

The Coalition of Mobilehome Owners

MH *Life*

Advocating for Mobilehome Owners

ORANGE COUNTY

JULY 2016

VOLUME 4 NUMBER 7

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MANUFACTURED/MOBILEHOME OWNERS
IN CALIFORNIA





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Mobilehome Residency Laws - Do They Serve Us?

Have you ever questioned the laws in the Mobilehome Residency Law (MRL)? We have! For example, why is 'eviction' the only option when a resident continues to break a rule or regulation? Eviction is a very harsh punishment and often leads to the loss of a resident's home. Isn't this a cruel and unusual punishment (a punishment that is considered unacceptable due to the suffering, pain, or humiliation it inflicts on the person subjected to it) as described in the 8th Amendment to the Constitution? We think so!

HEARING ON ENFORCEMENT 1987

You might ask why are we writing about a Hearing that took place 29 years ago. The answer is simple. Much can be learned from history if you look for it. The Hearing was actually about Enforcement of the Mobilehome Residency Law; however park owners and the WMA spoke about enforcement of rules and regulations in parks, a quite different subject. They did bring up the issue of eviction being their only option to enforce rules and regulations, which is our topic today:

Craig Biddle, a representative for Western Manufactured Association, the park owners advocate, testified as follows:

“Senator, we would like, our association would like, to work with this committee and with GSMOL to see if we can come up with some type of solution (for enforcing park rules and regulations) short of eviction. I know it will be unusual for me to say this to you, but short of going to the attorney, short of getting the funds from both sides and short of the eviction and the court proceedings, if we can devise something like that so that we can have enforcement of the park rules for the tenants as well as for the management, we'd like to work with you and with GSMOL and hopefully we can work out some type of effective mechanism to do this.”

Additionally, Bill Scheinfurth (currently an active WMA member and leader) stated:

“Our management philosophy is we never want to evict anyone. We would love to enforce rules, but we don't take any great pleasure in serving notices or giving anyone a hard time. We're finding that our people want us to take a much more active role in enforcing the Mobilehome Residency Law against the very few residents that cause problems, and we're finding it very difficult to do so....The remedies provided by the Mobilehome Residency Law are either too lenient or too strict (eviction).”

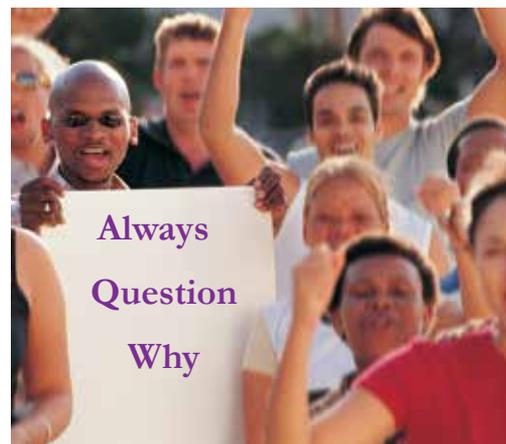
HERE WE GO AGAIN

Twenty-nine years ago the park owners group was asking the Senate Select Committee to help find other options to enforce park rules and regulations besides evicting people! Can you believe it? So what has happened the last 29 years? NOTHING! Folks are still being evicted for rule violations. Some are losing their homes. When will we get it right? We

had a huge opportunity to make some progress that would benefit both residents and park owners and managers, but someone dropped the ball. They held the Hearing, went home and nothing was done. Another opportunity missed and it's not the first time.

UNSCRUPULOUS PARK OWNERS

Unscrupulous park owners love the fact that nothing has changed. They can legally use the system to enrich themselves simply by finding a resident who isn't following the rules and regulations (that's everyone) and then evicting them to get their home for little or nothing. Sometimes, the resident just decides to sell to the park and walk away rather than going to court.



ANOTHER QUESTION

Another Law is about approval of home buyers, i.e. potential resident. The law states the park must approve a potential resident before they can move into the park and one criteria is whether or not they can pay the rent. Some parks use a 3-times criteria, i.e. the buyer must have an income at least three times the rent. You may ask, why do they have so much power? Is it because the park is afraid a resident may not pay the rent and the park will lose that revenue? We believe the answer is NO!

This situation is unlike someone renting an apartment. In that case, a tenant could walk away without paying rent and yes, the landlord may be out revenue. However, we don't think this has ever happened in the case of a mobilehome. The park always has the mobilehome, often times worth hundreds of thousands of dollars, surely enough to pay back rent and legal costs!

DOWNSIDE FOR RESIDENTS

Of course this situation is an opportunity for an unscrupulous park owner to interfere with a sale and to take someone's home for nothing or pennys on the dollar.

We must stop these acts. We can only accomplish this goal by modifying existing legislation.

and viable organization. He wanted GSMOL to continue to protect MH owners in California.

When Frank started speaking out in 2003, GSMOL had already lost 75% of its membership; however he discovered its leaders had no idea how to save it. That's why, in 2004, Frank suggested President Steve Gullage step down and be replaced by someone who could turn GSMOL around and rebuild it. When that didn't happen, Frank chaired a committee of eight GSMOL managers and wrote a comprehensive report suggesting ways to turn GSMOL around. The GSMOL Board rejected it. In the next board meeting a financial report was presented by GSMOL's CPA. Here is a portion of that presentation:

“The threat is (GSMOL) running out of money. Because the trends are undeniable. The last several years you have been losing a couple thousand members a year and it is getting to the point to where you look at the expense trend line you have cut about as much as you can cut. Cost in some areas have remained the same. So it really comes down to getting more members for this organization to continue on.”

This was the 'last straw' for some. One manager resigned saying: *“Your failure to alert the general membership or even manager types such as myself until now is, in my opinion, unconscionable, and constitutes a significant breach of trust between you and the GSMOL membership.”*

Only after Frank and others fought for positive change was COMO-CAL formed (11/2004), and the Magazine (9/2011).

Statement #3: Frank Wodley is the only person who has spoken out about GSMOL's leaders inability to keep GSMOL viable and strong.

Answer: **FALSE.** Many have spoken out against GSMOL's leadership, including Gerry Lenhard, ex GSMOL president, George Smith in 1999, Ralph Weber and Tom Lockhart in 2004, Milt Burdick in 2006, John Bertaut and Terri Pohrman in 2016 and many others. George Smith's judgement against GSMOL was published in the Californian; however he then left the organization and didn't follow through and neither did GSMOL members, so the 'bad apples' continued their destruction of GSMOL.

Statement #4: COMO-CAL has always been in competition with GSMOL and wants their members.

Answer: **FALSE.** We have never been in competition with GSMOL. The focus of each organization has always been different. GSMOL is primarily in Sacramento. COMO-CAL's focus is education, communication and Unity. And our goals have always been to provide MH owners with a viable form of enforcement, to work on issues such as interference of sales, management problems, and distribution of literature.

In fact, we always keep GSMOL informed. For example, the following letter was sent to the GSMOL BOD in 2005 when COMO-LAC went state-wide as COMO-CAL:

“We want to give all mobilehome owners across the state access to our services and a voice for others to hear. Our policy has been to publish articles sent to us by our members and we

will continue this policy. We feel we can make a positive contribution to mobilehome owners in the areas of education, and enforcement of current laws. And we will continue to make mobilehome owners aware of happenings here in L.A. County and around the state. We are an organization for our membership, by our membership. Our members are our eyes and ears and they have done a great job this last year reporting problems to us.

“We are aware that there may be a perception this change means we will be in competition with GSMOL and CMRAA, both statewide organizations; however our emphasis is entirely different.”

Statement #5: The MH Community wants COMO-CAL and GSMOL to work together.

Answer: **TRUE.** We have surveyed the Community many times. MH owners (87%) absolutely want GSMOL and COMO-CAL to work together. See Mobilehome Magazine, April 2014 pages 8-9.

Statement #6: COMO-CAL won't work with GSMOL?

Answer: **FALSE.** COMO-CAL has worked with GSMOL many times throughout the years. In fact, COMO-CAL has reached out many times to work and/or help GSMOL. Here are just a couple examples:

Both organizations worked to defeat Proposition 199 in 2006 and Proposition 98 in 2008. In 2009, COMO-CAL attended three Summits with GSMOL and other advocates and supported GSMOL's legislation, both in principle and in action (with post cards to Sacramento).

Since that time, we have offered to help GSMOL rebuild, offering them the use of MH Life Magazine to promote their organization and build membership. Recently we offered to work with them on legislation. See page VII.

So what happened? In every case, GSMOL leaders rejected our offers. In fact, over the years the GSMOL Board of Directors has rejected almost all suggestions from all sources, including suggestions from their own members and managers.

Statement #7: GSMOL never writes about COMO-CAL?

Answer: **TRUE.** GSMOL has never mentioned COMO-CAL in its publication, the Californian, over the last 12 years. Why? In our opinion, because its leaders want the MH Community and GSMOL members to believe GSMOL is the only advocate in California. In fact, we often see that very statement in print. Of course this isn't true, COMO-CAL has been helping MH owners since 2004.

Statement #8: GSMOL never criticizes COMO-CAL or MH Life Magazine.

Answer: **FALSE.** We believe GSMOL leaders take every chance to 'bad mouth' both COMO-CAL and MH Life Magazine behind our backs. We are privy only to a small percentage of what goes on. Here are just three examples:

- In one email, a GSMOL Board member suggested her area members not read MH Life Magazine and throw it in the trash, insinuating that it wasn't factual or accurate (like the National Enquirer).
- In a letter to all GSMOL leaders and members, MH Life was attacked saying our statements about GSMOL's health was 'based on rumors and innuendo,' are 'vicious falsehoods', libelous statements and that we 'actually seek to weaken or injure us (GSMOL). They urged their members not to listen to those who base their "reporting" upon rumors, speculation and ill will. The "theories" (of MH Life Magazine) are nothing more than that.'
- During the 2014 Convention a GSMOL board member said COMO-CAL and MH Life Magazine were both failures.

Please note our response below in Statement # 9.

Statement #9: Our statements about GSMOL are baseless and we have no proof they are accurate, or true.

Answer: **FALSE.** We know whatever we print in MH Life Magazine must be accurate, honest, and true; otherwise we could be sued for libel.

To that end, we have documents to support every statement we have published about GSMOL. And we are willing to debate anyone or even go to court to prove it. GSMOL leaders have never confronted us about anything we've written in the magazine simply because they know everything we've written is accurate and truthful.

It is a fact that GSMOL leaders have failed to keep GSMOL strong and viable. They and their few supporters are solely responsible for the loss of members, revenue and resources. (One resource, the building in Garden Grove, was sold for \$775,000. As of December 2015 only \$28,000 remains!) They have conspired to cover-up the truth and have wanted everyone to believe COMO-CAL and MH Life magazine are the villains. We are not. In fact we should be applauded for our efforts to stand up to these 'bad apples.'

Statement # 10: COMO-CAL writes about GSMOL in every magazine.

Answer: **FALSE.** Actually we've published only three articles about GSMOL in 2016, and three in 2015. The ten articles in 2014 and twelve in 2013 were all supportive of GSMOL.

Statement #11: COMO-CAL wants to destroy GSMOL.

Answer: **FALSE.** We have no aspirations to take over GSMOL. We are a 501(c)3. We can't lobby! We have always supported GSMOL because it is critical MH owners are represented in Sacramento and no organization has the experience and expertise like GSMOL.

Statement #12: COMO-CAL bashes GSMOL.

Answer: **FALSE.** We have never 'bashed' GSMOL, the organization; however we have fought to expose those who

would destroy GSMOL and deceive the MH Community. These efforts first began in 2004 when Frank Wodley asked Steve Gullage to step down as President of GSMOL because a) he had no plan to turn GSMOL around, and b) under his leadership GSMOL had lost thousands of members. This trend has continued up to the GSMOL 2016 Convention.

Statement #13: Our effort to expose GSMOL's 'bad apples' has been well received by all MH owners.

Answer: **FALSE.** A recent survey indicates GSMOL members have, for the most part, continued to support their leaders, in spite of the facts. However the non-GSMOL community, for the most part, has appreciated our efforts to inform and educate and our recent Survey indicates they want us to continue to speak out.

Statement #14: Some GSMOL members have begun to question their leadership.

Answer: **TRUE.** Finally some are listening to us. We were excited to see several attending the 2016 Convention asked hard questions of their leadership. We hope that continues.

Statement #15: Our hope is that GSMOL survives.

Answer: **TRUE.** We need a strong presence in Sacramento. But we feel GSMOL can not and will not survive under its present leadership. Some in the GSMOL community now realize that. Unfortunately, without pressure from its members, GSMOL leaders will not make the changes necessary to be strong and viable. A good first step would be to replace the 'bad apples.' Then make GSMOL the lobbying arm of a new reorganization. Let them do what they do best.

Statement #16: The Regional Group Plan benefits GSMOL.

Answer: **TRUE.** Under the Plan, GSMOL continues to lobby in Sacramento with funding from regional groups, i.e. no longer does GSMOL need to beg and claw for members. There is 'automatic' funding. What can be better than that?

Statement #17: GSMOL leaders would be wise to think about a reorganization.

Answer: **TRUE.** Let's not make the same mistakes that got us here. We can't continue to put all our trust in a handful of leaders. We can't allow them to have so much power. It's like the federal government vs state government. There is a place for a group like GSMOL, but it should be very limited, e.g. lobbying. Local 'governments' in different areas around California should be the new norm. Let them help Home Owner Groups in their area solve local problems. We can't expect a state-wide group to do everything.

Statement # 18: Everyone reading MH Life should consider the Regional Group Plan for their area.

Answer: **TRUE.** The Sacramento Area Coalition and Sacramento Mobilehome Living is a terrific start.



GSMOL Convention & the Magazine's Offer

GSMOL held its biannual Convention in Sacramento on April 8-10th. This year some attending were prepared to ask some revealing questions about the organization. MH Life Magazine was provided to many.

Some positives came out of the Convention. In fact here is a letter COMO-CAL's Board of Directors sent to the GSMOL Board on April 14, 2016:

Dear Board of Directors:

Congratulations on a successful GSMOL Convention. We're especially happy to see the One Member One Vote pass. It is step towards a democratically run GSMOL, which we've always favored. And it was a pleasant surprise to see you've hired Esperanza Ross to replace Brian Augusta as lobbyist. It is critical that GSMOL spearheads efforts in Sacramento on behalf of the mobilehome owner community and we understand Ms. Ross is anxious to be involved.

Recently COMO-CAL presented a Survey to several hundred in the mobilehome community. One topic was transparency, which we feel is critical to any non-profit's success. We understand GSMOL Convention delegates voted to begin publishing a current financial statement in every upcoming issue of the Californian. We support and applaud this 100%. Many of over the years have asked this be done (it was also common to see financial statements in the Californian during the early years). Members need to trust their leaders and providing members critical information about the status of GSMOL can only lead to better relations between the GSMOL BOD and GSMOL members. And we know it will improve the relationship between COMO-CAL and GSMOL. Nice job!

Most folks don't remember what happened in 2009. That was the year when lobbyist Maurice Priest left GSMOL. He was replaced by Christine Minnehan and Brian Augusta and their hiring led to three Summits in early 2009 between GSMOL, COMO-CAL and other advocates. The goal of the Summits was to get all of us on the same page, at least with regards

to legislation. We think, for the most part, it was successful. COMO-CAL and GSMOL communicated and worked together for a common goal. We stood as one, promoting legislation that would help mobilehome owners and opposing legislation that would harm mobilehome owners.

We feel, with the hiring of a new lobbyist, i.e. Esperanza Ross, our organizations have another opportunity to work together. Not only would it be a win-win for GSMOL and COMO-CAL, but it would be a win for those we serve, namely the mobile-home owner community.

That being said, we propose GSMOL and COMO-CAL immediately start a dialogue. The goal would be to set a time, place, and an agenda convenient to both organizations, to once again meet and confer. After all, nothing ventured, nothing gained. And perhaps we can find other areas of mutual interest where we can work together. The community wants and needs us together, not divided.

Again, congratulations on your Convention. We look forward to working with you in the future.

Sincerely, Frank A. Wodley, President, Sam Meng, Secretary, Rose Rosales, Treasurer

We feel the Convention was a good, first step to getting GSMOL on track to help MH owners. We support GSMOL and their expertise over the years in Sacramento and feel lobbying is what they need to focus on.

We also have ideas how to "build a better mouse trap" to get advocates working together, not against each other. If GSMOL accepts our offer to sit down, we hope they will be open to a major reorganization of advocacy in California. It will encourage everyone to participate. Yes, there is room for everyone! And our plan eliminates the divisiveness and competition that has existed for too many years. Those of you reading this article, please support the Regional Group Plan.



Meet Paul Masminster - Mr. 'Take Them To Court'

ome Park, a Kort and Scott owned park. He has been an advocate for mobilehome owners for sixteen years. Paul is the past V.P. of COMO-CAL, helped form the South Bay Alliance with Frank Wodley and Scott Hoaby, and is working with us to help form regional groups. He has spearheaded the fight against his park management company, Kort and Scott, on such issues as sewer spills, electric issues, water drainage, overall maintenance of the park and high rents under the HOA name "Save Our Souls."

FAILURE TO MAINTAIN LAWSUITS

Kort and Scott are notorious for not maintaining their parks and Royal Western was not an exception. In 2006, Paul filed a failure to maintain lawsuit against Kort and Scott Financial Group (KSFG) using the 'go to' attorney group for failure to maintain, namely Endemen, Lincoln, Turek, and Heater. He won a settlement of \$1.4 million for himself and those residents who wanted to see justice served.

AFTER SETTLEMENT NO CHANGE

Settlements are one thing, but they often do not bring about change. Four years after the initial settlement Paul and his SOS group started another lawsuit because the original settlement resulted in no corrections of the issues noted.

2012 LAWSUIT

The 2012 lawsuit was again handled by the attorney group ELTH and resulted in a \$1.7 million settlement. Because of the persistence of the Park HOA, the KSF Group did correct some utility issues by upgrading electrical and sewage systems.

PAUL TRIES TO WORKS WITH EVERYONE

Not many folks know it, but Paul was once a COMO-CAL Vice President. And Paul, like COMO-CAL, wants to work with everyone as he realizes that only together can we accomplish our goals.

Recently a website, namely **MHPHOA**, came on the scene as a tool to be used by residents in Kort and Scott parks and the MH Community in general to fight for their rights. It is a terrific resource. They provide critical information that supports Paul's accusations towards KSFG and Sierra Corporate Management.

Another resource for the community in South Los Angeles is the **South Bay Alliance**, led by Bill Smalley, a resident of Colony

Cove in Carson. In fact all three (Paul, MHPHOA and the South Bay Alliance) have KSFG in common (there are now two Kort and Scott owned parks in Carson).

ALL GROUPS SHOULD PROTECT ADVOCATES WORKING ON THE FRONT LINES

We are all in the same boat. Those individuals who risk everything by fighting corporate owners of parks on their own need protection. They need others to validate their claims and support them. That's one reason why we put Paul's information in MH Life Magazine. Paul is a success story! Who else can claim settlements amounting to \$3.1 million (yes, there are a few). We applaud Paul's accomplishments helping to protect the rights of his neighbors and friends. Good job Paul.



Royal Western HOA-SOS

Versus

Western Avenue Trailer Park LLC

Rules and Regulations

There is a reason why we promote COMO-CAL's Frequently Asked Questions Handbook. The Handbook provides easy to understand answers to 58 commonly asked questions faced by mobilehome owners. Rules and regulations is just one topic covered by the Handbook.

RULES AND REGULATIONS

We often hear about one park or another getting new rules and regulations (R&R). Residents must know what to do. First off, there is a procedure, required by law, to introduce new rules and regulations into a park: a) The park must notify all residents 10 days in advance of a meeting b) The notice must detail the proposed new rule(s) or regulation(s), i.e. if all new R&R, the park must supply the resident a copy at the time of the notice.

OUR RECOMMENDATIONS

We recommend residents read through the new rule(s) and regulation(s) and note, in writing, anything they 'object to.' This note should be handed to management at the meeting. Be sure to keep a copy for your own records. We suggest you DO NOT sign the new R&R because when you do, they immediately become effective. Also your signature means

you approve each and every R&R. Disputes could lead to a court battle and you're going to be at a disadvantage if you have approved (signed) the R&R.

Question #28: Is the new park management allowed to change rules on long-time residents or are these residents "grandfathered-in" under the old rules?

Existing residents are not exempt from park rule changes. According to the MRL (Civil Code §798.25), the park can change a park rule and regulation as it applies to existing residents, after giving residents six-month's notice of the change, or a 60-day notice if it involves changes in rules relating to the park's recreational facilities, such as the swimming pool or recreational facilities within the clubhouse. The management must also meet and confer with park residents, at the residents' request, upon a 6-month notice regarding a change in park rules but is not bound to accept residents' suggestions or requests regarding the rules. (Civil Code §798.25(b))

Recap:

Existing residents are not exempt from park rule changes.

A 6-month advance written notice is required for a rule change.

A 60-day advance written notice is required if a rule change affects the common recreational facilities.

Helping Park Managers With Parking Problems

ighbors, and to follow reasonable park rules. One park rule most of us has experienced is 'parking.'

We've all experienced parking problems, i.e. parking on the street, lack of guest parking, etc. Where can our guests park? What about loading and unloading laundry or groceries? How long can I park on the street?

Parks handle parking problems in vastly different ways. Some 'red line' the entire park and post 'fire lane' signs. Some 'boot' car tires to immobilize the vehicle and request a large fine be paid before they will remove the boot. Some contract towing companies to tow any car parked on the street (this is called predatory towing and is illegal). And others are lax and just let street parking happen. This results in more and more residents parking in the street which is an eyesore and can cause problems for emergency vehicles.

LET REASON PREVAIL

We believe all residents should be allowed to park in front of their homes for a limited period of time, say 15-20 minutes. Of course, contractors should be allowed to park on the street while providing service to the homeowner. They have to have

quick access to tools and it wouldn't be reasonable to require them to park in guest parking. When residents follow the rules, everyone wins.

RULE BREAKERS

Of course there are always a few who want to break the rules, even though the rules are reasonable. They want to see if they can get away with it. This attitude hurts us all. And often times it results in everyone losing their rights. So we encourage all residents to let reason prevail, be good neighbors and don't try to take advantage.

ENFORCING RULES AND REGULATIONS

Enforcing rules and regulations is always difficult for park managers simply because they only have a couple options. We suggest everyone, managers and residents alike, read our article on page III titled Mobile Home Residency Laws - Do The Serve Us?. It details the current system of enforcement by park managers. We believe the law should be updated to include a fairer system of penalties when a resident breaks a rule or regulation. We're open to your comments and suggestions. Email or call Frank at fawodley@yahoo.com / 818-886-6479.

Where Should You Look For Help? by Frank Wodley

Before I became an advocate, I needed help dealing with a very threatening 7 day notice I received on my door about "items stored" outside. And "items" can be a rake, a shovel, a garden hose, a ladder, etc. Laugh out loud, isn't that where they are supposed to be stored. My first week I received a 7 day notice for weeds in my front yard. The only problem I don't have a front yard.

Bottom line, a resident is always vulnerable because a manager can always find some reason to give you a 7 day notice if they want to.

WHAT CAN YOU DO TO BE PREPARED?

Don't do as I did! When I had my problem, I took out the yellow pages and looked under attorneys for help. I didn't know GSMOL existed, or any other advocate for that matter. I thought hiring an attorney was my only option.

Of course, no one lists "mobile home law" as their expertise, so I picked out a random attorney, took all my papers and documents, and my checkbook. He looked them over quickly and wrote a letter to management. It cost me \$1000 and as I recall, the manager didn't even read the letter. Certainly there must be a better way!

There is a better way. You should BE PREPARED, be proactive rather than reactive. Seven day notices are but one thing that can happen. But how can you do that?

YOUR FIRST LINE OF DEFENSE

Individuals are easy prey. Managers can pick them off one by one real easily. But a group of residents is another thing. Why do we say Strength in Numbers? Because it works.

So one line of defense is forming a HOA (Home Owners Association) or Residents Association. For example, my group could be called Chatsworth Residents Association because I live in Chatsworth MHP.

All it takes is one motivated person not afraid to step up and make it happen. Get a couple friends and neighbors. Sit down in your home and list the issues you have and set priorities. Next flier the park and have a meeting in your clubhouse. Invite all park residents and ask them for their support. Pretty soon you have a group of 10, 20 or more Do you need more information about forming a park group? Ask COMO-CAL. We are happy to advise you. We've been there and done that. We will help! Just call or email us (818-886-6479 / fawodley@yahoo.com).

What if your park has a group already, but it isn't doing a good job? You have a couple of options: a) Ask the ineffective leaders to step down and let someone more qualified take over. or b) Start your own group. Start with your friends and neighbors who want an effective group. Once you have a core group, then you can flier the park and invite park residents to a meeting in the clubhouse. Don't give up! COMO-CAL will help.

A MUST HAVE REFERENCE

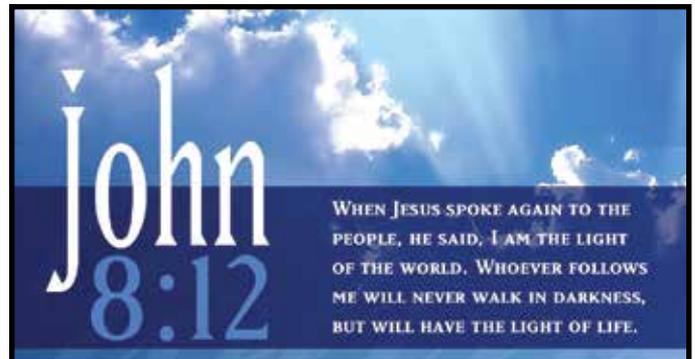
Another way to be prepared is having COMO-CAL's 36 page Handbook of Frequently Asked Questions and Answers. The Questions and Answers were compiled by the Senate Select Committee on Manufactured Home Communities, so you know the content is accurate. The Handbook is FREE to anyone who joins COMO-CAL (\$25/year - plus you also get a years subscription to MH Life Magazine and much more).

WHAT ABOUT LOCAL PROBLEMS?

Of course, local groups deal with local problems. And there are many such organizations around the state. So we recommend talking with your local group if you have a common issue with other parks in the area. Here are just a few cities that have local organizations: Santa Rosa, Sonoma, Santee, Chula Vista, San Marcos, Oceanside, Sacramento, Greater Santa Barbara... If you need help locating local leaders, just call or email us.

STATE-WIDE ORGANIZATIONS

State-wide organizations can do what no local group or HOA can do. GSMOL can lobby in Sacramento. COMO-CAL continues to educate (through MH Life Magazine which reaches thousands of mh owners each month), to unite advocates, to offer suggestions for a reorganization and to work on issues that effect many, namely interference of sales, management problems, and enforcement.



PRAYER REQUESTS

Do you need prayers? Prayer changes everything. There are praying churches in various communities which can pray for you. E-mail your prayer requests to: prayingchurches@gmail.com. You can state your first name or initials or remain anonymous. Your request will be kept confidential. Believe that God is going to move mightily in your life as others from various churches pray for you.

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*Illness *Loneliness/Depression *Finances *Strength
*Guidance *Job *Others

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COMO-CAL Election & Board Additions

BOARD ADDITIONS

We are happy to announce the addition of two very capable individuals to the Board of Directors of COMO-CAL. Ken Meng, father of Sam Meng, has volunteered to fill the position of Vice President. Both Sam and Ken live in Rowland Heights and have considerable experience with mobilehome issues. Ken has recently been chosen to sit on the neighborhood council in his area. Bob Hites, a previous board member, is back. He has been advocating for the 'little guy' for 10 years. Bob is a Gunnery Sergeant who was the confidant to four star General Westmoreland during the Vietnam war. He is a trusted and true friend. Bob lives in Marysville, north of Sacramento. Bob's motto: Get in, get out or get runned over! We welcome both Bob and Ken.



CALL FOR VOLUNTEERS & NOMINATIONS

COMO-CAL has been growing. Started in late 2004, we have been serving the community for over 12 years. It is time others got involved in its daily operation.

We would like you to volunteer or to nominate anyone you feel would make a good addition to the Board of Directors of COMO-CAL. We especially need folks from Northern California. You only need to have an interest and be an owner of a mobile home or manufactured home. You need not be a current COMO-CAL member.

We will publish photos and qualifications of candidates prior to an election. If we get enough interest, we will have an election around the first of the year, perhaps in December 2016.

Let Us Hear From You - COMO-CAL's Message Board

Did you know that COMO-CAL has a message board where anyone with internet can voice their opinion on any mobilehome subject? We always like to hear from you. Our website is at: <https://groups.yahoo.com/neo/groups/comocal/info>



Any mobile/manufactured home owner can join, and it is free. All we ask is you be responsible when you post. Posts should only be about mobilehome issues or news. Tell us what's going on in your park, whether or not

you have a residents association, and what successes you've had.

We ask everyone to post their name, park name and email address so others can correspond with you. This is a great way to meet other active, concerned owners and develop friendships.

COMO-CAL will moderate and often post ourselves. Hope to hear from you soon.

Comments on GSMOL by Sam Meng

There are some complaints against the magazine from some GSMOL members, saying that the magazine, and/or Frank Wodley, is "bashing" GSMOL. However, it is important to note that the magazine really isn't "bashing" GSMOL, but rather is shedding a light on its bureaucratic structure. The magazine has been used as a check and balance on GSMOL, digging up facts about GSMOL leaders squandering money, the lack of follow-up on the much needed MRL enforcement reform, and the fact that an actual park owner was running GSMOL (2002-2009). These facts have led to residents questioning the transparency, the lack of financial statements, and have reignited questions on enforcement, and the ousting of Maurice Priest.

Even former board members realized there were problems, resulting in a couple resigning their positions. Exposing the truth about what the GSMOL Board of Directors are doing and going public is an important duty as GSMOL is the biggest state-wide residents organization that that lobbies for residents'

rights. Like it or not, GSMOL is a part of all mobilehome residents' life, having affected our living in mobilehome parks one way or another. The purpose of COMO-CAL is to help fix GSMOL so that it can better serve residents, e.g. save GSMOL. Corruption comes easily in GSMOL's current structure. COMO-CAL has proposed a solution: the regional group plan.

Because GSMOL members are speaking out, and because the misconception that Frank Wodley is "bashing" GSMOL is still prevalent, MH-Life has decided to discontinue publishing information on GSMOL in MH Life Magazine. We hope GSMOL members, instead, can step up to the plate to ensure their organization is actually serving the mobile home residents instead of just serving the board of directors, or even the park owners. Let us mobilehome residents unite together, as disunity and greed are the biggest weapons that park owners have against us. United we stand, Divided we fall!

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