



THE VOICE

COALITION OF MOBILEHOME OWNERS
VICTORY SUPPLEMENT

WE WON

Statement by Frank Wodley sent to email Alert Network Members on 10:30pm, June 3rd:

As of about 10pm June 3rd, it is projected that Proposition 98 will lose and Proposition 99 will win. This is a tremendous win for mobilehome owners across the state of California.

First, congratulations and hearty thanks to all of you who worked so hard to defeat Proposition 98. This is a great victory, not just for CoMO-CAL but for GSMOL, CMRAA, and residents' associations throughout the state.

We also thank our allies with AARP, CES and

other tenants groups, environmental groups and labor who worked so hard against this awful ballot measure. Last, and certainly not least, we should all thank our local governments and the League of Cities for working shoulder to shoulder with us in this effort. A big thanks to Meghan Callahan and her group for their tireless efforts on our behalf.

The park owners pulled every sleazy trick in the book to mislead voters and get Prop 98 approved, but thanks to our combined efforts, the park owners and landlords and all their millions failed miserably. But landlords won't give up and neither will we. We intend to continue building our coalition and hard work is ahead of us.

PROP 98 CRUSHED AT THE POLLS & PROP 99 PASSES

Larry Gross, Coalition for Economic Survival made a statement the night of this tremendous victory:

California voters provided a tremendous victory for those who are committed to preserving and producing affordable housing, protecting our environment, controlling development in neighborhoods and ensuring that we have an adequate supply of clean drinking water.

There is no doubt that the voters in this state have

sent a very loud and strong message to landlords, mobile home park owners and even elected officials that Californians believe in and fully support rent control and tenants' rights.

This is a defining moment for tenants' rights in this state. Voters were not tricked by the landlords' deceptive scheme and rejected this out and out attack on renters.

We celebrate the recharging of a tenant movement which can claim as (see next page bottom)

COALITION OF MOBILEHOME OWNERS– JUNE 2008 - Supplement

Voters Soundly Reject Prop. 98, the Landlords' Scheme, and Pass Prop. 99, True Eminent Domain Reform

Statement from No on 98 / Yes on 99 Campaign

Sacramento, CA – In response to voter rejection of Proposition 98 and support of Proposition 99 today, representatives of the No on 98 / Yes on 99 campaign issued the following statements this evening.

Tom Adams, board president, California League of Conservation Voters said: “We’re very, very grateful to the voters. The voters saw that Proposition 98 was a deceptive initiative, in fact, the worst kind of ballot abuse where a populist issue is used to conceal an attack on renters, the environment, homeowners and our communities. The voters have rightfully become very skeptical about the fine print hidden in initiatives.

“By passing Proposition 99, voters have enacted ironclad protections against the misuse of eminent domain. Proposition 99 drives a stake through the heart of devious ballot measures like Proposition 98 and, before that Proposition 90. Thankfully, I don’t think we will see a repeat of those efforts.

“Twice now - with the defeat of Prop. 90 in 2006 and Prop. 98 tonight - voters have rejected fraudulent initiative schemes by special interests. Despite the fact that landlords spent nearly \$8 million to fool the voters about Prop 98, the voters once again showed that they see these cheesy schemes for what they are. Hopefully, this will send a strong signal to others that the voters have little tolerance for dishonest tactics.”

Janis Hirohama, president, League of Women Voters of California said: “Voters saw through the deceptive ads. They rejected Prop 98 because it would have been devastating for renters, homeowners, our environment, and our entire state. This should send a strong signal to anyone thinking of using the initiative process to sneak harmful agendas past voters.”

Hirohama continued: “By supporting Prop. 99, voters clearly said they support straightforward and powerful eminent domain reforms that don’t contain hidden agendas.”

WHAT SUPPORTERS OF 98 SAY:

Cece Lee, of the YES on 98 group, made several statements the night of June 3rd: We’re not done, we’re not through. We are going to keep fighting, and we will fight the good fight. We’re not done

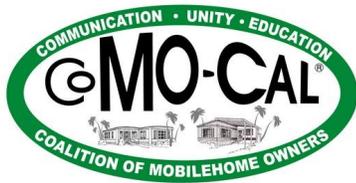
yet, this is just the beginning. This is a stab in the dark. We knew we were up against some tough stuff. We are very disappointed that Proposition 98 did not pass, but we will continue to work with the governor and legislature.

Continued from front page: partners senior & disabled groups, labor unions, homeowners and many other community groups in future efforts to win economic justice.

In addition, by passing Proposition 99, voters have enacted true and responsible protections against the misuse of eminent domain. Hope-

fully, Proposition 99 will squash any future thoughts of putting forth deceptive and devastating ballot measures like Proposition 98 and, before that Proposition 90.

We will build on this victory and continue to organize. We will be even stronger the next time these landlords come knocking on our doors.



THE VOICE

COALITION OF MOBILEHOME OWNERS

JUNE 2008

VOLUME 4

ISSUE 6

SPRING CLEANING AT CoMO-CAL

This month the newsletter is coming out late. We wanted to respond to the June 3rd election. This can be the beginning of a stronger CoMO-CAL. First of all, we have some house cleaning items to discuss:

1. WELCOME:

Welcome all the new members of CoMO-CAL—from Dunnigan, Calistoga, San Juan Capistrano, Mission Hills, Santa Maria, Calimesa and other areas. Welcome to our growing family of mobile home owners.

2. DONATIONS:

We have asked and many of you have responded. We are grateful for each one, whether \$1 or \$1,000. We have received \$1000 each from neighbor parks in Santa Barbara—San Vicente and Rancho Santa Barbara. Thank you so much. Their donation is equivalent to about 700 new members. Another anonymous member has donated over \$4,000 over the last couple years. Thank You, Thank You!

We have wanted to thank each one of you who have donated—a list of names is published on page # 9 of this newsletter. It is hard to include each one of you, so let us know if your name was missed.

3. WHAT HAVE WE DONE:

These last few months have been extremely hectic. We have sent out about 10,000 fliers and window

signs, thanks to your donations. We have held meetings and talked on the phone.

4. IMPORTANT: IF YOU HAVE E-MAIL:

If you have e-mail and get THE VOICE and alerts, do nothing.

But if you have email and do not get ALERTS or THE VOICE by e-mail, PLEASE IMMEDIATELY SEND AN EMAIL TO:

fawodley@yahoo.com with “ADD” IN THE SUBJECT LINE—NOTHING ELSE IS REQUIRED. PLEASE, PLEASE THIS IS IMPORTANT.

We want to communicate with you and we can't now. E-mail is becoming a very important part of our organization. We now have over 700 on our e-mail network, “alert” list.

5. THE VOICE BY E-MAIL:

This month, every member will get THE VOICE by snail mail. Why? We wanted to reach all members this month. If you have not been receiving THE VOICE, **LET US KNOW NOW.**

Some members have email but don't want to get THE VOICE by email. No Problem. But at least let us use your email to send you ALERTS. If you have a question about any of this, please call or email Frank.

PLEASE SEND US AN EMAIL NOW!!

THE VOICE is published monthly by the Coalition of Mobilehome Owners—California for the use of its members. THE VOICE welcomes articles of interest to mobilehome owners.

CoMO-CAL, Inc. is a non-profit 501(c)3 charitable organization committed to protecting the rights of mobilehome owners in the state of California.

All persons living in a mobilehome are eligible for membership on an equal basis, except management, owners and employees of owners.

FRANK WODLEY
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800-929-6061

Purchase your Park

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 831-688-1293

Deane Sargent (Hillsborough):
 650-375-8043 DVD on purchasing your park—on request

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SB 900 - Condo Conversions

The issue of “condo conversions” is one of our top priorities today. Remember, this issue is not about removing residents from a park and building condos. A condo conversion is about **YOU** purchasing your lot. (This is different from a resident purchase of a park. In that case the entire park is purchased.)

A condo conversion can be initiated by either the park owner or residents. The majority of condo conversions are happening in parks under rent control and are park owner initiated. Why? Because the sale of one space will void rent control for all other spaces in the park, i.e. this is a way for park owners to break rent control.

Today, park owners are trying to convert at least 50 mobilehome parks with thousands of homes around the state to condominiums. They want to charge us \$200,000 and up for the boxes of air where our mobilehomes now sit. Condo conversions will wipe out most or all of any equity we have in our homes, and will make it difficult or impossible for us to ever sell our homes.

Under current law, when a park is “condoized”, park owners are not supposed to raise rents for any current residents who are low income, but there's NO AGENCY TO ENFORCE THIS and park owners have creative ways to get around this.

WHAT’S HAPPENING TO SB900?

As of June 5th, SB900, a bill about condo conversions, is being amended to take out language that gives cities and counties some control over conversions. This bill, as it is now written, will make it much easier for park owners to convert to condominiums. It strips away the power that local

governments have to protect us, the residents, when a park owner tries to convert the park to condo's.

Local governments have the right, under current law, to reject condo conversions which a majority of residents oppose, and to require park owners to repair infrastructure deficiencies prior to any conversion. Many cities have adopted ordinances to protect residents where the park owners are trying to convert to condo's. IF SB900 passes, in present form, cities will no longer have the power to protect us. Instead of 50 conversions, we'll be looking at hundreds. All the good things we've accomplished by beating Prop 98 will be lost if our parks can be converted to condominiums.

GSMOL officials say we should support SB900 because it's the best deal we can get. We disagree. While the bill would slightly increase the income levels covered by the rent controls of current law, it would wipe out the much greater protections which cities can provide. .

CoMO-CAL is working with key legislators to try to restore and expand local control to the mobilehome park condo conversion laws. Prior to 1996, cities had the same power to deny condo conversions of mobilehome parks that they had when apartment owners applied for conversion. They could protect residents and preserve our affordable housing. A bill sponsored by GSMOL took away much of that power. Now GSMOL wants to take away what little local control is left. We said "No on 98" and we won. Now let's say "NO ON SB 900."

This newsletter will reach you after the June 11th hearing. We will update those in the email network after the 11th.

CoMO-CAL This and That by Frank Wodley

Attorney Change:

As you recall, CoMO-CAL retained attorney Bruce Stanton of San Jose to write articles and answer legal questions. We chose Bruce because of his work with Sally Studer and the Modesto Advocacy as well as his 25 or so years of experience with mobilehome issues.

On May 25, 2008 we received an email from Bruce as follows: "I have been contacted by the CMRAA (California Mobilehome Resource and Action Association) about my continuing association with CoMO-CAL. After discussion, I have been instructed at their direction to give you notice that I cannot re-new services with CoMO-CAL after the present retainer runs out. I am obliged to abide by their decision. Please feel free to keep my name on your list of mobilehome attorneys if you desire, and I will of course do my best to speak with any residents who are referred to me by CoMO-CAL."

We thank Bruce for his wonderful articles and his advice and we will continue to send him residents in need of a good attorney.

David Grabill:

CoMO-CAL has now retained Santa Rosa attorney David Grabill. David has worked with our friends in Windsor (Donna Helwig and her group) and with several groups on AB1542 last year and has extensive experience in affordable housing and mobilehome issues. We already think he is terrific.

LAHD MHPTF:

I have resigned as a member of the L.A. Mobile Home Park Task Force along with 2 other mobile-home owner representatives—Tony Sansone and

Richard Ramirez. As I've written before, the Task Force is just a pawn for the L.A. Housing Department to show they are receptive to issues in mobilehome parks. In fact, they are not. They are aligned with the WMA and park owners. We have tried to put important issues onto the agenda, but the LAHD would not. My suggestion is that mobilehome owners in the City of L.A. form their own task force and ALL mobilehome reps RESIGN from the task force—a do nothing group!

THE VOICE:

Sorry if many of you felt we had gone out of business. Our newsletter is late this month as a consequence of the election.

CARA:

CoMO-CAL is a member of CARA—California Alliance for Retired Americans. As a consequence, you, as a CoMO-CAL member also belong to CARA. CARA has 800,000 members statewide and is active in Sacramento.

We just received a letter from their President, George Kourpias saying: Welcome to the Alliance for Retired Americans! You are now an official chapter of one of the largest organizations of retiree activists in the United States. We look forward to working with you and your chapter to improve life for all older Americans.

Your members can stay up-to-date on issues affecting seniors by visiting our website, www.retiredamericans.org and receiving our Friday Alert and action alerts on your State Alliance Activities. Again, welcome to a growing grassroots movement that has the power to change this country into one that truly values all people."

Chapters of Western Manufactured Association—The Park Owners Group

Bertha Ford Double L Mobile Estates, Lockeford N, California Region -- WMA Regional Rep: Doug Johnson Central Valley Chapter Bertha Ford Double L Mobile Estates, Lockeford Delta Bay Chapter John Malorzo. Clayton Homes, Concord River City-Sierra Chapter Joseph W. Carroll, Attorney at Law—Sac.	Silicon Valley Chapter Ron Swegles Willow Ranch MH Comm., Sunnyvale Wine Country Chapter Connie Gard, Rancho Cabeza Mobile Estates, Santa Rosa Central California Region -- WMA Regional Rep: David Evans Central California Chapter Stephen Johnson Sierra Mobile Village Visalia	Greater Los Angeles Chapter Richard Gallegos Mountain View Mobile Estates, West Covina North LA County Chapter Gail Kerry Cla-Mar, LP, San Marino Ventura County Chapter—James MacKay Stardust Mobile Estates Ventura Southern California Region -- WMA Regional Rep: Julie Paule	Inland Lakes Chapter Jim Lyon Hemet West Mobile Estates, Hemet Orange County Chapter Leo Escalante Pacific States Utility Co., Anaheim San Diego County Chapter Nap Sellers N.A.P. Consulting, Inc. San Diego
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NOTE: The above list of WMA Chapters shows the influence of this park owner organization across the state of California. Many of us know WMA reps David Evans and Doug Johnson. They

are active here in Los Angeles, in Modesto, and Sacramento. We estimate about 40% of park owners belong to the WMA. The WMA is their network, just like CoMO-CAL is ours.

Mobilehome owners can't really begin to fight anyone without organization. CoMO-CAL can't really help you in your park until you have organization. All it takes is 3-4 residents getting together in someones home. Contact us and we will send you information on starting a HOA—Home Own-

ers Association. Then network with us—we can provide literature for all the residents in your park and support your HOA. We also need your help to expand CoMO-CAL. Let's team up and do this together. Who wins? We all do.

UNITY/COMMUNICATION/EDUCATION

PROTECTING MOBILEHOME INHERITANCE RIGHTS

By: Bruce E. Stanton, Attorney at Law

I am often contacted by families following the death of a mobilehome resident about what they should do to get the home secured and sold, or just to obtain an understanding of their rights as heirs to the estate. The Mobilehome Residency Law (MRL) portion of the California Civil Code contains a specific section which sets forth the rights of heirs or joint tenants when the homeowner has died. It is important that certain steps be followed by the heirs to ensure that they protect their rights to the home. It is equally important that heirs know their rights ahead of time, so they will not fail to do what is necessary to maintain the mobilehome tenancy after the death of a family member. Otherwise, the park owner can use what is typically a time of confusion and emotions to deprive the estate of what is often its most significant asset value. Where rent is not paid, or some other violation of park rules occurs due to the actions of unsuspecting relatives, the park owner can use it as justification for requiring that the home be evicted from the park, or to decontrol and raise space rent where there is local rent control in place. Absolute vigilance by the decedent's family is required to ensure that this does not occur.

Preliminarily, a homeowner can take certain steps in advance to ensure that his or her family understands what needs to be done to protect the mobilehome inheritance.

1. **KNOW YOUR RIGHTS.** This is essential. A homeowner needs to know his or her rights so that they can communicate them to family members. Every mobilehome resident should have a copy of the MRL, which is distributed by most park owners annually. Anyone can go on

line to download a copy of the complete MRL for free at: www.sen.ca.gov/mobilehome, or can write to the Senate Publications Office in Sacramento to purchase a copy for \$5.25. Or any resident should be able to go to the park office and request a copy. The MRL requires a park owner to distribute a copy to all residents each year where a "significant change" of the MRL provisions is made by the legislature, so there will often be a copy kept in the home. But heirs who do not know anything about the MRL will need to know where to look for a copy of the law. This leads us to step 2 below.

2. **INFORM YOUR HEIRS OF WHERE TO FIND INFORMATION AHEAD OF TIME.** Just as you would tell your family members where to find important papers, or the details of disposition of property and funeral instructions, you also need to tell your heirs how to secure and sell your home after your passing. Be sure that they know where to find a copy of Civil Code section 798.78, which is the MRL section that sets forth the rights and responsibilities of heirs. Make a copy of that section and leave it in a place where they can locate it, or give it to them in advance with a copy of this article.

3. **WHAT SHOULD THE HEIRS DO AFTER THE HOMEOWNER HAS DIED?** It is important that heirs act immediately to present the loss of their inheritance rights in the home. There are two options set forth in section 798.78. First, any heir, joint tenant or personal representative may seek to sell the home "in place" in the park. Or, in the alternative, any heir or joint tenant may seek to establish a tenancy with the park and move into the home. But for either of these

steps to be available, it is required that the decedent's estate satisfy all of the decedent's responsibilities, such as payment of rent and utilities or maintenance of the homesite. Thus, if the rent is allowed to go into default or other maintenance issues arise which are not performed after a notice is served (this might only be taped to the door), then the right to establish a tenancy or sell the home is lost. 798.78(b) specifically provides that in such a case the park owner can require the home to be removed from the park. **IT IS THUS CRITICAL THAT THE HEIRS ASCERTAIN WHAT THE SPACE RENT AND UTILITIES PAYMENTS ARE AND PAY THEM IMMEDIATELY AS THEY COME DUE.** The death of the homeowner does not deter many park owners from claiming a breach of the rental agreement if the rent or utilities payment is even one day late. And since the heirs may not visit the home immediately, they might be unaware that the first of the month has rolled around and a rent payment is due. No payments can be missed if the family wants to be certain that its rights are protected. And if a three-day notice to pay rent or utilities is served, it must be satisfied at once within the three day period. The three days are calculated from the day after the notice is served. Since service of any 3-day or 7-day notice by the park does not have to be personal, and the notice can thus be posted on the home and mailed to that address, it is important that the heirs visit the home regularly to check for posted notices, and that the mail be immediately forwarded to an address where it will be read. There is nothing worse than opening an envelope after the fact to find that an important deadline has been missed. If a rent payment is not made within the three-day period, and there is a loan on the home, the heirs should immediately contact the lender and request that it "cure" the rent default by paying the

rent to the park. Under 798.56(e) (4), a bank may cure a rent default twice every twelve months, and the park owner is obligated to accept the payment. This section presumably also applies where the homeowner has died, but the estate desires to maintain the right to sell the home "in place".

Equally important is the duty of the estate to maintain the physical appearance of the home and the homesite. This means that landscaping must be maintained, and debris cannot be allowed. Any seven-day notices for Rules violations need to be corrected at once. Newspapers should be stopped, the home should be secured, and vehicles should be either removed or otherwise stored only in the carport at the homesite. A gardener should be hired to mow and weed the homesite if the heirs live out-of-town or otherwise are not likely to visit the home often. But it is also important to check for notices at the home regularly, in case something is posted that is never received via mail.

To ensure the best possible communication, the heirs should meet with management as soon as possible following the death and identify a new person and address for communication purposes. Rent bills and all notices from the park should be directed to that new address, so that communications do not fall into a "black hole".

4. WHAT THE HEIRS SHOULD NOT DO. It is equally important to understand one of the most frequent problems encountered by estates. Often, the heirs allow someone to move into the home if it is otherwise vacant in order to be a caretaker and watch over the home. This certainly sounds reasonable enough. After all, the estate desires that the home be protected from crime or vandalism. And if it is perceived that

cousin Bob will most certainly qualify to purchase or occupy the home, it might be tempting to allow him to just move into the home early without qualifying for tenancy first. This should not be done. Most all parks throughout California do not allow a non-tenant to occupy the home if a tenant is not present. Thus, either scenario could trigger an immediate seven-day notice of a rules violation. If the estate desires to allow someone to occupy the home, written permission should be obtained from the park first. Otherwise, it should never be allowed to occur, since the result could be a termination of the estate's right to sell the home "in place". Note that we are only speaking of occupancy here; any authorized person, including heirs or third party contractors or realtors can enter the home to clean, repair or secure it. But no one can occupy it by spending the night or establishing it as their residence. If a seven-day notice is received for this sort of violation, the occupant needs to be removed at once. Note that this scenario also does not help the potential tenant, whom the park might categorize as a "rules violator" when an application for tenancy is later presented for consideration.

5. WHAT ABOUT SATISFYING AGE RESTRICTIONS? In senior parks, or parks which seek to meet the Federal guidelines for "housing for older persons", homeowners who are 55 or older often leave the home to much younger heirs who are under age 55. The immediate reaction of these younger heirs is that they are not old enough to live in the park, and thus cannot qualify for tenancy. But special exemption language in the Federal law allows heirs who are under age 55 to still inherit the home and live in it without compromising the park's senior status under Federal law. Otherwise, the inheritance might prove to be without value for the family, and this was never

the intent of the Congress when the 1988 laws regarding age limitations were passed. This means that a park can never reject an heir based upon age status by arguing that it will lose its senior status under Federal law if a 40-year old heir is allowed to occupy the home. The key is that only the heirs or blood relatives of the deceased homeowner would probably qualify for this exemption. Note that if the park otherwise has an age limit for all residents in its own rules, those limitations may still need to be complied with.

6. CAN THE PARK RAISE THE SPACE RENT ? The answer depends upon the local laws. If there is a local mobilehome rent control ordinance, it should be consulted. Many ordinances do not allow a park to raise rents to the family following the death of the homeowner. But if the family sells the home to a dealer, the rent can probably be raised at that time, since local rent control typically does not protect commercial dealers or agents.

The ability to protect a home during the inheritance process can be tricky. But if these steps are followed, the family of a deceased homeowner should be able to inherit and realize the value of the mobilehome which has been left to them in a Will or Trust. Just as importantly, the intent and last wishes of the deceased homeowner can be honored and carried out.

ABOUT THE AUTHOR: MR. STANTON HAS BEEN A PRACTICING ATTORNEY SINCE 1982, AND HAS BEEN REPRESENTING MOBILEHOME RESIDENTS AND HOMEOWNERS ASSOCIATIONS AS A SPECIALTY FOR OVER 20 YEARS. HIS PRACTICE IS LOCATED IN SAN JOSE, AND HE IS CURRENTLY THE CORPORATE COUNSEL FOR THE CALIFORNIA MOBILEHOME RESOURCE & ACTION ASSOCIATION (CMRAA)

We Thank All Those Who Support Our Efforts

We could not do the work we do without the support of those members who donate, either money or time. Below is a partial listing of donors. We thank you one and all.

Fielding, Sue Ann Miller, Tony Sansone, Ruby Kline, Dorothy Brosan, Ralph Weber, Jason Wodley, Dora Willard, Richard Ramirez, Alice Berg, and many others.

We have a “distribution network” in the San Fernando Valley, thanks to volunteers like Laurel

Please volunteer to be our CoMO-CAL representative for your park.

Edward	Acquistapace	Chris	Hanson	Richard	Nygren
Tom	Adkins	Katy	Harris	Isobel	Oxx
Morton	Barrish	Henry	Harter	Jane	Parker
Earl	Baughman	Afrobita	Harville	Grace	Peka
Alice	Berg	Joseph	Hauck	George	Plunkett
G.A.	Bittrolff	Santa Barbara	HOA	Connie	Prophet
Dwight	Blackwell	Zaven	Hovsepian	Joan	Ratliff
J.G.	Bloomer	Clementine	Hudson	David	Reaves
K.O.	Bolter	Charles	Huff	Marvin	Rezac
Dorothy	Brosan	Paul	Hughes	Donald	Richardson
Dwight	Brown	Don	Hunter	M.	Richman
Donald	Brynum	Gladys	Jackson	Richard	Rodgers
Geraldine	Camara	Rose	Jeffus	Christa	Rogers
A.J.	Campdera	Evan	Jones	Marie	Rorrison
Jenene	Carlentine	Dennis	Kier	James	Rose
Betty	Carlson	Harry	Kuwahara	Sherry	Rossignol
Will	Cawthra	Gerry	Lenhard	Ivan	Salamanca
Lamplighter	Chino	Tom	Lockhart	Helen	Sanders
Sandra	Cissell	David	Loop	Tony	Sansone
Joseph	Cleary	Roseann	Martin	Dale	Scott
Roy	Colegrove	James	Martin	Larry	Skaggs
Joseph	Cosney	Joyce	Mashburn	William	Smalley
Kenneth	Creason	Betty	Maynard	Gary	Smith
George	Dann	Herbert	McCann	Patricia	Smith
James	Dean	Dorothy	McLaren	Chester	Smith
Leonard	Duncan	Betty	McPherson	Shiela	Soares
Arvel	Eddington	Dominic	Mills	Anita	Sombs
Cathrine	Eldridge	Dia	Misuraca	W. Gene	Staples
Marvin	Farrell	Jack	Montgomery	Ernest	Tamminga
Laurel	Fielding	Cindy	Morel	James	Wagner
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LISTEN UP FOR JUNE 2008

This will be a different approach. I am calling all VETERANS; I am calling all MEN, I am calling all WOMEN, I am calling all SENIORS, I am calling all RESIDENTS that live in a mobile home parks – LISTEN UP.

Again, I have been on the highway and by-ways of Northern California and I have received hundreds of e-mails and telephone calls from people informing me that they are scared, that they feel they will be evicted, that the managers are mean, don't care about them, intimidate them, call them names, embarrass them, make them feel they are prisoner in their own homes.

Some are afraid to walk the streets of their mobile home park for fear of retaliation that the manager or his/her buddies will attack them. People tell me that the park rules apply only to a few. What can we do? Where can we go? Well, let's start by being an AMERICAN, let's start by standing up and writing down these problems. Let's not give 'LIP SERVICE"

Let us write down, document, record, take pictures, annotate calendars, LET'S TAKE BACK OUR PARKS. First these managers are people. They put their underwear, shorts, pants, panties, coveralls, jeans, on one leg at a time. They are people and people make mistakes. There are Mobile Home Residency Laws that have been written and can be enforced if YOU are willing to get involved. If YOU are going to allow these folks to do all the above, then they will. If they see that you are not going to take a stand or fight back, they will continue to press forward with whatever they want to do. They become fearless, and create an air of I am bigger, better, tougher, or whatever their ego trip they are taking. IT DOES NOT HAVE TO BE THAT WAY.

I guess it would be alright for anyone to come to you and ask you for your pin number to your bank account. Would you give that to them? I sure

hope not. Let's use some abilities that you were given by your parents. Let's use some tactics that you were given in military training, let's use some God given common sense and say ENOUGH IS ENOUGH. YOU can start by sending letters to your park managers that they are in violation of a civil code, if you need

Assistance in determining what civil code has been violated READ YOUR MOBILE HOME RESIDENCY LAWS (MRL). If YOU need further clarification contact your advocacy group. Contact your home owners association. If you don't have one let's think about starting one. If you have not joined an advocate group, please do so.

The bottom line: YOU have to get involved with the situation at hand. You cannot just lie down and allow park management to run over you. If someone tried to run over, create a situation for me that was not in accordance with the MRL, common sense, OR SOUND BUSINESS PRACTICES, they will find that they would have a tiger by the tail. So come on folks, let's get involved with, life styles. To allow somebody or someone to bring undue hardships upon you is no ones fault but your own.

PLEASE READ, PLEASE GET INVOLVED, and PLEASE JOIN COMOCAL, GSMOL, or CMRAA. These groups are here to help you and if they don't please feel free to contact me directly, either by telephone at 530-743-2965, or e-mail at anvil95993@yahoo.com.

I can assure you I am not afraid, I am no tough guy, but THEY or THEM will know that I am an AMERICAN and will be treated as such. Failure to do so would not be a popular decision on their part. SEMPER FI – ALWAYS FAITHFUL

BOB HITES, Vice President of COMOCAL

Some Facts And Figures About Mobilehome Parks In California

MOBILE HOME PARKS IN CALIFORNIA= 4,822

MOBILE HOME SPACES = 650,000

RESIDENTS IN MOBILE HOMES -- 1,500,000

RESIDENTS IN STATEWIDE ORGANIZATIONS
= 25,000 LESS THAN 4%

HOME OWNER ASSOCIATIONS = SMALL

COST OF THE VOICE/YEAR = \$9.00

PARKS WITH PROBLEMS = 70%

WMA PARKS = 40%

RESIDENTS With E-MAIL = 40% (estimated)

ABOUT CoMO-CAL

We have sent out about 1,000 pages of information to our members over the last 3 1/2 years. Here are some of the key points:

If you are not part of the solution, you are part of the problem

No matter what group you join, know about it and be active. We need your support.

You are our eyes and ears. Let us know what's happening in your park.

We can accomplish little without organization—we can't fight a war without an army.

Less than 4% of mobilehome owners belong to a state-wide group.

Send us an email—be part of our ALERT program.

If 10% of mobilehome owners joined CoMO-CAL, you would see an immediate change in your park!

CoMO-CAL is an opportunity for you to make a difference.

Ask not what CoMO-CAL can do for you, ask what you can do for CoMO-CAL.

Join CoMO-CAL. For free if you can not afford the \$15/year. Send us your email address—join our ALERT program for FREE.

WHAT CAN YOU DO?

Send us your email address (IMPORTANT) - DO IT NOW!!!

Volunteer to be the representative for your park - it takes little time and it links your park to CoMO-CAL.

Be our eyes and ears. Let us know what's happening in your park.

Suggest issues to be discussed in THE VOICE.

Request a "box" of material - so others in your park can also be informed. We are happy to send it to you free of charge!

Form a HOA in your park. It only takes 3-4 residents to start and without an HOA no one can help you!

Stay in touch with us. We want to hear from you. Let's do this together.

EDITORIAL by Frank Wodley, President CoMO-CAL

Many of you are new to our family. I'd like to take this opportunity to tell you something about our organization.

YOU ARE

Who is CoMO-CAL? **YOU ARE.** The CoMO-CAL team is here to serve you. We are open to your suggestions, comments, and criticism. We are owners of mobile homes, just like you. We want this to be an organization **BY THE MEMBERS, FOR THE MEMBERS.**

AN OPPORTUNITY

This is a unique opportunity. **You** have an opportunity to use CoMO-CAL to really make a difference in your life and that of a million plus who live in rental parks across California.

OUR GOALS

Read our logo - communication, unity, education. Our goal is to reach all mobile home owners in California - we have lots of information - we want to make a difference! Let's work together to stop the abuses we experience!

Communication: We offer several ways to communicate - email, phone, fax, and snail mail. You have received THE VOICE, our monthly newsletter, either by mail or email. Some have received THE WHISPER, a single page informational flier we send to volunteers to pass out in their park. Those with e-mail probably have gotten our ALERTS. And many are receiving letters introducing them to CoMO-CAL.

Education: We have a variety of resources at our disposal. We have a growing list of attorneys versed in the Mobilehome Residency Law, and we

often consult with CoMO-CAL members who have studied various issues, held positions in advocacy groups, or take an active role in their future. If we don't have an answer to a question, we can use these resources to get one.

Unity: Our goal is to unite all mobile home owners in California. With each new member, with each new park, we take another baby step toward this goal.

JUST A MEMBER

We appreciate your membership; without it we can not operate, simple as that. We consider you family, so in time of need, we hope you will call us. If nothing else, our hope is that you know we are here for you.

OUR EXPECTATIONS

As in any family, we, the CoMO-CAL Team, have expectations of you, our membership. This is what we expect:

1. Read THE VOICE. Don't just sit it down on your coffee table, please read it. Although much might not be happening to you today, it certainly could be happening to you tomorrow. And it is worth saving, so you can refer to it at a later date.
2. Volunteer to be a representative for your park, especially if you have e-mail. It doesn't take much time, but it helps us more than you know.
3. Volunteer to distribute THE WHISPER in your park - you can do it on your morning or evening walk around the park
5. Help us unite. Send us email addresses of your friends and neighbors. Send us park directories

with names, space numbers. If you have a park directory at the entrance of your park - write down the names and space numbers. If you have a HOA or other organization in your park, let us know who the leaders are. And trust us, all information is kept confidential, we do not share it with any other group or individuals.

5. Tell a neighbor about CoMO-CAL. Show them a newsletter. Tell them they can join for just four cents a day, or for free if they can't afford the \$15/year. Tell them this is an opportunity for them to make a difference - please be part of the solution, not part of the problem.

6. Say hi! Give us a call or send us an email. We are always happy to chat. We are family!

7. When we have a survey in THE VOICE, please fill it out. This is your opportunity to communicate with us. We read each and every one!

8. If you have special needs - perhaps information in Spanish - let us know and we will try to accommodate your needs.

9. Help us write an article. Just pick a topic of interest to mobilehome owners and we will publish it!

10. Be active. This is an opportunity for all mobilehome owners to make a difference. Support our efforts to help you. Volunteer your time, and donate. We ask very little! **THANK YOU!**

CoMO-CAL

(COALITION OF MOBILEHOME OWNERS-CALIFORNIA)

P.O. Box 4821, Chatsworth, Ca 91313-4821.

NEW MEMBERSHIP APPLICATION (Print Please)

NAME: _____ Date: _____

PARK NAME: _____ SPACE #: _____

MAILING ADDRESS: _____ CITY _____

E-MAIL ADDRESS: _____ ZIP _____

APPLICANTS PHONE NUMBER (_____) - _____ - _____

SIGNATURE OF APPLICANT _____

Check # _____ Amount: \$ _____ Money Order () Amount: \$ _____

MEMBERSHIP (\$15.00/12 Months, \$40.00/36 Months) 90 day full refund guarantee if not satisfied

PLEASE INCLUDE CHECK OR MONEY ORDER PAYABLE TO "CoMO-CAL" & THANK YOU FOR JOINING

MAIL TO: CoMO-CAL, P.O. BOX 4821, CHATSWORTH, CA. 91313-4821

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CHATSWORTH, CA. 91313-4821

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CoMO-CAL is a non-profit California Corporation dedicated to serving mobilehome owners in California. Our purpose is to educate, communicate and unite. We are MAKING A DIFFERENCE!

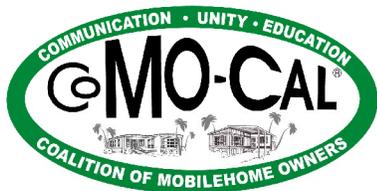


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**Our purpose is education,
communication and to unite
mobilehome owners.**

SERVICES WE PROVIDE OUR MEMBERS

1. 12 issues of THE VOICE. Usually 20 pages long, filled with important information no mobilehome owner should be without. Articles from around the state of California. Tips and Suggestions. Important laws explained so you can understand how you are protected.
2. Website: **comocal.org**. Members have access to all issues of THE VOICE, attorneys who know the MRL, important links to government, advocacy groups, etc.
3. Small Claims Court Assistance: We will pay your fees up to \$30.00 and help with your paperwork. (Some restrictions apply.)
4. Questions / Problems: Our staff is ready to take your call to advise you regarding questions and problems you might have.
5. We have several attorneys to help with litigation or give advice.
6. Above all, a way to UNITE and have a VOICE.

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