stay tuned.

BILL OF RIGHTS (8)

It has been seven months since we published our Bill of Rights. We publish it again because it is important to keep our eye on the prize. Many, many parks are violating its provisions and we need to draw a line and provide residents basic rights once and for all.

DONALD DeVORE (9)

We present some suggestions by Donald DeVore, a long time advocate from Colorado. They are sound advice and we should pay attention.

MONEY CLUB (10)

Folks are taking advantage of our new Money Club. You too can save hundreds of dollars. Our member has saved \$1600 over the last year because he 'cut the chord' and uses an antenna and other less expensive services to get TV programming in his home.

REVENUE PRODUCING IDEAS (13-14)

We are always thinking outside the box. Our latest idea will produce revenue for your park organization. So let's partner and make the Community stronger.

HELP WANTED (15)

We have decided it imperative to have a Representative for Mobilehome Magazine in each area we publish. To that end, we are looking for a person who is dedicated to helping folks. The position is a part time (up to 40 hours a month). and pays \$10-\$15 per hour.

SURVEY (11)

We want to hear from you, especially how you think we are doing? Are we on the right path or not. All it takes is a few minutes of your time and a \$.46 stamp.

To God Be The Glory

Our Community Suffers Hidden Loses Every Year

Most mobilehome owners don't realize the huge amount of money lost every year from a) illegal acts by park owners or managers, b) loss of equity via increased rent, and c) loss of protections such as vacancy control. We will put this into prospective below:

ILLEGAL ACTS

Illegal acts by park management include interference of sales, illegal evictions harassment, intimidation, etc. What are the odds of this happening to you.

- Of course, in parks where the manager follows the law, the odds are close to zero. However, in parks where the manager is inclined to break the law, the odds could be as much as 10% or more, i.e. one in 10 homeowners might experience some sort of illegal act by management.
- So what percentage of parks have this type of manager? We'd estimate 30%.
- 30% of parks means 131,000 homeowners, and 10% of those translates into 13,100 homes. Let's assume the average value per home is \$60,000. If even 50% of these either give their home to the park or sell for pennies on the dollar, the loss might be something like $6,500 \times \$40,000 = \$260,000,000$. Of course, this is just a very rough estimate. However, we actually feel this figure is low.

LOSS OF EQUITY VIA RENT INCREASES

Mobilehome owners lose equity in their homes via rent increases. Remember, for every one percent your rent is increased, the value of your home decreases \$1,000. So, if everyone gets a \$20/month raise, that translates into an equity loss of \$2,000. **That's a loss of over \$786 million dollars.**

LOSS OF PROTECTIONS - VACANCY CONTROL

Another way mobilehome owners have lost equity is through park owner efforts to eliminate rent stabilization and or vacancy control. (Do you know what vacancy control is?) Vacancy control is a cap on the rent your park can charge to your buyer when you sell your home. In Los Angeles, the cap is 10%.

So why is this so important if you have it? Remember, for each \$10 rent increase, your equity declines \$1000. If your rent is \$500, under vacancy control your buyer's rent is \$550. This \$50 increase means your equity effectively is \$5,000 less before you sell. However, without vacancy control, the park could increase the buyer's rent to \$1000 or more. A \$500 increase means your home is worth \$50,000 less! Essentially worthless - you may have trouble getting anything for it.

CHULA VISTA - A REAL EXAMPLE

A while back, park owner organizations were trying to eliminate vacancy control all over California. In Chula Vista, although there was a local advocacy group, it was unable to stop the loss of vacancy control. Overnight, all 3518 residents in Chula Vista lost their vacancy control. Now park owners can charge buyers any amount of rent. If the average rent increases just \$200/month, that's an equity loss of \$20,000 per home or \$70,360,000!

A REALITY CHECK

If you think we're crazy, think again. We do our homework. If you disagree with any of the above, let us know. We're always open to learn and report our mistakes.

It's one thing to pay rent, it's quite another to face challenges like interference of sales and other illegal acts, or the loss of vacancy control.

TWO OPTIONS

You have two options:

a) Continue to do nothing. Do not join The Network or another group you trust to do the right thing. Sure, you may save a few dollars, but this is the **ABSOLUTELY WORST DECISION YOU'LL EVER MAKE IN YOUR LIFE**. Park owners love you. They can continue their illegal activities without challenge.

b) Join us now, it's only \$10 for the balance of 2017. We have pledged to serve you. We guarantee results. How many magazines have you received over the years at no cost? And you've had free access to all our magazines online at www.mobilehomemagazine.org and www.mhonet.org.

WE ARE YOUR BEST CHOICE

Who else is alerting you? Who else is talking about interference of sales and other illegal activities? Our state-wide group has been the responsible entity for 55 years, yet so many problems go unchallenged. Let the state-wide group continue to represent us in Sacramento, we will take on the other challenges.

FAQ HANDBOOK

Beginning immediately, anyone joining can receive our 36 page Handbook of Frequently Asked Questions and Answers. It is an invaluable reference. Thousands of mobilehome owners already have a copy. Just add \$2 for postage and you'll receive it by first class mail. Existing members can receive their copy by sending us \$2 for postage.

AB 1269 - Mobilehome Residents and Senior Protection Act

Need for this bill: According to the author, “the only current remedy available to a mobilehome resident when there has been a violation of the MRL is civil litigation. For seniors on fixed incomes as well as low-income residents, litigation is not an economically feasible enforcement mechanism, particularly for any issue that does not qualify for class-action. There are two data points that speak to the need for the bill. A) The State of Washington has tracked outcomes and its annual data from 2011 - 2016 (<http://www.atg.wa.gov/program-statistics-and-case-outcomes>) indicates that 95% - 98% of all complaints for violations of a similar MRL statute are made by residents. B) GSMOL has presented members of the Committee with 990 letters (and 1,299 individual mobilehome residents) regarding the need for the bill. A review of those letters highlight specific violations of California’s MRL. These violations include selective, inconsistent or no enforcement of park rules, including park owners violating their own park rules of “no subletting” by renting out their mobile homes, but not allowing homeowners to rent out their own mobile homes; **interference with home sales**; attempts to prevent homeowners from **use of the clubhouse**, especially for meetings; onsite management failure to keep posted office hours or respond to resident complaints; **excessive bullying and threatening behavior by onsite managers**; and **frivolous charges leading to eviction.**”

Staff comment: This bill would apply Department of Fair Employment and Housing’s (DFEH) housing discrimination complaint procedures to the investigation and enforcement of alleged MRL violations, such as unlawful rent increases or disputes about park rules and regulations. DFEH is the state’s civil rights agency, and is tasked with preventing and eliminating discrimination based on membership in a protected class. It has never had a role in enforcing the MRL, but does have extensive expertise in investigating, conciliating, and enforcing allegations of a wide variety of housing discrimination by landlords, real estate agents, home sellers, builders, mortgage lenders, and others. This includes allegations involving mobilehome parks and residents. While HCD has existing expertise in certain areas of mobilehome law, such as Health and Safety Code violations and titling and registration issues, it has never had a role in enforcing the MRL. Regardless of where a program such as the one envisioned by this bill is housed, it will certainly involve additional training and other resources due to state agencies’ lack of expertise in the MRL.



There are approximately 393,000 mobilehome spaces in the state. This bill would require DFEH to annually assess upon the management of a mobilehome park a registration fee of five dollars for each mobilehome in the park that is subject to the MRL, and would authorize parks to charge this fee to homeowners and residents, although not through a rent increase. This would likely generate a little under \$2 million per year. It is unclear what additional staffing, training, or other resources DFEH would need to implement this program, and whether revenue generated from the five dollar fee would be sufficient.

Publisher’s Comment: We welcome, support and embrace AB 1269. We have been waiting for such legislation since our inception. It is patterned after Washington State’s Manufactured Housing Dispute Resolution Program (<http://www.atg.wa.gov/manufactured-housing-dispute-resolution-program>).

We have been pushing such a program for 14 years, so we welcome this legislation by Assembly member Mark Stone of Santa Cruz.

There are a few concerns however.

- If passed, DFEH has until July 1, 2018 to assess the \$5 per space and until July 1, 2019 to collect monies. At that time they will begin accepting complaints from mobilehome owners. That is a delay of 25 months!
- Park owners will be assessed the \$5; however, they can assess their residents to recover that money. Bottom line, residents are paying for this service. The author claims this is because only residents can write complaints.

Why does it work? Because it requires everyone to pay \$5. We been saying over and over - there is Strength in Numbers!

Will it pass? Of course the park owner’s group (WMA) will strongly oppose AB1269. The last similar bill AB 1803 (Nava, 2010): Would have created the Mobilehome Residency Law Mediation Act, a dispute resolution program within the Attorney General’s Office to resolve disputes related to the MRL. This bill failed passage in the Assembly Committee on Housing and Community Development.

WHAT CAN YOU DO?

You can email or call your legislator and tell them you support and need AB1269. Ask them to support it too.

Golden State Warriors Basketball Team

Well, after reading the title, you must think we've finally writing about something entertaining and interesting, or we've lost our minds. Actually, neither. We're writing about the Warriors because they are successful.

THE WARRIORS SUCCESS

A year ago, ABC7News spoke exclusively with Golden State Warrior's President Rick Welts who revealed the wild success behind the slogan "Strength in Numbers." The Warriors' historic season has been defined by numbers: a 24-0 start, a 54-game home winning streak and a chance at 73 victories. So, it's no surprise that the franchise's mantra remains "Strength in Numbers."

For the Warriors, "Strength in Numbers" isn't just a catchy slogan. It's become a way of life, a way of winning. The way

we operate is the strength of the team and that everybody has a contribution to make and that's really where the strength in Numbers came from. It replaced the "We Believe" era that brought some success, but nothing like what the Warriors and their fans are experiencing now.

APPLIED TO OUR ADVOCACY

There is a direct correlation between "Strength in Numbers" and success. For any business, athletic team, corporation, etc. That's why we've used the phrase so much. When applied to mobilehome owners, our community can be successful only when we are united and working together. Everybody has the ability to contribute something. We Believe just doesn't work in our case. We've got to make things happen on our own. By the way, the Warriors did win the National Championship with 16 wins and only one loss.

Negative Situations We Help You Avoid

Mobilehome Magazine held a private meeting with an HOA in Huntington Beach recently. A few words brought a negative response, namely confrontation, conflict, and divisive. Most of us avoid such situations.

Many situations arise because of park managers that are abusive. Some managers yell, intimidate, threaten, harass and are generally extremely difficult to deal with. This issue is high on our priority list and has been the subject of three Senate Select Committee hearings.

Other things can also get a negative response. We have heard some of our readers were offended with our February MH Life Magazine cover of a group of people with their fists in the air. They were carrying a sign which said: Join Us! We stand united, because divided we fall.

Our goal was not to encourage our readers to 'overthrow'

their park manager or park owner, our goal was to promote unity: United we stand, divided we fall.

We have always encouraged park managers and residents to work together. In fact we've published an article written by a park manager. It suggests we all work together and communicate better. Our philosophy embraces everyone, even park managers. Often times they are mobilehome owners that live in the park. And no one can know everything, that's why we publish MH Life Magazine to help everyone be informed.

By the way, we are now offering all managers a free subscription to MH Life Magazine. Sign up and enjoy!

We are willing to deal with abusive managers and keep our members protected, safe from such negative situations. Use us. Often times, a letter can resolve a situation, especially a letter from an attorney.

Frank Wodley, Publisher MH Life, Hospitalized

On May 14th, Frank Wodley was hospitalized with acute pancreatitis. There were no prior symptoms so this was totally unexpected. Frank wasn't released until June 2nd, almost 3 weeks later. The pancreas supplies enzymes to help digest food. When there is a blockage, the pancreas gets inflamed and can 'eat itself,' causing a severe illness. This fortunately did not happen in Frank's case. The hospital could not determine the cause of Frank's illness.

Frank's recovery will be a marathon, not a sprint. However, Frank is already back working to make sure the magazine continues. Unfortunately, the time for the June issue has

passed, so there will not be a June issue.

You can reach Frank at Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313 or by email at fawodley@yahoo.com. We are sure Frank would love to hear from you.

We at MH Life Magazine can always use more help. If you believe in our cause, please step up and help out. Our staff is totally volunteer.

And don't forget, we receive no grants or other help. Your donations and membership help keep us running.

Free Subscription for Park Managers

Now why would we allow park managers to join The Network, let alone give them a free subscription. Our goal is to promote good relations with park managers.

We embrace those managers that are professional, i.e. they follow the law, treat residents with respect and provide them good customer service.

As a consequence, we will give any park manager a free subscription. All you have to do is fill out the enclosed application. You will receive MH Life Magazine for the balance of 2017. We hope you will read it and find it a valuable resource.

HISTORY

We have always promoted good relationships with park managers. Why not? When park managers and residents get along, everyone's life is better.

INFORMATION

Everyone needs good, accurate information about their rights and responsibilities. We provide more information to the community than any other organization. Let's share that with our park managers. Only good can come of it.

Parks Violating the MRL

Over the last few months, we have discovered several parks that are willfully violating the law. MRL 798.51(a)3 allows residents to distribute or circulate information.

798.51 RIGHT TO ASSEMBLE, MEET, CANVASS, PETITION & INVITE SPEAKERS (a) No provision contained in any mobilehome park rental agreement, rule, or regulation shall deny or prohibit the right of any homeowner or resident in the park to do any of the following: (3) and in a reasonable manner, including the distribution or circulation of information.

RESIDENTS BASIC RIGHTS

The distribution of information is every resident's basic right. Any park manager that thwarts this right is violating the law. It is plain and simple. Hundreds of parks across California receive all sorts of magazines. Most have advertising. The only difference between those magazines and MH life is that we provide information on residents rights. Some park owners and managers are afraid they will lose control if and when residents start realizing they have rights.

OFFENDING PARKS

Here are two of the offending parks:

- Indian Hills, Chatsworth (a Star Management Park)
- Hemet West, Hemet (manager would not allow magazine even in clubhouse)

TIME TO DRAW LINE IN SAND

It is high time to confront parks that break the law. But until we are supported by you, we simply do not have the resources. This is just another important reason why we need your support, i.e. we need you to join. It should be a no brainer! You are not more vulnerable with you join us, you are less vulnerable. We never share your name or information.

If we had the resources, we would confront these parks that violate the law. A letter from an attorney can work wonderfully well. But until now, our hands have been tied for lack of community support.

Senate Select Committee Hearing on Park Managers

Senator Connie Leyva, the chairperson of the Senate Select Committee on Manufactured Home Communities, held a hearing on Manager Training on September 16, 2016. In October and November, we wrote extensively about whether manager training is the solution to the many 'out of control' managers across the state. In our opinion, the solution is not manager training but sanctions and fines against park owners that allow this kind of abuse.

The SSCHC has been publishing Hearing Reports since 1982. We really appreciate this archive of important

information.

The SSCMHC promised a Manager Training Hearing Report before the end of 2016, yet 6 months later it is still not published. We are very concerned and disappointed. We feel the reason could be that the SSCHC might have decided not to publish it because COMO-CAL stood absolutely opposed to both GSMOL and the SSCHC. We have reached out to Eric Guerra, SSCMHC staff person, without reply. We feel all mobilehome owners should be concerned.

Manufactured Homeowner Bill of Rights*

Manufactured-home owners and their families are entitled to enjoy the same constitutional freedoms as all other Americans. Sources: WMA: Western Manufactured Housing Communities Association. NMHOA: National Manufactured Home Owners Association. MRL: Mobilehome Residency Law.



1. Homeowners shall be free to speak, including, but not limited to, the right to distribute informational & educational fliers about the rights of manufactured home owners. (NMHOA & MRL 798.51(a)3). The NO SOLICITATION rule does not apply to park residents or advocacy publications distributed by residents.

2. Homeowners shall be free to assemble (including, but not limited to, the right to organize a home owners' association, the right to peaceably assemble, and the right to hold association meetings at the community's clubhouse to discuss issues of importance to manufactured home owners (NMHOA & MRL 798.51(a)1-2 & 798.15(i)5)

3. Homeowners can expect recognition of their rights to privacy, respect, courtesy and dignity. The goal of management is the contentment, security and peace of mind of residents. (WMA). Managers will treat homeowners with respect and courtesy and in a professional manner. (WMA). This means no shouting, yelling or fighting with residents.

4. Managers will observe residents' rights to privacy (WMA), i.e. they will not come on residents' property, without the appropriate notification, and then only to maintain the driveway, trim trees or read meters. (MRL Sections 798.26 / 798.15(i)7)

5. Management pledges residents shall be free of worry of arbitrary or unlawful termination of tenancy. (WMA). Managers may not threaten residents for any reason, e.g. 'if you don't like it here, then move.' Managers must follow the MRL process when evicting a resident, i.e. there are only 7 legal reasons a resident may be evicted. MRL 798.55-56 & 798.15(i)3.

6. Parks shall establish, in writing, rules and regulations that are reasonable and make them available to all residents. (WMA)/ MRL 798.56(d). Managers will provide residents written documentation, should issues arise, and shall not 'make up new rules or regulations' on the fly. Homeowners are entitled to equal protection under the law, including, but not limited to, the right to the peaceful enjoyment of one's home and the uniform and consistent enforcement of rules and regulations. (NMHOA) MRL 798.25.5

7. Managers shall not threaten retaliation or retaliate against a resident for any reason, including the formation of a Home Owners Association by residents or the filing of a complaint against management. (NMHOA). Representatives of advocate organizations shall have the right to file complaints on behalf of a park resident, if so delegated, by the resident.

8. Homeowners have the right to sue, in small claims court, a manager or park owner who willfully violates any provision of the Mobilehome Residency Law. MRL Section 798.85-86.

*Compiled from the WMA Code of Ethics, the NMHOA Bill of Rights and the California Mobilehome Residency Law by the The Mobilehome Owners Network (www.mhonet.org), P.O. Box 3774, Chatsworth CA 91313. 800-929-6061/818-886-6479, fawodley@yahoo.com.

Some Thoughts by Donald DeVore

Donald DeVore was the State Director of the Rocky Mountain Mobile Home Owner's League, and a long time advocate for mobilehome owner rights (perhaps 40 years). Unfortunately, we haven't heard from Donald since 2008, when he was living in an assisted living facility in Texas.

Donald wrote a book "Mobile Home Wars" which is available thru Mobilehome Magazine (\$15 hard copy). Here are a few excerpts:

FORM A HOA

Every community should have a Home Owner Association. This way you can deal with issues pertaining to you and your community. Historically, most community Home Owner Associations disband and become extinct. One reason for this is it seems that the homeowners are more intent on fighting with each other rather than the real opponent, the landlords.

During the 1980s when I was the State Director of the Rocky Mountain Mobile Home Owners League, I had a good relationship and friendship with Ralph Hoppe, the President of the Golden State Mobile Home Owners League (GSMOL) in California. Ralph Hoppe was one of the founders of GSMOL. We spent a lot of hours chatting on the phone and exchanged correspondence. Every time we got some legislation passed into law in Colorado, he was the first to know what we did. His health failed and he retired.

FOCUS ON GOALS & DON'T FIGHT WITH EACH OTHER

A Home Owner Association is only as strong as its support from members. If you are intent on fighting with each other, then God help you. You don't have a dog's chance of changing anything. The Romans had a theory, divide and conquer. Well, it works folks. You have to set up goals and objectives.

Time and again, I listened to homeowners airing complaints against each other, and someone's pet getting their pet pregnant. Then there were those who wanted to take up time in meetings discussing things like their neighbor watering their lawn and the water flowed into their yard. Folks, there are much more important things to worry about and to fight for. You cannot have this trivial squabbling interrupt your focus and goals.

What many homeowners do not realize is this. You have an outside group of people who will help you turn on each other. The Landlords who have their own organizations and lawyers are experts in injecting infighting among homeowners. They are trained and taught how to control

and destroy Home Owner Associations. You see, if you are organized and strong, then you are a threat to them.

The first rule out of the top ten for the Landlords is; they can always find a few Suckers who will take their side and cause disruption in a Home Owner Association. It happens every time without fail. If you are divided and are fighting amongst yourselves, then the Landlords are sitting back with a big smile on their face without a worry.

MONTHLY PUBLICATION

You need to have a monthly publication so that all homeowners can find out what is going in their area, the state, and the State Legislature. It costs money to put a monthly publication.

HOA'S ACT INDEPENDENTLY

I feel that the individual Home Owner Associations should operate in an independent manner. Each community in different parts of the state has different situations to deal with. This way, you don't have a few people at the top of the state organization telling individual organizations what to do, or how to do it. You already have some of the landlords acting like dictators. You don't need anyone in a homeowner organization to be a dictator also. You need a democratic organization and representation.

EDITOR'S NOTE

Donald DeVore was my friend. We made contact in the early 2000's and was a tremendous source of information, especially historical. He was very disappointed that more hadn't been done to help mobilehome owners. I share that feeling.

I agree with Donald's statements above. Every park should have a HOA. It should be independent. Regional and state-wide groups should act as advisors and support local HOA groups. They should not bully and demand that they control.

MH Life Magazine is critical to protecting your rights. All mobilehome owners need honest, useful information. They need to know who they can call to get answers. They need to know what's happening in their local area and around the state. And they shouldn't rely just on what their manager tells them. Manager's are biased, we are not.

Donald wrote a book called Mobilehome Wars. It is the history of mobilehome living plus some solutions to our plight. It is worth reading. You can get a copy by sending \$15 to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313.

Money Saving Tips



TIP #1: SAVE ON AUTO REPAIR AND PARTS

Most of us have a vehicle, or two or three. Often times an older one that requires more maintenance and repair. We give our first tip for free: we suggest you purchase your own parts. Often mechanics charge 100% more than the cost of the part. Instead purchase parts yourself. Have the shop write down the part number, description and details of your car - make, model, year, engine size, etc. Most will do this for you as a way to keep you happy.

So this is our tip: we know an excellent, check-rated, online source to purchase auto and truck parts at 50% or more. They offer overnight shipping at no extra cost.

TWO EXAMPLES OF ACTUAL PURCHASES

Below are two examples of actual purchases. We can provide the documents to prove it.

Example #1: One member recently bought a catalytic converter for his Honda Accord. His local go-to car parts store quoted \$393 (very expensive, right?), yet, using our source, the member purchased it for \$174. A \$219 savings! That's real money!

Example #2. Another member bought a fuel pump for his Dodge truck. The local go-to car parts store quoted \$230, the member got it for \$79. A \$150 savings! So our tip works with both car and truck parts and provides next day, free delivery in some cases. You can't beat that!

POTENTIAL SAVINGS

Based on the findings of CarMD, we estimate the potential savings of this tip at about \$150/vehicle per year. That's real money you may not otherwise have saved.

TIP #2: SAVE ON CELL PHONE SERVICE

Our neighbor discovered a terrific company that offers budget cell phone service, and it is a check-rated provider. They offer service for just \$15/month. You can't beat that price. And it is month to month, i.e. no long term contracts. In fact, we're going to try it ourselves.

Potential savings: We estimate at least \$15/month or \$180/year. Again, that's real money.

TIP #3: CUT THE CORD & SAVE THOUSANDS

Another tip involves cutting the cord, i.e. getting rid of your cable service, whether Dish TV, Direct TV, Spectrum, etc.

For example, member signed up for Direct TV on a two year contract. His basic bill grew to \$135. Remember, that's only for TV service.

Fed up with the high cost and constant hassles, he discontinued service and installed an antenna. Now he receives over 200 channels FREE. It doesn't cost him a nickel, only the initial cost of hardware. About \$100-\$150.

Potential Savings: About \$100/month. That's \$1200/year! A huge savings and it all started by 'cutting the chord!'

TIP # 4: GET TV & MOVIES FREE

Of course, you can purchase additional hardware that will record over the air (OTA) signals. Plus, there are a myriad of options for month-to-month paid programming, including Netflix, Sling, Playstation, Directv Now, etc. We will help you sort through these when you choose Tip #4.

Tip # 5: There is even a way to get movies and tv shows free. We can show you the ins and outs.

SUMMARY

On average, 15,000 homes per month receive MH Life Magazine. That's about 42,000 readers. Many are on fixed incomes or are low income. We guarantee our tips will help the majority save money. The potential savings for the mobilehome community is huge.

We are asked by residents all the time: What can I do to protect myself? Today, the answer is simple: Join our Network. Now you can be better protected and save money at the same time. It should now be a no-brainer. Help us grow The Network into a powerful advocate in California.

You won't be sorry!

Survey

MOBILEHOME MAGAZINE

Mobilehome Magazine administers The Network (www.mhonet.org), and publishes MH Life Magazine. Previously COMO-CAL, we've been advocating now since 2004.

OUR PHILOSOPHY

We believe in:

- Strength in Numbers
- Knowledge (information) is Power
- Communication / Education
- Unity (Teamwork)
- A viable means to enforce the MRL

OTHER

We are now offering ways for our Community to save hundreds, if not thousands of dollars via the Money Club, park newsletters and MH Life Magazine.

OUR PATH

Along with providing the Community information, another goal is to provide enforcement of the MRL, i.e. to confront park managers when they violate the law, especially when they interfere with sales, deny the basic rights as outlined in our bill of rights, evict illegally, harass, intimidate, and retaliate.

SURVEY

We often take surveys to get a feel what's happening. This in turn helps us help you. Please, everyone, for a \$.46 stamp you can be heard. Use the back of this page (the application) to tell us who you are. Please consider joining - it's only \$10 for the balance of 2017. Or \$12, to receive our 36 page FAQ Handbook, an invaluable reference.

YOU & YOUR PARK

Rate the quality of your life in your park? Excellent____, Good____, Fair____, Poor____

If you haven't joined us yet, is because you're happy and content and don't want to be involved? Yes____, No____

Do you feel your manager breaks the law? Never____, Sometimes____, Often____

Do you realize any park can be sold to a new owner overnight? This means new management. The quality of life in your park could change. Yes____, No____

Do you believe all California mobilehome owners face similar challenges? Yes____, No____

Do you believe we are a Community and we need to stick together, i.e. an attack on one of us is an attack on all of us? Yes____, No____

Do you believe, in general, what happens to one mobile-home owner can happen to anyone? Yes____, No____

MH LIFE MAGAZINE

Do you believe Knowledge is Power? Yes____, No____

Do you read MH Life Magazine? Yes____, No____

Would you like us to provide a list of recommended local businesses that provide you services and goods? Yes____, No____.

Do you support the Money Club? Yes____, No____

If you have tips to save money, will you share them with us? Yes____, No____

Do you support MH Life Magazine and want it to continue providing information to the community? Yes____, No____

BILL OF RIGHTS

Do you support our Bill of Rights? Absolutely____, Kind a, No____

Have you posted a copy on your park bulletin board? Yes____, No____

OUR PATH

Do you support 'Our Path' as outlined above? Yes____, No____

Do you believe we can accomplish these goals if we have the support of the Community? Yes____, No____

WILL YOU SUPPORT US?

Will you support us, i.e. volunteer to help? Yes____, No____

Will you promote membership to your neighbors and friends? Yes____, No____

Will you help deliver magazines in your park? Yes____, No____

Will you hold a meeting in your park? Yes____, No____

Will you invite our representative to speak in your park? Yes____, No____

Benefits of Membership in The Network

IMMEDIATE BENEFITS

- Monthly issue of MH Life Magazine
- Access to Help Line (818-886-6479)
- Access to member website
- Knowledge that someone is working to protect your rights.
- A 36 page Frequently Asked Questions and Answers Handbook. It is a must-have for all residents (must have 20 members in your park). Existing members can receive the Handbook, just send us \$2 for postage.
- A free tip that will help you save your hard-earned money and will pay for your membership many times over. And more tips to come - all free.
- We offer a 90 day guarantee.

YOUR CONCERNS

Question: Is my information kept confidential? Absolutely.

Question: I'm reluctant to provide my phone number.

Answer: Don't be. We will not call unless it is an emergency.

When do I renew? On or before 1/1/2018. We will not send out renewal notices. When you renew, there is no need to fill out an application again unless your information has changed. Just send us a check, with your membership number on the

memo line.

Still reluctant to join. Then at least do your part and send us a donation. We will destroy your information so it will be anonymous.

OUR GOALS

- To offer you a low cost way to protect your rights.
- To UNITE mobilehome owners
- To get everyone working together & more efficiently
- To provide you a viable means to enforce the laws already on the books (MRL).
- To challenge park owners and managers who are violating the law.
- To donate profits from Mobilehome Magazine to your community.
- To better serve you by offering much more than just advocacy.
- To provide resources to those who support us.
- To provide you money saving suggestions you can use to improve your financial situation and diminish some of your stress.
- In the future, to provide you more suggestions to save money and improve your lifestyle.

Network Membership Application

NAME: _____ Date: _____

MAILING ADDRESS: _____ E-MAIL: _____

SPACE #: _____ CITY: _____ ZIP: _____

PHONE #: _____ PARK NAME: _____

____ Network Membership (expires 12/31/2017). (\$10) \$ _____

____ Please send me the 36 page FAQ Handbook + Membership (\$12) \$ _____

____ Please send me my free Tip (refer to page 10). Tip # _____ \$ _____

____ I believe in the cause and your good work. I want to donate. \$ _____

____ I will help out. ____ I will deliver magazines. ____ I will get members.

Make Checks Payable to: **Mobilehome Magazine**

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

7/2017

Park Newsletter

Just what is a park newsletter? It is usually a product of a recreation club, or park management, but also sometimes it is produced by a home owners association (HOA).

The Network is now offering any individual or group in any mobilehome park across California a free newsletter. We put it together with your text and graphics, we print it and deliver it to you for distribution in your park.

BENEFITS OF A PARK NEWSLETTER

A park newsletter helps to bring residents together. It often contains a calendar of park events, photos of recent meetings or gatherings, and other happenings are published.

Now you don't have to rely on a company whose only interest is making money from their ads, nor do you have to pay for the printing if you're the one paying.

Plus, as the newsletter will contain ads, you will benefit from profit sharing. The profit sharing will help compensate anyone contributing to the newsletter. No other organization can make this offer. We can, because we have your interest as our #1 priority.

NEWSLETTER Vs MH LIFE MAGAZINE?

Is there a conflict having two different magazines in one park. In fact the answer is simply No. Our vision is as follows:

- MH Life Magazine would contain important information from regional leaders. It would contain ads from businesses that serve residents in the region,

rather than a small local area. All advertising would be in full color.

- A park newsletter, one that is delivered to all residents of a park, would be produced by a park resident (the editor). It would contain information of interest to park residents like calendars, photos of previous events, birthdays, etc. The park HOA would also provide information.

ADVERTISING IN PARK NEWSLETTER

A park newsletter is seen only by residents of that particular park. Of course, a local business would benefit by promoting itself in such a publication. In fact, any business frequented by park residents would be a prospective advertiser. Advertising rates would be predicated on the number of spaces in each park, i.e. on the number of copies printed.

One advertiser charges 18 cents/space for a full page ad, 9 cents for a half page ad,

WHAT IF YOUR PARK ALREADY HAS A NEWSLETTER?

That's an opportunity. If your HOA or a park resident produces it, we're sure they would welcome the financial benefits we offer. And if management is putting out the newsletter now, we would welcome it if they would work with us instead of the company that provides them the magazine now. And they would share in any profits, just like an HOA or an individual who was doing the work.

Earn Up To \$15/hour As Our Representative

We are looking for someone dedicated to helping mobilehome owners who will be the 'face' of MH Life Magazine and The Network. This is a part time job - perhaps up to 40 hours a month.

Requirements:

- Passionate about our cause
- Has computer & internet. Not afraid of technology
- A people person / Good communicator
- Responsible, honest, trustworthy
- Go-Getter /

Responsibilities:



- Promote MH Life and The Network
- Call contacts in parks, visit parks, call meetings
- Be the face of MH Life and The Network

Compensation: \$10-\$15 per hour depending on qualifications

Who: Anyone - mobilehome owners, their kids, college students, i.e. anyone that has the passion to do a good job

Apply: Call or email Frank Wodley at 818-886-6479 / fawodley@yahoo.com..

Don't Call Them Trailer Trash

Although the phrase “trailer trash” is catchy and kitschy in describing mobile home living, this revealing peek into a stereotype that has dogged the mobile home since its earliest days challenges that label and defends the honor of the trailer home. Via nearly 400 colorful and fun images including 300 postcards, home advertising, emblems, newspaper articles, memorabilia, and other items of interest the novel point is made: the mobile home most assuredly deserves greater respect. Ten chapters explore features of mobile home living from the history, residential parks and amenities, and mobile mansions to interior and exterior designs, and the people who live in them. So, keep an open mind. You may come away with a new attitude about the mobile home.

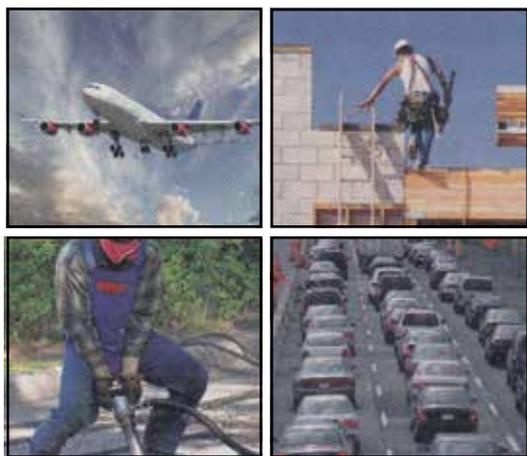
From the editor: A few weeks ago Schiffer Publishing send us a copy of ‘Trailer Trash.’ Although this is not about mobilehomes we still liked it. It is a ‘coffee table’ book and very entertaining. So much that we purchased a few copies to sell to our readers. If you’d like more information, go to https://www.amazon.com/Dont-Call-Them-Trailer-Trash/dp/0764352334/ref=sr_1_1?ie=UTF8&qid=1497285850&sr=8-1&keywords=don%27t+call+us+trailer+trash.

If you’d like a book, just send a check \$25 made out to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313. We’ll promptly mail you a copy.

Don't look for
someone who will
solve all
your problems.
*Look for
someone who
won't let you
face them
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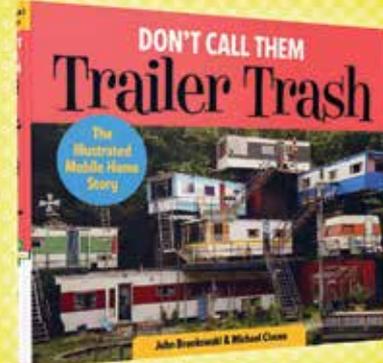
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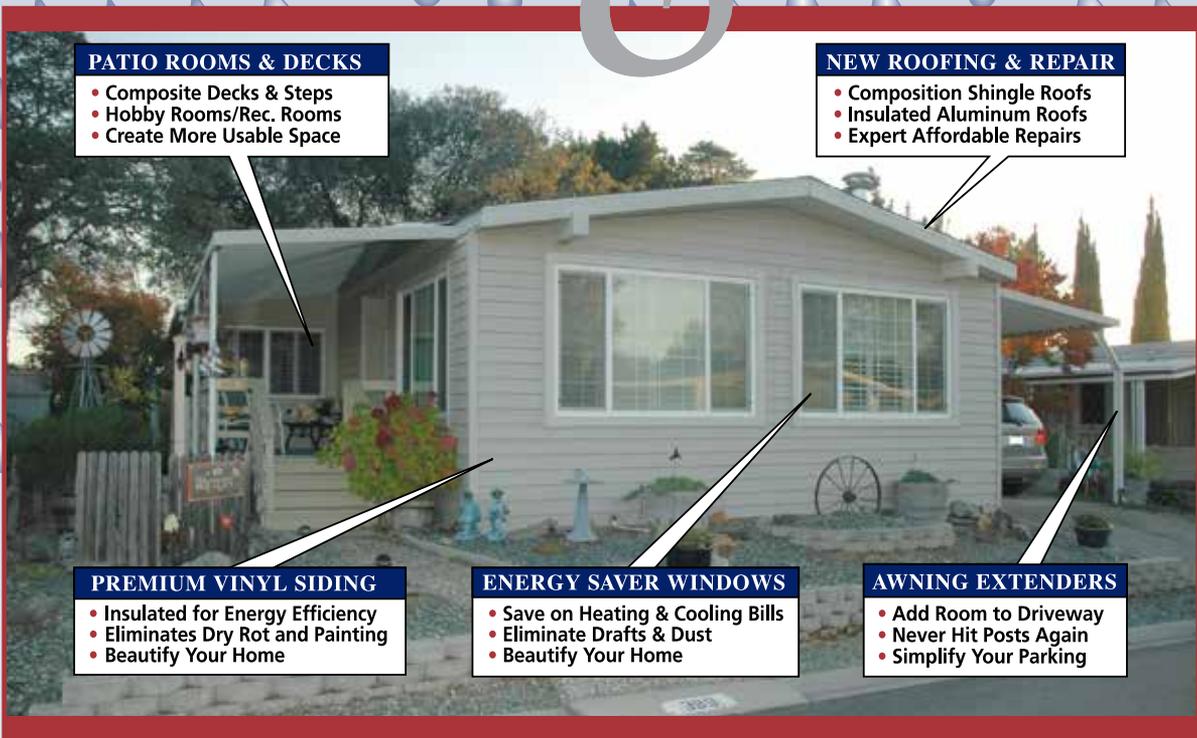


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