



# COALITION OF MOBILEHOME OWNERS

## YOU ARE MAKING A DIFFERENCE

We get some feedback regarding our newsletter and so far it is all very positive. We have learned much and hope you have also. That's our goal, to inform you and as many mobilehome owners as we can. Communication is KNOWLEDGE and KNOWLEDGE IS POWER. Think about these words. You are the key to our success! And COMMUNICATION AND KNOWLEDGE hold the key to your happiness in your park!

### IMPORTANT POINTS TO NOTE

1. **A FEW CAN MAKE A DIFFERENCE.** Take Belmont Shores. About 70 plaintiffs (out of 600 residents representing 50 homes out of 347 spaces) or 15% united and won over \$4,500,000.00. A few made a difference. Just think what could happen if residents in every park would unite like Belmont Shores—soon we would not have the problems we face today. Start a group today in your park, start communicating, start a park newsletter, keep records detailing what goes on in the park, take pictures. Soon all your hard work will mean something.
2. You **HAVE JOINED CoMO-LAC.** That's a terrific first step. You have taken a chance on us and we appreciate that. We **ARE DEDICATED** not only to inform you and other mobilehome owners, but to **MAKE A DIFFERENCE.** Now tell a friend, hand a neighbor a newsletter, tell them they don't have to submit to abusive managers, unjust rules, harassment or intimidation. Tell them they don't have to be alone when they get an eviction notice. We're all in this together!
3. You are already making a difference. Indian Hills, Chatsworth Imperial and Sylmar Mobile Manor have new management. Hopefully for the better. And all three parks have many CoMO-LAC members who have put pressure on their park owners and management.
4. We identified the excessive rent increase in Chatsworth Imperial and are currently working on another in Indian Hills
5. We see how the park owners, managers, and their representatives sometimes work to take advantage of mobilehome owners. The park owners group, Western Manufactured Housing Communities Association, WMA, represents about 1700 out of a total of 5000 mobilehome parks across the State of California. They attend every MHPTF meeting and are united in their purpose—**to promote and protect the interests** of (park) owners, operators and developers of manufactured home communities. CoMO-LAC is working to unite your (See **Making a Difference** on page 5)

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**SEPTEMBER  
2005**

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**KNOW YOUR CoMO-LAC DIRECTORS & REPRESENTATIVES**

These photos were taken at a recent Board of Directors meeting in Chatsworth. Kathy Mattes traveled 60 miles one way from Carpinteria to attend. CoMO-LAC has many representatives around the greater Los Angeles Area. We applaud the efforts of Billie Thomas (Palmdale), Ben Renshaw (Lancaster), Herb Jensen (Sylmar), Cliff Kenny (Sylmar), Richard Ramirez (Chatsworth), David Shackle (Ventura), Floyd Gilbert (Quartz Hill), Lucille Fried (Rosamond), Dwight Blackwell, Jr. (LaVerne), Gerri Camara (Carson), and others. Without these members efforts we would not have a CoMO-LAC. We would like to see a “meeting of the minds” before the end of the year with all active people—wouldn’t it be nice to have a group photo to show our unity! In fact we want to have a “Convention” in mid- 2006 to which all CoMO-LAC members are welcome to attend.



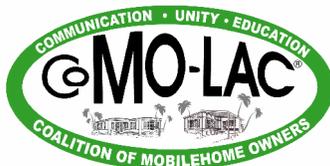
**FRANK WODLEY  
PRESIDENT**



CoMO-LAC Headquarters  
Chatsworth, California



**KATHY MATTES  
SECRETARY**



Frank Wodley is a resident of Chatsworth Mobile Home Park in Chatsworth, northwest of Los Angeles. His education is in Chemistry with a M.S. in Analytical Chemistry from the University of Wisconsin. In the mid-1980 Frank was the President of a personal growth institute, the Sirkin Institute. This provided him with experience in newsletter publishing.

A family man with a grown daughter and 10 year old son, Frank became involved with mobilehome issues when his manager tried to evict him in 2002. (Continued on Pg 3)

Kathy Mattes is a resident of Sandpiper Mobile Village in Carpinteria, 13 miles south of Santa Barbara. She is her GSMOL chapter president, on the HOA and also serving on two Recreation Club committees—Directory and Newsletter. Kathy’s experience comes from a college education in accounting and work in a management office of a 240 unit condo complex wearing different hats as a bookkeeper, secretary, and manager over a 15 year span. Frank contacted Kathy in September of 2004 and invited her to attend those preliminary (Continued on Pg 3)

**Frank Wodley** (Continued from Page 2)

Frank became a member of GSMOL in 2002 President of his Chapter in early 2003, Associate Manager for the San Fernando Valley in mid-2003, Convention Delegate in January 2004, and outspoken critic of the present leadership of GSMOL after attending many Board of Directors meetings in Garden Grove, and making two inspections of GSMOL's records. Issues such as ELF and membership loss have been Frank's concerns. He knows the importance of unity and organization. One person simply does not have a voice.

After the 2004 convention Frank wanted to unite GSMOL members by creating an email network, only to be immediately "shut down" by GSMOL leadership. Then he brought together seven other GSMOL managers from around the State to write a recommendations report asking GSMOL to "focus resources more on our local parks" and spend less time in Sacramento. Members of the Recommendations Committee were Tom Lockhart (Long Beach), Ralph Weber (Lancaster), Patricia Owens (Sacramento), Betty Thompson (Placerville), Diana Johnson (Bay Area), Jim Burr (Visalia), and Donna Matthews (Calimesa-San Bernardino). Their report took about two months to write and was submitted to the Board of Directors in July 2004.

Many of those who are active in mobilehome issues have joined David Spensleys' website at <http://groups.yahoo.com/group/mhof/>. The idea to form CoMO-LAC actually came from communication with leaders around the state, especially with Elaine Hostetter, then President of SCMOA. Frank formed CoMO-LAC after preliminary meetings in Glendora late in 2004 at Joy's Mobile Home Park on historic Route 66. Frank is now Editor of the newsletter, just submitted large packets of material to the post office and IRS for tax exempt status and non-profit mailing status. He is actively communicating with active mobilehome owners and working on member recruitment. Frank is the driving force behind the scenes. "Let's all work together. GSMOL, CMRAA, SCMOA, CoMO-LAC, etc. We can afford nothing less!"

**Kathy Mattes** (Continued from Page 2)

Meetings in Glendora during which the formation of an organization to focus on the direct needs of mobilehome owners in their own parks was discussed. A long story short, she hasn't missed a meeting. Currently she is involved with the residents of Canon de Las Encinas in Ventura. Her future plans are to foster the contacts made in parks in Santa Barbara and in other parks in Ventura.

CoMO-LAC is also striving to unify and identify with other mobilehome coalitions in California which all by the way, have a common cause. In Carpinteria, Kathy will work with Carpinteria Mobilehome Alliance (CAMOA) on issues facing mobilehome owners in the city in which she resides.

Note from Frank Wodley: Kathy is a rock solid Director for CoMO-LAC and my right hand person. We talk every day about CoMO-LAC and CoMO-LAC would not be the same without her contributions. We all need to appreciate the time and work she is doing to help us all!

**SAN FERNANDO VALLEY MEETING**

Six parks were represented at the SFV CoMO-LAC meeting on August 13, 2005. The topics tended to be about rent increases, the RSO, and utilities. We publish the following from the Rent Stabilization Ordinance Guide:

**Am I covered by the rent control ordinance (Rent Stabilization Ordinance) of Los Angeles?****Yes, you are if you:**

- A) Live in the City of Los Angeles. Parks such as Top of Topanga and Summit are not in the City of LA and therefore are not covered by rent control.
- B) Live in a mobilehome park that received a permit to operate after February 1986. Parts of Oakridge and Santiago in Sylmar are not covered by rent control because they received a permit to operate after February 1986.
- C) Leases and rental agreements longer than 12 months are exempt from rent control. This applies to some residents in Indian Hills on long term leases and others. These residents have signed away their rights under rent control when they signed rental agreements longer than 12 months. **So do not sign rental agreements longer than 12 months if you wish to keep rent control protections.**
- D) Rent control goes with the mobilehome. This means when a mobilehome is moved from a space (other than if you replace your own mobilehome), then the space rent may be increased as much as the park owner decides.
- E) When title is changed upon sale, the park may raise the rent 10% if a like space in the park has a rent at least 10% higher.

**If I am covered by rent control, when should I get the annual increase (3% for the last 11 years)?**

We understand that annual rent increases can be given **every 12 months**. This means if you buy a mobilehome, expect an annual rent increase in the same month as your seller. If they were given an annual rent increase in March, then you can expect to receive yours in March. Some parks residents get theirs all in the same month, so a buyer can expect to get his that month also, whether or not he has lived in the park for 12 months.

**Some parks only offer longer than 12 month rental agreements. Is this legal?**

**We feel this is not legal.** Parks must offer month to month or 12 month rental agreements. They circumvent rent control when they offer rental agreements longer than 12 months, i.e. you are no longer under rent control and they can choose to raise your rent based on the contract you sign with them.

Please note: The article on page 8 shows that rent control in the City of Los Angeles has been and will continue to be challenged. If we would ever lose rent control, the owners probably will increase the space rent of all mobilehomes. This WILL result in a loss of equity in all mobilehomes. Take Summit where rents are as high as \$1200.00 per month. Residents there are walking away from their nice mobilehomes because they no longer have value. This is just one attack against our way of life in mobilehome parks here in the City of Los Angeles. We must be vigilant, know our rights, and unite to have one voice and protect our investments.

**TELL YOUR FRIENDS & NEIGHBORS TO JOIN CoMO-LAC NOW**

**Making a Difference** (Continued from Front Page)

representatives on the MHPTF so that they will meet outside the scheduled meetings to brainstorm and present a united front. CoMO-LAC has identified a problem and is working to resolve it.

6. Communication, Education and Unity do work. Gerri Camara, a CoMO-LAC member in Carson Gardens Trailer Lodge, is COMMUNICATING with us (see article on page 8). And Gerri is telling others about CoMO-LAC—so now we have members in two other parks, one in Carson and the other in Torrance. And these two parks are facing serious problems, especially Torrance. CoMO-LAC leaders will be meeting with those active in the Torrance/Carson area to discuss strategy. When we help resolve one problem in one park, the solution can be used to resolve similar problems in many parks! That's how Communication, Education and Unity work.

7. We are continuing our efforts to make contact and gain members in other areas. Gerri Camara (Carson) sent us a newspaper article about her park's struggle against a rent increase. AND Gerri gave our newsletter to a friend in another park who is ACTIVE in Carson.

8. A couple CoMO-LAC members have joined SCMOA (Sonoma County Mobilehome Owners Association) in Sonoma County north of San Francisco, a group that has about 1000 members and a bank account of over \$25,000. They were formed 17 years ago and have been helping their members through education, meetings, legal assistance, and grants.

9. We (CoMO-LAC members) have also joined CMRAA (California Mobilehome Resource and Action Association), an organization of about 4,000 members in the Bay Area. CMRAA is led by David Hennessey, ex-GSMOL president. CMRAA is also active in Sacramento and we believe it in our interest to team with them.

10. We have talked with Grace Follette, President of HARD (Homeowners Against Rent Destabilization) in Carson, a group of several hundred Carson mobilehome owners who are actively working to keep rent control in Carson. Also we have a contact in Goleta who has been active fighting to keep rent control there. She tells us that they have raised \$10,000. for their cause.

11. We are finding other organizations and active individuals through out the State of California. CoMO-LAC is becoming the glue to put many active groups and individuals together to fight for our rights. You can help us by telling others about CoMO-LAC and sharing your own problems in your park.

12. Indian Hills had a HOA meeting on August 20th with management to discuss new rules and regulations. Over 50 came to the meeting where the 100th HOA member out of 138 spaces signed up. Good work Gus! And thanks for introducing CoMO-LAC who came to support everyone. Gus said "We have been motivated to unite by CoMO-LAC." Thanks again, that is what CoMO-LAC is about—enabling mobilehome residents to fight for themselves and understand the laws protecting them. By the way, management came and stated after non-compliance with one seven day notice, a resident could be evicted. (It takes three 7 day notices in a 12 month period, then a 60 day notice, before eviction!)

## MAYOR CREATES TURMOIL AT BOULDERS IN PALMDALE

There were two meetings in Boulders I in Palmdale this last month (Boulders I and II are owned by the City of Palmdale. The City of Palmdale has employed Newport Pacific to manage the parks—Newport Pacific is a WMA “vendor” i.e. it is associated with the park owners group).

The second CoMO-LAC meeting on August 11th was attended by over 100 residents. We quote the Daily News Article published Friday August 12, 2005. “Residents complained of rude behavior and ineffective management. “We are human beings; we are not animals,” said Boulders II resident Sam Bono. Some residents complained that ..staffers took an aggressive, heavy-handed approach to enforcing maintenance rules.... and ordered (residents) to keep up their homes better than the park itself is maintained. Others complained about run-down homes and said management should be enforcing the rules residents agreed to when they moved in.”

The meeting turned into a hostile take-over by Palmdale Mayor Jim Ledford (he asked to speak first, using an excuse he had to leave early) resulting in a biased article published in the Antelope Valley Press. “The mayor bluntly told the residents that he didn’t believe all their accusations.”

This brought a throng of letters to the editor of the paper angrily denouncing Mayor Ledford’s presentation.

Billie Thomas wrote “the meeting turned into a maniacal and disgusting three-ring circus with Mayor James Ledford as ringmaster and he never mentioned CoMO-LAC. Why? The answer is obvious. He does not know what CoMO-LAC is nor does he care to know and what it stands for. He never intended it to be a CoMO-LAC meeting nor was he there to resolve our major issues. Instead he turned it into his personal attack against us and it was very ugly. The Antelope Valley News and the Antelope Valley Daily News failed miserably. It was half true and 100% biased and not in favor of residents. Why was it not reported that all 125 residents **BOOED** when the Housing Coordinator was praised by the Mayor?”

D.H. wrote: “All I ask is for the City, Park and Property Management to enforce the Rules and Regulations, as agreed to by every resident. Enforcement would make our small community a clean and desirable place to live and be proud to call home.”

Very Angry Residents of Boulders I and Boulders II wrote: “The Mayor may have looked very good in the biased newspaper articles, but in reality he made a fool of himself and every residents left the meeting very angry and disgusted by his intolerable actions. Mayor, we elected you into office and if you want to stay in that position, start listening and work for us not against us. We deserve far more respect and honesty than what we are getting from you and management and you owe us a public apology. We also add that we pay you and management your salaries.”

Jim, resident of Boulders II wrote: “Two pictures were published in the ..Press. You do not have to look hard to see that there are no happy faces, only shock, indignation, anger and disgust. We thought he was at the meeting to talk about CoMO-LAC and to discuss major issues and try to resolve them. However it was quite evident that was not the purpose for him to be at the meeting because major issues were never discussed and therefore no resolutions.”

(Editors Note: A big thanks to Billie Thomas for her presentation and organization of this meeting.)

**TRADEWINDS UNDER FIRE IN ROSAMOND (EDWARDS AF BASE)**

Yes, Lucille Fried of the Tradewinds Mobile Estates is a prolific writer. She just sent CoMO-LAC a packet of papers saying "She would have included the kitchen sink (in the packet) if it fit." Thanks Lucille for the information. You are our eyes and ears, along with Candy and Bill and our other CoMO-LAC members there.

On August 17, 2005 the Antelope Valley Press published a story on Tradewinds in Rosamond entitled "Rules upset mobile home owners. Some tenants say they can't afford repairs." (This same reporter, Alisha Semchuck wrote the Boulders I article. In fact four articles were written between August 11th and August 17th—try to "google" mobilehome antelope valley to find them.)

Unfortunately again the press article was misleading. The reporter spent a short time with one resident, then went to the manager of the park. Lucille Fried, 75, leads a pack of five or so disgruntled owners. The Fried coalition objects to the rules and regulations being imposed on them. Although Fried.. ..contends tenants in the older homes are being forced out through harassment and threats of eviction, Dolores (the park manager) said they are not evicting anybody. Dolores said many of the needed repairs are safety hazards. If she spots a problem, something in need of repair, she issues a seven-day notice to the tenant. Tenants who fail to comply with the first seven-day notice receive second and third seven-day notices, giving tenants nearly a month to fix the problem. At that point, if tenants still fail to meet park requirements, they receive a final, 60-day notice—do the repair or face potential eviction. We (management) are working very hard to make it a nice place.

The following are quotes from the article: "The residents started comparing living here to being in prison or a concentration camp, said Fried." Fried and her cohorts complain that the new owner and management team, which gained control of the mobilehome park nearly a year ago, came in and forced tenants to make repairs they cannot afford or face eviction.

Now let's talk about the real truth. In fact 50 residents signed a petition to meet with the park owner in order to ask that the managers be removed. Two residents were sent three seven-day notices **within a 30 day period**, then 60 day notices to evict. The notices required considerable time and money—"install awnings, paint the mobile, landscape the front yard." Usually a resident is given 60 days to complete such improvements. Also one notice required the resident to build steps to a non-existent door! And these two residents had not just moved into the park with new mobilehomes, but had actually lived in the park for several years without awnings and landscaping.

Lucille Fried explains the park is requiring the older homes to meet the standards of newer ones. And all residents (147 spaces) have received a couple generic notices—making requests which are in violation to the MRL such as photocopies of driver licenses, making space improvements which were voluntary in the past and making it clear that if residents do not comply they will be evicted. This is certainly contrary to the tone of management in the Press article when they say they will work with each resident—"harassment and intimidation" is not "working with residents." And a statement "nobody's been evicted" as if to say management wouldn't evict residents—well that's totally false. After all that indeed is the goal of management—to get residents to move, to get residents homes, and to make money off their removal from the park.

**WATCH OUT L.A.CITY MOBILEHOME OWNERS—RENT CONTROL REVISITED**

Article by Rick Orlov (213)978-0390. rick.orlov@dailynews.com  
from Daily News, Thursday August 18, 2005 Business Section:

As housing costs continue to soar, the Los Angeles City Council on Wednesday authorized a study of its rent-control program in a move that could allow landlords to pass along more of their costs to tenants. "We have not had a study of rent control since 1994, and we need to..have as extensive a study as possible of how it's working today," Councilman Bernard Parks said.

The City's rent control program was adopted in 1978 when apartment owners began to increase rents after passage of Proposition 13. Under the program, which has withstood numerous court challenges, landlords are allowed to raise rents a nominal amount each year to reflect inflation and take the rent to market rates when an apartment is vacated. The measure covers 602,000 apartment units built before 1978.

Jim Clarke, local government-relations manager for the Apartment Association of Greater Los Angeles, said his group welcomed the study of rent control. "It hasn't had a real thorough review for a long time and we think it will show the cost of operating an apartment building has gone up dramatically." Clarke said. "We just want a level playing field so we can afford to stay in business." Councilman Eric Garcetti, who has spoken out in support of tenant rights, agreed on the need for the review as part of a broader look at city housing problems.

Sally Richman of the Los Angeles Housing Department said she will return to the council with recommendations for a full study of the annual rates allowed under the program, as well as possibilities for apartment owners to be allowed to pass along increased operating costs—as for utilities, fees and permits.

Editors Note: If apartment owners get more concessions, mobilehome park owners are not far behind!

**Carson Residents Get Temporary Relief in Battle Over Big Rent Increase**

From Daily Breeze Article by Cortney Fielding of Unknown Date—thanks Gerri Camara of Carson Gardens

A Compton Superior Court judge told residents (of Carson Gardens) recently they would not have to pay a **park-issued rent increase approaching 50%** while park owners are still engaged in an ongoing legal dispute with the City, calming the fears of park occupants who said they could not afford to pay the difference. But if the city loses its rent control fight with management of mobile home park, many senior occupants say they may have run out of options. Park management and Carson City Hall have been in a heated battle over rent control in the park since 2001. But residents were not actively involved with the conflict until May (2005) when park owners filed suit against them claiming they had teamed up with City Hall to illegally stop paying rent. Residents hired an attorney for \$5000.00. The price was worth it said Cindy Morel, a community activist living in another Carson mobile home park who has been aiding residents. In 2001 Community Asset Management, a company that owns Carson Gardens and almost 50 other parks, went to the Carson rent control board to request permission to increase rent in the park by slightly more than \$100.00. This increase was denied, allowing an increase of \$15.00/month which was later doubled upon appeal. Community was still not satisfied and took the City of Carson back to court, eventually winning \$113./month! (Full article upon request to CoMO-LAC)

**CoMO-LAC THIS AND THAT**

1. You can see we have a LOGO thanks to Ann Young, CoMO-LAC member and artist who lives at Riviera Mobile Home Park in Canoga Park. Ann graciously volunteered to work on a logo and submitted her design and we thought it was terrific. Next we all worked with a computer graphic expert and behold, our new LOGO. We will use it on everything from the newsletter, to business cards, to correspondence. Thanks Ann for your hard work.
2. Membership this month has slowed, perhaps due to the summer vacations. We are headed to 600 members and hope to attain this mark in September. We do have money in the bank, approximately \$4000.00, and we are very careful with it. Memberships are now \$15.00/year and please consider sending \$15.00 when you renew next year. The extra \$3.00 does make a difference.
3. We have purchased a digital audio recorder for the Antelope Valley to be used for CoMO-LAC functions and meetings. CoMO-LAC is very active in the Antelope Valley and we are looking to purchase a black and white laser printer for them.
4. CoMO-LAC has submitted a package to the IRS to obtain tax exempt status. This will have a couple major consequences. First, any donation you make will be tax deductible. So please consider a donation in any amount—we may tag it for legal expenses to help members. Secondly we will be getting reduced rates for our newsletter mailing. This will save us an additional \$.10/item, so now our cost is about \$.15/item.
5. Unfortunately newsletters are not getting to you as fast as we would like. Members in the Antelope Valley received them approximately 2 weeks after they were mailed (July 28th). The Post Office tells us that bulk mail is 3rd class and will take up to that long; however they noted that there had been many complaints about service around August 1st, so perhaps it is just a short term problem. In the next month or so, we will make an effort to publish the newsletter by the 15th of the month and mail it at that time. This means everyone will receive their newsletter around the 1st of the month; however the news from the last two weeks of the month will be reported in the next newsletter. Perhaps this is a better scenario so you get your newsletter on time.
6. We are not mailing membership cards. Our plan was to include your membership number on your mailing label; however the labels we are using are too small to include that information. Don't worry, you will still be a CoMO-LAC member even though you don't have your membership number or card. We may decide to send you a nice membership card next year when you renew your membership.
7. We are ready to make mailings of promotional materials into parks with few CoMO-LAC members. If you know of a park that needs our help (and most do), let us know. In fact we have only one or two members in about 35 parks. If you want us to do a mailing in your park to get more members, please send us names and space numbers so the mailing is more personal.
8. Although you may not want to hear this, you, I and all mobilehome owners are partly responsible for our predicament today. No one has been looking out for us, especially here in Southern California. Our parks used to be nice places to live with a real sense of community. For several reasons, many parks now are owned and operated by those only interested in THEIR BOTTOM LINE, and not their residents. And many residents say they simply don't want to be involved; however WE ALL ARE INVOLVED AS SOON AS WE OWN A MOBILEHOME!

### KNOW YOUR MRL—BINDING ARBITRATION

Mobilehome park rental agreements, especially within the last ten years, frequently contain what's called a Binding Arbitration Clause. This clause requires the mobilehome resident to use binding arbitration procedures to settle disputes with park owners and managers rather than pursue these issues through legal actions such as lawsuits. The California court system has repeatedly determined these clauses to be void and unenforceable for several reasons.

First, they are void as a matter of law under MRL Section 798.19, which states that any provision of a mobilehome rental agreement which requires a mobilehome owner to waive his or her rights under the MRL is "contrary to public policy and void." In addition, residents are required to pay for the costs of the arbitration proceeding, which is often a significant financial hardship for many mobilehome owners. Finally, these rental agreement clauses are offered to prospective mobilehome owners on a take it or leave it basis, and do not allow for negotiation between the two parties.

Additionally, CA Civil Code Section 1953(a)(4) prohibits rental contracts that require the waiving of a resident's right to a jury trial in landlord-tenant disputes. Also, although not directly related to mobilehome residency, the CA Supreme Court recently struck down binding arbitration clauses in employment contracts between some companies and their workers.

If you have a binding arbitration clause in your rental contract, it is not necessarily enforceable. Go to our website for recent court cases in which these clauses have been struck down. If you are involved in a dispute of this kind with your park owner and/or manager, you may want to consult an attorney with regard to the information shown above.

### KNOW YOUR MRL—LOOPHOLES & POTHOLE

Did you know the laws that protect us are full of loopholes?

Here are some examples:

1. 798. Park employees DO NOT have to follow your park rules and regulations—if they claim they are conducting park business. And believe you me, they know THIS!
2. 798. A club house only needs to be "available" to residents, not actually open.
3. If you receive a 60 day notice to vacate the park, you have just 60 days to physically leave and take your mobilehome with you or sell it. Then the obvious question is where could you possibly move it? Forget that idea! And you are at the mercy of management when it comes to selling—they have the right to "qualify a buyer." And they can interfere with your sale—this is called "unfair business practices" and is the basis of many lawsuits against park owners and managers.
4. Send us your others please....

**LAS ENCINAS HAPPENINGS (Continued from last month's N/L)**

The flood control channel (barranca) of Canon de Las Encinas Mobile Home Park (CLE located in Ventura County) remains untouched and the park owner is still waiting on issuance of permits to begin construction of a retaining wall to protect some residents spaces from falling into the channel. Fish and Game, one of the two key permitting agencies, has issued a permit; however, the water district is still pending. The entire project is dead in the water (no pun intended) until this permit is issued.

Agencies dealing with the Ventura County Water District report that the water district department is understaffed and inefficient. So the CLE Resident's Association and CoMO-LAC are turning to Senator McClintock's office for help. Allison Bonburg, District Representative, initiated the complaint that got the State of California Housing and Community Development (HCD) involved. Now Ms. Bonburg is in communication with Dana Cole in the water district office who has said that the permit will be issued before the end of August.

However, tension was once again heightened after hearing from Sam Lasso of HCD that the park owner, Robert Schrock, is considering dismissing Hawks Engineering from the project. This action would be immediately seen as a delaying tactic by Mr. Schrock and the opposition is fully prepared to take legal action and even **get the State Attorney General involved if necessary. CLE residents are standing up for their rights and are being supported in their efforts by CoMO-LAC and Senator McClintock.**

On another front, the CLE Resident's Association members are studying safety, beautification and improvement issues. The association invited representatives of the police department to help initiate a Neighborhood Watch program at a meeting held on August 21. Future monthly meetings will include discussion and education on the Mobile Residency Law. Residents are encouraged by the support and efforts of CoMO-LAC, while CoMO-LAC congratulates CoMO-LAC's Area Representative and CLE Resident's Assoc. President David Shackle on the tremendous work he has accomplished and continues to do on the barranca project and also on the work he is doing to unite residents in making CLE a better place to live.

**SEPTEMBER CoMO-LAC MEETINGS**

**SEPTEMBER 10:** San Fernando Valley CoMO-LAC Meeting. Chatsworth Metrolink Train Station. 10:00am. Chamber of Commerce Meeting Room, 10038 Old Depot Plaza Rd, Chatsworth (West of Canoga Ave, South of Devonshire Ave) - All members welcome.

**SEPTEMBER 24, 2005.** Board of Directors Meeting. . Chatsworth Metrolink Train Station. 10:00am. Chamber of Commerce Meeting Room, 10038 Old Depot Plaza Rd, Chatsworth (West of Canoga Ave, South of Devonshire Ave)

**BE AN ACTIVE MEMBER      CALL US & HAVE A MEETING IN YOUR PARK**

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**We're on the Web**

**<http://comolac.org>**

**COALITION OF MOBILEHOME OWNERS**

**- LOS ANGELES COUNTY®**

**Membership/Renewal Application**

**Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Park Name:** \_\_\_\_\_ **Space #** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City, Zip:** \_\_\_\_\_

**Phone No:** \_\_\_\_\_

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