

North County Mobilehome

Digest

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FEBRUARY 2018
VOLUME 1 NUMBER 1

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OMHA NEWSLETTER, February, 2018
Oceanside Manufactured Homeowners Alliance, Inc.
www.omha4oside.com

PRESIDENT'S MESSAGE, BY BOB MARKLEY

OMHA 2017 memberships expired on December 31, 2017, unless you joined in the last three months of 2017. Please clip and mail your 2018 application or bring it to a meeting. It is found below.

Every January, the Mobilehome Residency Law (MRL) is updated with changes made by the Legislature the year before. Park Managers are required by law to provide you with a free copy at your request. If you ask for your free copy and are refused, you can call the state Department of Housing and Community Development (HCD) Ombudsman at (800) 953-5275, and enter a complaint.

The subject of tree and driveway maintenance has come up frequently in the past few months. Here is what the 2018 MRL says about this subject in Article 3.5, Section 798.37.5 (this section is unchanged from the 2017 MRL):

798.37.5 TREES AND DRIVEWAYS

(a) With respect to trees on rental spaces in a mobilehome park, park management shall be solely responsible

for the trimming, pruning, or removal of any tree, and the costs thereof, upon written notice by a homeowner or a determination by park management that the tree poses a specific hazard or health and safety violation. In the case of a dispute over that assertion, the park management or a homeowner may request an inspection by the Department of Housing and Community Development or a local agency responsible for the enforcement of the Mobilehome Parks Act (Part 2.1, commencing with Section 18200 of Division 13 of the Health and Safety Code) in order to determine whether a violation of that act exists.

(b) With respect to trees in the common areas of a mobilehome park, park management shall be solely responsible for the trimming, pruning, or removal of any tree, and the costs thereof.

(c) Park management shall be solely responsible for the maintenance, repair, replacement, paving, sealing, and the expenses related to the maintenance of all driveways installed by park management including, but not limited to, repair of root damage to driveways and foundation systems and removal. Homeowners shall be responsible for the maintenance, repair, replacement,

paving, sealing, and the expenses related to the maintenance of a homeowner installed driveway. A homeowner may be charged for the cost of any damage to the driveway caused by an act of the homeowner or a breach of the homeowner's responsibilities under the rules and regulations so long as those rules and regulations are not inconsistent with the provisions of this section.

(d) No homeowner may plant a tree within the mobilehome park without first obtaining written permission from the management.

(e) This section shall not apply to alter the terms of any rental agreement in effect prior to January 1, 2001, between the park management and the homeowner regarding the responsibility for the maintenance of trees and driveways within the mobilehome park, except that upon any renewal or extension, the rental agreement shall be subject to this section. This section is not intended to abrogate the content of any existing rental agreement or other written agreements regarding trees or driveways that are in effect prior to January 1, 2001.

(f) This section shall only apply to rental agreements entered into, renewed, or extended on or after January 1, 2001.

(g) Any mobilehome park rule or regulation shall be in compliance with this section.

(Amended by Stats. 2014, Chap. 298 (AB 2753, Committee on Housing), eff. 1/1/2015)

This means that park management is solely responsible for trees planted on the common areas in a park. See Section (b), above. This also means that park management is responsible for trimming, pruning, or removal of a tree on a rental space if that tree "poses a specific hazard or health and safety violation." See Section (a) above. This section does not mention anything about who planted the tree or when it was planted. SOOOO, if you have a tree on your rental space, management is not obligated to trim, prune, or remove it unless it poses a hazard or health and safety violation. This is regardless of what prior management of the park did.

If you think a tree on your rental lot or your driveway poses a specific hazard or health and safety violation, you should report it to park management. If they agree, they are obligated to correct the situation. If they don't agree, the park management or a homeowner may request an inspection by the Department of Housing and Community Development or a local agency responsible for the enforcement of the Mobilehome Parks Act. See Section (a) above. In Oceanside, that local agency is the City of Oceanside. You should write a report on what the situation is, what the hazard or health and safety violation is, and what you want done. Include pictures that show the problem if you can. Make sure to keep a copy for yourself, and also give a copy to park management. If the City agrees, they will require that park management correct the problem.

IMPORTANT MEETINGS—MARK YOUR CALENDAR!

CITY COUNCIL: Wed. Feb. 28, Wed. Mar. 14, and Wed. Mar. 28, City Council Chambers

OMHA COMBINED GENERAL MEMBERSHIP and BOARD OF DIRECTORS MEETINGS:

The Feb. 23 meeting will be held at 1 p.m. in Mission View West's clubhouse, 141 Douglas Drive, Oceanside 92058, and the Mar. 23 meeting will be held at 1 p.m. in Miramar's rec. room, 900 N. Cleveland Street, Oceanside 92054.

ACTION: Sunday, Feb. 11 and Sunday, March 11, both at 2 p.m. in Rancho San Luis Rey's clubhouse #2, 200 N. El Camino Real, Oceanside 92058.

FREE HOME IMPROVEMENT FAIR: Sat., Feb. 17, 10 a.m. to 1 p.m., Rancho San Luis Rey clubhouse #2. Everyone invited! Door prizes! Free refreshments PLUS your choice of a free bowl of homemade chili or a chili dog!

OMHA BOARD OF DIRECTORS

President	Bob Markley	(760) 435-1126	Secretary	Vikki Schaffner	(406) 459-0953
Vice President	Thom Taylor	(760) 721-2429	Ombudsman	Sherrie Goldby	(760) 715-2161
Treasurer	Barry Horton	(760) 757-2337	Director-at-Large	Donna Cooper	(760) 453-7054



“For years, OMHA, an ardent supporter of our Oceanside Mobile Home Rent Control Ordinance, has worked diligently and effectively in educating mobile home owners regarding their rights and responsibilities. I highly recommend that every Oceanside mobile home owner join!”

Esther Sanchez, Oceanside City Councilwoman since 2000

PARK	Name	Phone Number	PARK	Name	Phone Number
Cavalier	Pat Sherwood	unlisted	Mission View Manor	Donna Morel	unlisted
El Camino 76	Frank Crowley	(760) 685-2380	Mission View West	Donna Cooper	(760) 453-7054
La Salina	Vacant		Rancho Calevero	Bonnie Wright	unlisted
Lamplighter	Vacant		Rancho San Luis Rey	Debra Johnson	(714) 651-8224
Laguna Vista	Thom Taylor	(760) 721-2429	Terrace Gardens	Larry Schrack	(760) 453-7297
MiraMar	Patricia Olkowski & Dwight Johnson	(760) 717-9207 (360) 933-1754	TRICO	Debbie Mastro	(760) 529-5322

OMHA Oceanside Manufactured Homeowners Alliance, Inc.

2018 Membership Application (please print legibly)

Name _____

Second Occupant _____

Park Name _____

Spc.# _____

Phone # _____

e-mail address _____

Annual dues \$10 (covers all eligible voters listed above)

Please make check payable to OMHA and bring to a meeting or mail to: OMHA, P.O. Box 642, San Luis Rey, CA 92068

WANT TO GET SOME EXERCISE?
WANT TO MEET NEW FRIENDS?
If so, contact your park’s OMHA Park Representative and offer to help deliver the OMHA newsletter in your park.

NEWSLETTER EDITOR: Dr. Ginger Marable, 760-439-1786, drginger10@cox.net

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SMMRA

MOBILZER

**San Marcos Mobilehome Residents Association
P.O. Box 4104 San Marcos, CA 92079-1015**

AN APPEAL FROM SMMRA FOR YOUR HELP !!!!

NUMBER ONE - PLEASE RENEW

.... renew your SMMRA membership for 2018 !!!

NUMBER TWO - WE NEED YOUR HELP

We are beginning publishing a NORTH COUNTY MOBILE HOME MAGAZINE that will cover San Marcos, Escondido, Vista, Oceanside, Carlsbad, Fallbrook and Encinitas.

There are 3,578 spaces in San Marcos including those in land owned parks, and over 13,000 in North County. Our objective is to get the magazine in as many of these homes as possible.

It will not happen overnight, and not even close without a lot of work. It will be delivered every month and will feature reports and articles from every North County city, and even contain reports from outside North County regarding significant events and achievements and statewide concerns as well.

DISTRIBUTION

One of the first needs we have is DISTRIBUTION. Mail is out of the question due to the expense. We need volunteers in every park to deliver the magazines door to door. While some Park Owners and/or Managers may object and try to prevent delivery, they would be in violation of the MRL (Mobilehome Residency Law). Censorship will not be acceptable.

Any Park which currently has a Newsletter would still be able to continue that publication. This magazine

will be providing a different service in keeping residents informed on what is happening in their own area and in the neighboring areas. It will also provide advice and guidance in mobile home living and issues that is not now available.

While you yourself may not be able to deliver the magazines, can you help us recruit individuals who could undertake this task. We are looking at providing a small compensation plan for delivery.

ADVERTISING

The magazine will contain advertising and we need residents to solicit ads. They will be paid a commission for all ads they sign up.

So,... delivery and advertising sales help are needed to get this magazine into your hands. Can you help us????

Editor's Note: Parks often try to stop distribution of this magazine by labeling it a solicitation. Solicitation applies to outside businesses coming in to a park. It does not apply to a park resident delivering the magazine door to door.

Mobilehome Magazine will pay a 15% commission to anyone securing advertising for the magazine. If you send us a lead, one that results in an ad, we will compensate you for your effort. Remember too, if the magazine is successful, we will donate a portion of profits back to your respective resident group

(OMHA or SMMRA).

SURVIVE OR PERISH ?

Sounds kind of pathetic , doesn't it? Nevertheless, we should be realistic. Being honest, I would have to say that SMMRA is failing.

Why would I say that? My best guess is that there are at least 5,500 adults living in the 11 rental/leased land mobile home parks in San Marcos. Out of that number there are probably only about 20 to 30 residents working on SMMRA, and about 50 or so residents working on HOA's. I am not talking about social activities, parties and crafts and other such activities where the numbers are much greater.

While the social activities are important, the work of an HOA and of SMMRA are where we are failing, which you can see by the numbers alone. Yet it is in these areas that our rights and freedoms and even our financial survival are of the utmost importance.

SMMRA has been successful in several undertakings over the years.

San Marcos' Rent Stabilization Ordinance (RSO) for one. More recently, all of our parks but one escaped abandoning the RSO and coming under long term space leases which would have been a disaster in the long term. Many residents joined in that effort with SMMRA.

One of our ongoing problems has been communication. We have a website which only a minority of residents are able to utilize or bother to use to try and keep themselves up to date. Using the US Mails is far too costly. Door to door distribution works great in the few parks where we have volunteers to deliver an occasional message, but in most parks there is no one willing to take on the task. Part of the reluctance is due to objections by park management, which is censorship, and in violation of the Mobilehome Residency Law (MRL).

This month is the beginning of a Mobile Home

Digest of North County magazine which will contain a section/newsletter for San Marcos, as well as sections for Oceanside, Carlsbad, Vista and Escondido. This free magazine will fill a void for communication each and every month. The one most important key is distribution. Each park needs to take responsibility for delivering the magazines to the homes of the residents.

You may ask where the `survive or perish' heading of this article comes into play. If SMMRA falls to the wayside and HOA's either fall apart or become strictly social groups and no one is fighting to protect our rights and freedoms, the rents and other illegal charges will swell to amounts seen in other areas of our state. This can be a disaster, with park closings, evictions and loss of homes, turning mobile home parks into virtual concentration camps, stripping away what limited rights we have today and illegally and immorally sucking millions dollars out of those who can least afford it.

Survival is not enough. We need to stand up for our rights and insist on adhering to the MRL. Buying a home in a mobile home park should not require subjecting one to treatment as a member of a subservient class. We must continue working and striving for enforcement of the laws, and even acquiring more protection.

More residents need to contribute their time and efforts to maintain and improve the work being done by only a few people.

The time involved is not enormous, only a few hours a month by a few dozen more people will do wonders. No one outside of our parks will do anything to helps us. We need to step up and take up our cause to make any gain. "Letting George or Bill do it " is not going to cut it.

Stand and fight, sign up to do your part to help yourself.

CAN WE COUNT ON YOU ?

SMMRA MEMBERSHIP APPLICATION

NAME: _____

Address: _____

Park Name: _____ Space NO. _____

Phone: _____ --Email Address: _____

Check enclosed for \$ _____ and made payable to SMMRA

Mail to SMMRA at PO Box 4104, San Marcos, CA 92079

The power of one, if fearless and focused, is formidable, but the power of many working together is better.

Gloria Macapagal Arroyo

WHAT CONSTITUTES A GOOD PARK ? and how should rents be determined?

One goal or dream of many mobile or manufactured home owners is to live in a really nice mobile home park. Granted, there are a few that meet that mark of quality, but all too few for my way of thinking.

First and foremost, is a park that is well planned and constructed, then whose common areas are well maintained. This means the roads, the swimming pool, the clubhouse, and all other amenities. The Park should not try to stick homeowners with maintenance and repair costs which are rightly the Park Owners responsibility. The streets should be well lighted and the Park should provide a fair level of security to provide the homeowners with a safe and secure environment. The notion that one Park Owner might make a comparison of rents with another park is not always valid. There are five star parks and there are 1 star parks. Why would rents be the same in both? There are poorly maintained parks with few amenities that should not expect to receive the same rents as a park that is well maintained and has more and nicer amenities.

Less obvious would be the freedom to meet and communicate without a Park Manager present (unless requested). That also means that the residents can distribute flyers, notices, magazines, etc., without interference from management.

Park Managers should also be accommodating, responsive, friendly and helpful. Tolerating nothing in the way of intimidation or harassment by Managers. Managers should also be knowledgeable regarding the MRL (Mobilehome Residency Law) and Title 25, as well as any other laws or City Ordinances governing mobile home parks.

Rules and Regulations need to be simple and not overly restrictive. In San Marcos, the City has an ordinance detailing how Rules and Regulations are created and revised. In other words, the Owner or manager is not allowed to make any rules they might want.

Rent increases should adhere closely to the CPI,

with turnover rents controlled or prohibited. This may seem like Utopia and beyond the dreams of most mobilehome dwellers. However, it is not too much to expect, and for parks like this, the homes owned by the residents would increase in value, not decrease. At the same time the Park's value would also increase, so it is a win-win situation.

In keeping with this theme, all such parks could have names like Shangri-la, Paradise, Seventh Heaven, or other such names (just a little humor).

The bottom line is that the better quality a park is, the better appreciation would be in the value of the homes. The Park's value also appreciates.

Location of Park - Not on a noisy freeway, maybe with an ocean view, or at least in a low crime area, or in a pleasant environment.

Amenities

- A nice clubhouse, tastefully furnished, a pool and jacuzzi, tennis courts, picnic pavilion, etc., etc.
- Common area maintenance
- Streets, walks, clubhouse etc. well maintained
- Home maintenance
- Individual homes well maintained, roofs and skirting maintained
- Reasonable rents
- Rents within a range of \$450 to \$750 a month
- Security
- Utilizing camera observation
- Landscaping
- Green and lush landscaping
- Views
- Nice views of ocean, or mountains, etc.
- Good and knowledgeable managers
- Congenial and equally fair to all residents

Article by Lloyd Rochambeau

STOP CHEATING HOMEOWNERS (Just one way Park Owners cheat) STOP SHIFTING FINANCIAL LIABILITY

GOING BACK 40 OR 50 YEARS AGO, OR EVEN TO 25 TO 30 YEARS AGO, MOBILE HOME PARKS WERE CONSTRUCTED, OFTEN WITH CONDITIONAL USE PERMITS. OVER THE YEARS PARK OWNERS HAVE USED VARIOUS METHODS TO TRANSFER THE COST OF OPERATION ORIGINALLY THEIRS, TO THE TENANTS RENTING SPACES FOR THEIR HOMES.

Parks were constructed with clubhouses, swimming pools, shuffleboard courts and other amenities designed to attract tenants. Paved roadways and trees and greenbelts were also common place. Spaces or pads for placement of mobile homes were constructed as well. In some cases retaining walls, paved parking spaces adjacent to the home to be located on the space. Monthly rents were as low \$100 or less, depending upon the amenities included and how grandiose the park appeared.

Over the years rents have increased, with little or no improvements or additional amenities. In recent years, many Park Owners have determined that the homeowner/tenant should take responsibility for any trees on their respective space, while at the same time declaring the Park's ownership.

The same is true of the paved driveways. Should one or more of these Park Owned trees die or become a health and safety hazard, the Park Owner attempts to make the tenant responsible for the cost of removing said trees. In other cases, at the same time, the roots from these Park Owned trees were destroying the concrete drives. Yet, the Park attempts to make the tenant responsible for any cost of replacement. In some cases, the Park insists upon replacement of existing driveways whenever a new home is being installed, with the requirement that the tenant is then responsible for the driveway.

These attempts to shift financial liability away from the Park Owner as originally designed are foisted upon tenants through language in Rental Agreements and even in amended Rules and Regulations. Tenants and prospective tenants, relying on management and not being knowledgeable, sign these documents unaware of the consequences. The MRL supposedly designed to protect tenants, often allows for loopholes to permit such shifting of financial liability. This needs to be stopped and emphatically stated in the MRL that such transference is not allowed regardless of Rental Agreements or Rules and Regulations.

Article by Lloyd Rochambeau

Mobilehome Magazine Supports GSMOL's V.P Candidates at Large

Three individuals, namely Henry Cleveland of Aptos, Sharon Rose of Goleta and Bob Markley of Oceanside are running for the position of V.P. at large.

We have made an effort to reach out to all three and believe they are all quite capable to lead GSMOL into the future. Bob Markley and Mobilehome Magazine are working together to publish a North San Diego County magazine, along with the President of San Marcos Mobilehome Residents Association, Lloyd Rochambeau. We understand Bob is running to expose five years of GSMOL deficit spending. He does not intend to serve.

We have known Henry and Sharon for a number

of years. Unfortunately, only one will become V.P. at Large. Our personal preference is Henry Cleveland; however our hope is all three continue to provide their expertise to help improve GSMOL and serve mobile-home owners.

By the way, these candidates suggest all GSMOL members get out and vote. This is a turning point for GSMOL and members need to be active.

If you are a member, GSMOL has scheduled two meetings in January, on the 23rd and 30th at 2 pm. The phone number is 712-775-8962 and the code is 372715. We look forward to your attendance.

Views of Candidates Running for The Office of GSMOL President

Editor's Note: MH Life Magazine gave both Mary Jo Baretich and Michelle Smith the identical question.

QUESTION

Identify at least 6 areas in GSMOL you feel need improvement. Be as specific as you can, substantiate with historical examples. For example, one area of concern should be the loss of membership and revenue over the years.

We have taken the liberty to provide their answers on each subject, one after another. We hope this provides our readers some understanding of each candidates views.

COMMUNICATION ANSWER BY MARY JO BARETICH

Public Relations need to be improved. Television public broadcasting, local newspapers, and other media need to be utilized and expanded.

Education and outreach are primary goals for our type of advocacy, not only to mobilehome homeowners but also other residents in cities and counties, and including government officials in all levels of government. We need to educate them all. Our neighbors living in apartments, condos and conventional homes need to know about the outrageous threats to the welfare of our most vulnerable residents, many of whom are elderly and disabled ... threats to make these people homeless in order to make room for more affluent people ... all greed by too many park owners.

Several large organizations, such as AARP, Tenants Together, Manufactured Housing Action (MHAction), and of course the National Manufactured Home Owners Association (NMHOA) support our causes here in California. We need to encourage their assistance and coordination in our efforts.

COMMUNICATION ANSWER BY MICHELLE SMITH

First, thank you Mr. Wodley, for giving me this opportunity to respond to your concerns and questions as follows:

Updating technology to support mass communication to GSMOL members is high priority. Increasing the Californian Magazine publishing intervals could



increase unity among members and keep statewide membership informed of current events. Setting up an online communication network for GSMOL members with access to computers could provide instant interactions with each other. Seeking and finding methods to communicate with members whose first language in not English is another high priority.

FINANCE ANSWER BY MARY JO BARETICH

As with most nonprofits, funding has always been a universal issue. GSMOL depends upon dues from membership in the corporation to carry on the everyday operations. There are instances where we have been slow to pay people, but I am unaware of the exact amounts. Beyond that, GSMOL depends upon individual donations, and donations to our three Funds: Disaster Relief, Legal Assistance, and the Political

Action Committee (PAC).

I have not been on the Board of Directors for the past 4 years so I have not been privileged to know about most of the details regarding the financial health of the corporation. I do know that operational expenses are budgeted each year, and the Directors are given that information, along with periodic financial reports.

I believe that the majority of our leaders do not receive any compensation for their work, including myself. We volunteer our time and gas expenses to visit the numerous parks throughout the state, whenever we are called. We leaders dedicate many of our hours on the road, on the phone and via email – helping those in need. We are basically a charitable organization in that respect. GSMOL has always been that since 1962. It is no different today.

One reason why there were around 100,000 members in the 90's is that insurance companies were paying for the dues for members. Since they were required to stop that practice, the membership dropped significantly. Our membership goes up in parks when there is a problem that we can fix. Once the problem is corrected, too often members do not renew – until the next major issue comes up. We need to identify ways to encourage members to join and renew. One way is called “Just one friend/Just one member” where each member is encouraged to ask one more homeowner to join GSMOL. Another incentive would be to hand out a complementary issue of The Californian to each household in a park.

This is why we need more avenues of finance such as private and foundation donations and grants. There are also other fund raising ideas that people have suggested. As a 501(c)4 nonprofit, we have limited chances for grant funding.

FINANCE ANSWER BY MICHELLE SMITH

Financial transparency to the Board and Membership is top priority. We need to establish several streams of income to build on. Selling more advertising in GSMOL's magazine, The Californian, could be a viable source of additional income. I plan to ensure the Californian magazine is published on time. Laying out pathways of success for local GSMOL Chapters to raise money for themselves and the organization is also high priority. Many chapters hold successful activities and spread the word among parks that GSMOL is resident

friendly and an important group to join. We must build on and share our successes with each other. I will work with the treasurer to establish a realistic budget.

MEMBERSHIP ANSWER BY MARY JO BARETICH

GSMOL must continue their outreach to the mobile-home homeowners throughout the state, bringing hope to the people to solve their problems by assisting them in obtaining as much free legal assistance as possible. Many of our leaders have been involved in city cases and court cases enough that we know the steps necessary to present the cases to an attorney. The protocol, of course, is to first try to resolve the issues without court by persuading the park owners to correct their violations that are happening. If that does not work, then the next step is legal counsel.

We need more articles in The Californian from people like Bruce Stanton (GSMOL Corporate Counsel) and Ron Javor (HCD expert).

As we leaders visit the parks, we need to encourage homeowners to form Home Owner Associations (HOAs) and send in the letter to purchase their parks. Additionally, these HOAs need to incorporate and be ready to purchase.

MEMBERSHIP ANSWER BY MICHELLE SMITH

I plan to work closely with Zone leaders, Regional Managers, and Chapter Leaders to learn about their successful activities in building membership, raising money, and networking with other park leaders. Success leads to more success. Success is the best motivator. There is much to be gained by taking advantage of current technology. I plan to recommend the Board approve updating the website; explore adding the ease of using PayPal as an additional method of membership and renewal; and research using PayPal as the preferred banking method at the Chapters level as well. Another HIGH PRIORITY is to include family parks in GSMOL's membership drives as well as enlisting residents whose first language is not English. I believe this could give GSMOL a huge advantage by hearing from members who have valuable experiences and input. I'm Listening!

LEGISLATION ANSWER BY MARY JO BARETICH

We were fortunate that former Senator Joe Dunn

had suggested Esperanza Ross in May of 2016 to be our new Legislative Advocate. She has been a powerhouse of dynamic energy, and knows everyone in the Legislature. This past year we have supported around 11 Bills and opposed several. Our supported Bills passed with the exception of our primary Bill, AB 1269, the Mobilehome Residents and Senior Protection Act of 2017. Over 5,400 letters were sent to the legislators by our members, thousands of phone calls were made at each point as this Bill progressed through Committees, the Assembly and the Senate. Then Governor Brown vetoed it. Such a disappointment, but we will be bringing it back again. We look forward to working with Esperanza on all future Bills.

We must stay focused, and not let our guard down. The thousands of letters and phone calls outnumbered those from our adversaries (the park owner organizations). We will never have the money that they have to fight for our rights, but we do have the people-power!

Little by little, we are gaining more Rent Stabilization Ordinances (RSO's) in cities and counties. We are also gaining more Mobilehome Park Conversion Ordinances, and Senior Park Overlay Ordinances.

LEGISLATION ANSWER BY MICHELLE SMITH

Participating with the Legislative Action Team as a regular contributor will allow me to listen and offer guidance as to what subjects are most important for members. My personal guidelines are to "Preserve and Protect" our way of life. I am in complete agreement that passing a law to create an agency to enforce the MRL is of highest priority. Interfacing with other Mobile Home Advocacy Groups to present a united front to legislators is also imperative. We must work in unity with other groups and let go of any prior animosities. Lawmakers MUST hear from us, as individuals and as groups. If not, the only group demanding their attention will be WMA (Western Manufactured Housing Communities Association, a trade organization for Park Owners).

BYLAWS ANSWER BY MARY JO BARETICH

The Bylaws are going through changes this year in a positive way. There will always be room for improvement, and the members are always encouraged to submit changes.

BYLAWS ANSWER BY MICHELLE SMITH

I will insist on following the Bylaws carefully. This is something the current Board of Directors has failed

and refused to do. I am open to opinions on what changes may need to be recommended.

OTHER ANSWER BY MICHELLE SMITH

Editor's Note: Only Michelle Smith gave a response to "Other." It is as follows:

I don't presume to be able to preserve, revitalize, and reorganize GSMOL into a better organization by myself. I believe GSMOL must be run like a good business with financial accuracy, transparency, and accountability to its members. Also, benefiting from member successes with Rent Stabilization Ordinances (RSO-think City of Arcata, Oceanside, and Humboldt County) and Resident Owned Parks (think Golf Greens in Sacramento and Aptos Knolls in Aptos) is HUGE for us. We will continue to develop pathways of success for GSMOL chapters to flourish and generate new membership. GSMOL is best at grassroots networking and we are good at it! Please give me your vote for GSMOL President.

Editor's Note: I have been a member, a Chapter President and a GSMOL Associate Manager. I have been a student of GSMOL for over 15 years. And yes, I've spoken out against previous Board of Director members.

All mobilehome owners benefit from a healthy, strong and growing GSMOL. I believe big changes are at hand and its about time! I have a few suggestions of my own:

- GSMOL must finally get rid of all the bad apples, those Directors who have been more interested in their power and egos than serving the mobilehome community.
- GSMOL's pathway to success is change. Change is necessary, critical and it is a good thing.
- I will do my part to help GSMOL cut down expenses by offering to print the Californian free of charge. If GSMOL accepts, it will mean members will again receive a monthly magazine. A win-win.
- The 'feud' between Mobilehome Magazine was a product of the old GSMOL leadership. Mobilehome owners want everyone working together. And I'm confident it will happen soon.
- The new GSMOL Board of Directors should take a hard look at our Regional Group Plan. It works and has huge benefits. In fact, GSMOL could operate without any members! Give more power and assistance to regional leaders.

N.S.D.C. Digest Published by Mobilehome Magazine

Administrators of The Mobilehome Owners Network

Website: www.mobilehomemagazine.org / (www.mhonet.org)

Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313

Frank A. Wodley, Editor/Publisher. To God Be The Glory

(818) 886-6479 / (800) 929-6061 E-MAIL: fawodley@yahoo.com

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A Word to Our Readers in North San Diego County

First of all, we want to thank Bob Markley and Lloyd Rochambeau for their assistance with the new North County Digest magazine. Under their leadership, North County residents living in Oceanside, San Marcos, Vista, Carlsbad, Encinitas, Fallbrook and surrounding areas will now know what's happening around the County. Congratulations! And Thanks!

We hope you will embrace The Digest and the businesses that advertise in it. We'd call this a win-win-win. It is a win for residents as it provides you many benefits - information, a voice, and it helps you network with other areas in California.

It is a win for OMHA and SMMRA since we plan to donate a portion of our profits to groups that support the magazine. This is our way of saying Thank You!

And remember, we are, first of all, mobilehome owners just like you. We have been working to protect the rights of mobilehome owners since 2004. So the magazine also gives us a voice in North County. We have much to share. So the magazine is a win for Mobilehome Magazine.

It is also a win for the businesses that advertise. We hope you will embrace these businesses as they make The Digest possible.

ONLY THE BEGINNING

The North County magazine lays the foundation for magazines in other areas. In fact, our vision is to have such a magazine in every region in the state where there is a concentration of mobilehomes.

This trend was started in Yucaipa under the leadership

of Tony Sliack, President of YMRA (Yucaipa Mobile-home Residents Association). This February issue will be their fourth and it is gaining widespread acceptance there.

We are planning for a regional magazine in Sacramento supported by the Sacramento Conclave led by John Bertaut. Perhaps beginning March.

BRIGHT FUTURE

The future has never looked brighter. We hope to keep this momentum going, i.e. our efforts to network all residents in the state of California. To that end, we plan to post all regional magazines online for all to view and download. Go to www.mobilehomemagazine.org and click on MAGAZINES. Not only will you see your North County Digest magazine, but all 7 years of magazines we've published.

JOIN MHONET

Our first suggestion to protecting your rights is to join and be active in OMHA and SMMRA. That's your first line of defense. We think Bob and Lloyd are doing a terrific job.

Mobilehome Owners Network compliments the work of OMHA and SMMRA. MH Life Magazine is about informative articles from attorneys, and news from around the state. Plus we have a Help Line, and now we are offering members Legal Help as we believe a letter from an attorney can work miracles. Refer to page 14 for the application to join. It is \$25 well spend and we guarantee you won't be sorry.

Attorney Services Now Available

We hope, by now, that you realize you have no rights because there is no viable means to enforce the Civil Code (MRL). Few have the resources to hire an attorney, and attorneys well versed in the Mobilehome Law are hard to find, especially locally.

That being said, we have long believed there is a use for an attorney for consultation, letter writing and phone calling. Often a manager or park owner will sit up and take notice when they receive a letter or phone call from an attorney.

To that end, we have begun a trial program with an attorney in Santa Barbara. She will go to bat for us, and charges nothing up front.

MHONET MEMBERSHIP REQUIRED

We have a long standing philosophy. We will work hard to help you protect your investment and lifestyle; however, we will not do it alone, i.e. you MUST be part of the solution.

Beginning immediately, on a limited basis, we will provide our members a legal referral. To quality, one must be a member of MHONET for at least 60 days, i.e.

we don't want folks to join just to take advantage of our offer. Our goal is unity, our goal is Strength in Numbers. Your membership is a step towards that important goal.

BENEFITS OF MEMBERSHIP

Membership is \$25 and expires 12/31/2018, i.e. if you join today, your membership is for 13 months. That means a copy of MH Life Magazine mailed to you each month to keep you informed. Plus our 36 page Handbook of Frequently Asked Questions (refer to pages for just two of them). This is a must-have reference. Also we have a Help Line (no one else does) and now limited legal assistance. All for just \$2/month!

MANY WAYS TO JOIN

Call 818-886-6479 with your credit card information and we'll do the rest.

Go to PayPal and pay \$25 to fawodley@yahoo.com

Fill out the MHONET Membership Application below and send a check to Mobilehome Magazine, P.O. Box 3774, Chatsworth CA 91313.

The Network (MHONET) Membership Application

NAME: _____ Date: _____

MAILING ADDRESS: _____ E-MAIL: _____

SPACE #: _____ CITY: _____ ZIP: _____

PHONE #: _____ PARK NAME: _____

____ Network Membership (expires 12/31/2018). (\$25) \$ _____

____ Membership includes: Check one: ____ FAQ Handbook or ____ INDEX

____ Legal Fund (We need your support to hire an attorney) \$ _____

____ 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.

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