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Mobilehome Magazine

Serving
Mobilehome Owners in the
Greater Sacramento Area

AUGUST 2018

VOLUME 1 NUMBER 6



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Capital Region Mobilehome Magazine

Serving Mobilehome Owners in the Greater Sacramento Area

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www.mobilehomemagazine.org

To God be the Glory

Magazines On Line

We have good news for the mobilehome owner community. Now, our last 13 years of magazines are all online, in one place. Simply go to:

www.mobilehomemagazine.org

- Mobilehome Magazine: 83 issues
- The Voice: 60 issues
- Regional Magazines: 21 issues

VIEW AND DOWNLOAD

The nifty thing is that all magazines can be viewed, page by page, and even downloaded! - a page at a time or the whole magazine.

INDEX OF ARTICLES

As you probably already know, most articles stay timely over the years. That being said, Mobilehome Magazine has created an index of all articles in both Mobilehome Magazine and The Voice. That's over 1,300 articles. The INDEX allows you can search Mobilehome Magazine and The Voice by subject.

Please note: The index is in M.S. Excel, so you must have Excel to view and search. The INDEX is available from Mobilehome Magazine. Just send \$5 to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313. Or you can use a credit card by calling Frank at 818-886-6479.

No Free Lunch

Mobilehome Magazine has done its best to provide you and another 16,000 homeowners a no cost way to read what's happening in your community. Currently we publish five regional magazines for the mobilehome community.

ADVERTISING

Businesses advertising in the magazine pay the bills, i.e. they make a free magazine possible. You can thank folks like Myron Hughes of Hughes West-Brook and Gerry Goodie of Goodie & Sons.

Businesses will continue to advertise if and only if you, our readers, call them when you have a need.

I personally have insurance through Hughes West-Brook and I'm very satisfied. Myron Hughes is a terrific guy and believe it or not, very knowledgeable about mobilehome issues. Call him and say Hi.

OUR DREAM

Yes, just like Martin Luther King, we have a dream. It's a regional magazine serving mobilehome owners in all areas of California. Why not? No cost information!

Please know we are advocates before we are magazine publishers. We know you are better protected when you are connected with your local leaders. And we know the more you know, the better protected you are.
Knowledge is Power! *Have a blessed August!*

SAC'S JULY CONCLAVE

SAC and GSMOL co-sponsored the monthly mobilehome owners meeting on July 6th at Denny's in Roseville. Sixty two people representing 15 parks in 4 counties in the greater Sacramento region participated.

John Bertaut (Zone A GSMOL Regional Vice President) introduced guests Michelle Smith (GSMOL President), and Richard Holden, Assistant Commissioner/Regional Operations of the U.S. Department of Labor's Bureau of Labor Statistics which is located in San Francisco.



John welcomed all attendees and encouraged membership in GSMOL.

Roger Johnson, SAC Chair, gave a brief summary of AB 1269 which was vetoed by the Governor and new Assembly Bill 3066 which proposes a first step in addressing the MRL enforcement loophole.

SAC is applying for a \$10,000 grant offered by Sacramento County for the purpose of mobilehome owner information, education, training through seminars, mass mailing, etc.



Roger reminded homeowners not to sign leases or copies of the park's rules and regulations. It is preferable and advantageous to have a month-to-month lease agreement. Park rules and regulations automatically become effective 6 months after it is given to residents, whether signatures are obtained or not.

Parks were encouraged to form resident associations which will enable membership in SAC and representation on the group's Leadership Council which meets monthly. The Council's next meeting is Friday, July 13th, 10:30-12:30, at Denny's in Roseville; all are welcome to attend. Copies of the 2018 MRL and Capitol Region Mobilehome Magazine were available.

Michelle Smith reported on two GSMOL mini-conferences which were held in Ontario and San Jose in June. These meetings featured prominent speakers from state and local governments, and approximately 100 homeowners attended each meeting.



Guest speaker, Richard Holden, explained his agency's role in data collection and analysis in a western 13 state area for the CPI (Consumer Price Index). The CPI measures the average change over time in prices paid by urban consumers for a representative market basket of consumer goods and services like food, clothing, fuel, rent, doctors' and dentists' services, and all the things people use for daily living. The CPI is used by the government and private sector as a basis for COLA (Cost of Living Adjustment) determination, one of which is an annual Social Security increase. His office is one of 87 offices nationwide in urban areas, but Sacramento does not have an office and no data is collected in Sacramento.

Mr. Holden's presentation was focused on mobilehomes in California, particularly the issue of space rents. He asked for a "show of hands" from those homeowners who were aware that their annual rent increases reflected/included/considered CPI and/or COLA data. 60-70% responded "yes." The remaining 30%-40% were understandably concerned that their rent increases were unjustly high because the indexes were not considered, among other factors.

Mr. Holden presented some interesting facts and details about mobilehomes in California. There are 5,300 mobilehome parks in the state with 360,000 mobilehome lot spaces. 412,000 spaces include RV lots with drains. The largest concentration of mobilehome parks is in southern California –



Los Angeles County, Riverside, and San Diego County; Sacramento County is 7th on the list. The city of San Jose has the largest number of spaces.

Mr. Holden distributed copies of charts which showed changes in the overall CPI, CP/Shelter and Social Security COLA over the last decade. His office provides statistics and indexes each month via email. Go to www.bls.gov or call a toll free number 415-625-2270. The website also gives additional information and explanations about CPI and COLA, and how to use that information.



SAC's next monthly conclave will be held at Denny's in Roseville on Friday. August 3rd, 11 AM.



Gerry Goodie, of Goodie and Sons, will be the featured guest speaker.
All homeowners are welcome.
Please see the full page flyer for details.



FIRST FRIDAY CONCLAVE

(A Workshop & Seminar for Mobilehome Owner Issues)

Co-Sponsored by SAC & GSMOL, Zone A

August 3rd

11 AM to 1:30 PM

This is a *FREE* event

**Guest Speaker: Gerry Goodie
of Goodie and Sons**

***PROGRAM: common problems, maintenance, repairs and
renovations in mobile homes***

SAC CHAIR, ROGER JOHNSON, Workshop Leader

**Attending: GSMOL PRESIDENT, MICHELLE SMITH
GSMOL ZONE A VP, JOHN BERAUT**

In-Park Issues – we take your questions and help you find solutions
Learn how to use the MRL – your rights in your mobile home park

Get your **FREE** copy of the **2018 MRL**

GSMOL's **The CALIFORNIAN** and

Capital Region Mobilehome Magazine

Location: Denny's Restaurant, [122 Sunrise Blvd., Roseville](#)

(Just one block South of Douglas Blvd.)

Bring your AARP Membership card for a 15% discount.

(No food or drink purchase is necessary to attend the CONCLAVE.)

IMPORTANT: Seating is limited –

RSVP: gem4us@gmail.com

Not later than 4 PM Wednesday, August 1st

GSMOL Regional Manufactured-home Owners Conferences Ontario and San Jose

August 2018

By Michelle Smith, President

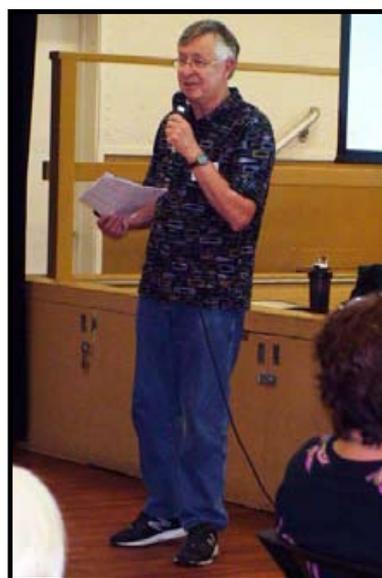
I can hardly describe my joy at how wonderful the Ontario and San Jose GSMOL Regional Conferences were. The experience was worth 20+ years of paid membership dues! The legislative advocate, Esperanza Ross, was full of good energy and enthusiastically told the audience in San Jose about efforts to get AB3066 moved through the Senate Judiciary Committee.

If passed, this 5 year pilot program means HCD (Housing and Community Development) would accept complaints from mobilehome owners/residents, then refer the most egregious Mobile Residency Laws (MRL-Civil Codes) violations to non-profit legal firms to pursue on behalf of MHResidents. All park residents will pay \$10 a year to support the program. AB3066, Mobile-home Residency Law Protection Act, will end in 2024. I'm sure you'll be hearing more about this over the next couple of months.

The Keynote Speakers in Ontario and San Jose included Senator Connie Leyva, Chair of the Manufactured Housing Committee and Assemblymember Freddie Rodriguez in Ontario. In San Jose, City Councilman Sergio Jimenez spoke. They are all dedicated state and city representatives, eager to support affordable housing and clearly see mobile home living as a critical component of housing.



GSMOL Regional Manager
Martha O'Connell



GSMOL VP, Resident Owned
Communities, Dave Loop



San Jose City Councilmember
Sergio Jimenez

Dave Loop, our Resident Owned Community Vice President, shared valuable information that was well received and sparked lots of good comments and conversations. GSMOL's Corporate Counsel, Bruce Stanton, encouraged audience participation in his presentation on Mobile Residency Law, which really contributed to the participants level of learning about the MRL.



GSMOL Corporate Counsel, Bruce Stanton



GSMOL PAC Committee
Chair, Henry Cleveland



GSMOL Treasurer, Shelly Parker

Both conferences had HCD representatives who shared vital information about changes in our homes that require permits. They brought handouts about the Mobilehome Assistance Center, and shared information about the Mobilehome Registration and Titling Fee and Tax Waiver program the State will continue to run through December, 2019. If you need help with MH registration, call HCD NOW!

The last speaker in Ontario was GSMOL member Don Hart. He shared a well-researched and insightful presentation about predatory park owners...the ones we all want to avoid! Most of GSMOL's new Board members attended in Ontario so we had the chance to meet each other in person and put faces to names. We also kicked off our "Pay off the Debt Campaign", after learning from our Treasurer, Shelly Parker, that GSMOL inherited \$50K of debt. At a local GSMOL Chapter meeting the night before the Ontario Conference, the President of the San Juan Capistrano GSMOL Chapter did some quick figuring and said, "If each member donated \$5, GSMOL can get out of debt!" We brought that sentiment to both Conferences and decided, WE CAN DO THIS.

If you wish to donate toward paying off GSMOL's debt, please make a note on your check:
"Pay off the Debt Campaign"
and mail it to the main office:

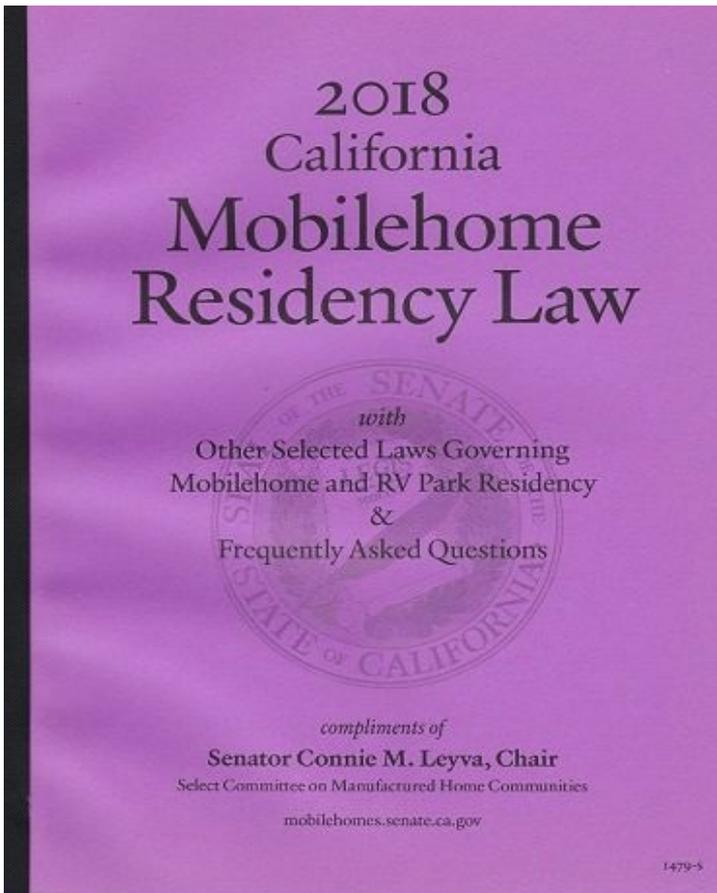
GSMOL
14802 Beach Boulevard
La Mirada, CA 90638

Thank you to everyone who contributed to the great success of both conferences. Onward and upward we go. Please join us at our next Regional Conference in San Luis Obispo on Saturday, August 18th.

Watch the website at gsmol.org
and email blasts for more information



CA Housing and Community Development, HCD
Representative Henry Greene



Mobilehome Residency Law

The Mobilehome Residency Law (often referred to as the MRL) are the California "Laws Governing Mobilehome and RV Park Residency."

Last month we told you that the MRL allows you to get your security deposit back in 30 days upon written request. **798.39**

However, there is no government agency to enforce the MRL. This is why we **MUST** support each other.

If you don't have an MRL you can purchase one by mail for \$6.75 that includes tax and S&H call (916 651-1538).

OR

You can attend a SAC conclave and get a **FREE** copy. Every mobilehome owner should have an MRL. These are your **RIGHTS**.

Did you know that the MRL is part of every rental agreement. Nothing can be put in your rental agreement that contradicts the MRL.

EXAMPLE OF HOW THE MRL WORKS FOR YOU

The Mobilehome Residency Law (MRL), found in Section 798 et seq. of the Civil Code, establishes the rights and responsibilities of homeowners and park management. The MRL is deemed a part of the terms of any park rental agreement or lease.

798.19 NO WAIVER OF CHAPTER 2.5 RIGHTS

No rental agreement for a mobilehome shall contain a provision by which the homeowner waives his or her rights under the provisions of Articles 1 to 8, inclusive, of this chapter. Any such waiver shall be deemed contrary to public policy and void.

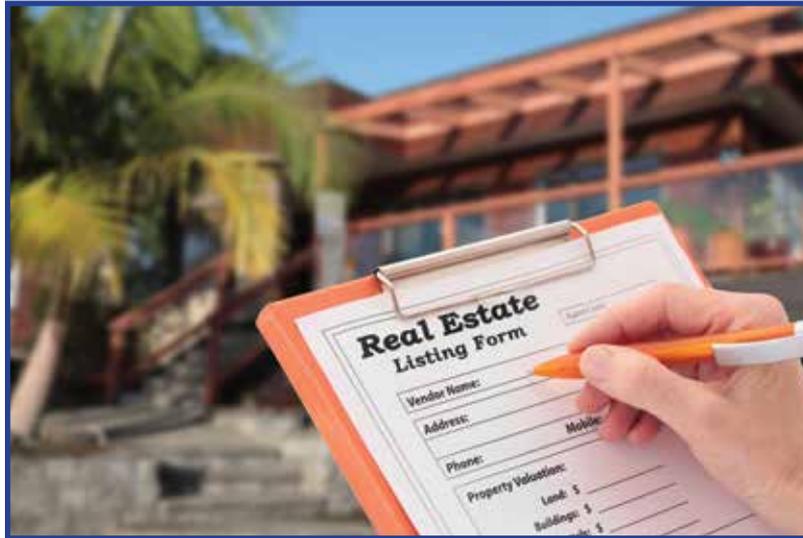
HERE ARE SOME EXAMPLES (There are many more.)

798.33 PETS

(a) No lease agreement entered into, modified, or renewed on or after January 1, 2001, shall prohibit a homeowner from keeping at least one pet within the park, subject to reasonable rules and regulations of the park. This section may not be construed to affect any other rights provided by law to a homeowner to keep a pet within the park.

798.34 GUESTS AND LIVE-IN CARE PROVIDERS

(b) A homeowner who is living alone in the mobilehome and who wishes to share occupancy of his or her mobilehome with one other person may do so, and a fee shall not be imposed by management for that person.



New Listing Magazine Coming in September

Our plan is to begin publishing a new magazine, beginning September 2018. It will be titled: The Listing Magazine. There will be a North issue and a South issue. We expect the size of the Listing Magazine to be 12 pages.

Display rates will be the same as the regional magazines now: \$400/full, \$250/half, \$150/quarter and \$100 eighth.

Our goal is to help homeowners who are selling by owner. So those folks will receive a 50% discount on the above rates.

Both issues will contain listings on mobile/manufactured homes from all sources - brokers, realtors, etc. And homeowners. Things like address, broker name, sq ft, a photo of the home, price, age, etc. will be listed. It will include a directory/index by city and one by business name.

You can help. Send me the names of any local businesses that list mobilehomes in your area. I'll contact them to see if they would like to advertise.

Initially, we will print 3,000 copies for the North edition and 3,000 copies for the South edition. Our hope is this Listing Magazine will be distributed along with your Regional Magazine (1,500 for Sac/1500 for Vallejo/1000 for YMRA/1000 for NSDC/1000 for SGV). We know this will added burden on volunteers. So we will be paying 12 cents per magazine (\$360 for north and \$360 for south) to whoever helps out. It can go to an individual(s) or your regional group.

QUESTION - WE NEED YOUR INPUT

We serve you. As a consequence, we need your input. Our questions have a YES or NO answer. You can call us with your answer at 818-886-6479, or you can email us at fawodley@yahoo.com. You do not have to give your name or any contact information. We just want your feedback. Just a simple YES or NO.

Question: Would you like to receive a free magazine listing mobilehomes for sale in your area?

Question: Would you take advantage of our 50% offer if you were selling your home by owner?

AB 3066: Legislation for Homeowners

by Beverly Purcell

On Tuesday, June 26th, AB 3066 was reviewed and passed by the Senate Judiciary Committee with a vote tally of 5 in favor and 2 against. AB 3066 was created to replace AB 1269 which was vetoed by the Governor in late 2017. A contingent of 9 Sacramento area mobilehome owners along with GSMOL President Michelle Smith, Corporate Attorney Bruce Stanton and Legislative Advocate Esperanza Ross, held a 12 hour vigil at the State Capitol, waiting for AB 3066 to be heard by the committee. The bill was the 54th item, out of 55 items, on the committee's agenda, and was finally called at 9:05 PM. Smith and Stanton presented formal testimony, followed by witness statements of support from the 9 homeowners. Catherine Borg, representing WMA, gave a brief statement opposing the bill.

The following is reprinted from Assemblymember Mark Stone's website. Stone is the bill's author and the text is verbatim for his presentation to the Senate Judiciary Committee.



“In California mobilehome parks, people own their mobilehomes but not the land beneath it. Current law requires these individuals to go to court to address problems with park owners, but affordable legal help for them is almost non-existent,” said Stone. “For people on fixed incomes, litigation without assistance is often too expensive and burdensome to resolve many violations, including serious violations that can negatively affect quality of life.”

The measure balances the relationship between mobilehome owners and park owners by establishing a pilot program for assessing Mobilehome Residency Law (MRL) violations at the Department of Housing and Community Development (HCD). Mobilehome owners would have additional assistance resolving issues related to home sales, complaint responses, and charges leading to eviction.

Under current law, no state entity has jurisdiction over violations of the MRL, so mobilehome owners must turn to civil litigation when they have disputes with park owners. Because of this, mobilehome owners often simply drop complaints. Common violations of the MRL include:

- Selective, inconsistent enforcement of park rules
- Park owners violating their own park rules of “no subletting” by renting out their mobile homes but not allowing homeowners to rent out their own mobile homes
- Interference with home sales

- Attempts to prevent mobilehome owners from using the clubhouse, especially for meetings
- On-site management failure to keep posted office hours or respond to resident complaints
- Bullying and threatening behavior by onsite managers
- Frivolous charges leading to eviction

AB 3066 creates a 5-year pilot program allowing HCD to collect and evaluate MRL complaints. To maximize enforcement efforts on the most egregious violations, HCD would select the most severe violations to refer to legal aid nonprofits, which would then provide free or sliding-scale assistance to mobilehome owners in their pursuit of litigation. In order to fund this new authority and these duties, AB 3066 allows HCD to assess a \$10 registration fee on mobilehome owners starting in 2020.

There are about 7,000 mobilehome parks in California with over 700,000 residents.

AB 3066 next goes to the Assembly Appropriations Committee for consideration of fiscal impact.”

After the bill clears the Assembly Committee, it is returned to both houses of the legislature for a final vote. The Governor has the option to sign the bill, let it pass without his signature, or veto it.

Great appreciation for commitment, time and effort is extended to mobilehome owners John Bertaut, Jill and Lyle Fellows, Helen Fredericks, Jay Gluck, Roger Johnson, Michele and Paul Moenning, and Beverly Purcell.



Front Row, left to right: Bruce Stanton, Michelle Smith, Jay Gluck, Jill Fellows, Bev Purcell
Back Row, left to right: Roger Johnson, Helen Fredericks, John Bertaut, Lyle Fellows
 Not pictured: Paul Moenning



OFFICE OF THE MOBILEHOME OMBUDSMAN

Mobilehome Assistance Center

Do you have any of these questions or concerns?

- Are you concerned about possible health or safety issues in your mobilehome park like unsafe sewer, water, electrical, or gas conditions?
- Do you need assistance with the installation, inspection, maintenance, or alteration of manufactured homes, accessory structures, or park grounds?
- Do you suspect unlawful or unlicensed mobilehome sales practices by dealers or salespersons?
- Do you need information on the Mobilehome Residency Law and where to obtain assistance for lease or rent disputes with park management?
- Do you need assistance with your mobilehome ownership documents?
- Are you seeking compensation for a fraudulent mobilehome sale?
- Do you need information on local resources available to you?

**If you've answered "yes" to any of the above,
or have similar questions, we can help!**

**Even if we can't help you directly,
we can point you in the right direction.**

Contact the Mobilehome Assistance Center:

Call us: 1.916.263.4742 (Sacramento area)
1.800.952.5275 (Toll Free)
1.800.735.2929 (TTD Number)

Email us: MHassistance@hcd.ca.gov

Find us online: www.hcd.ca.gov

Write to us at: The Office of the Mobilehome Ombudsman
Mobilehome Assistance Center
Department of Housing and Community Development
PO Box 31, Sacramento, CA 95812-0031

MOISTURE PROBLEMS IN MOBILEHOMES

SIGNS OF MOISTURE PROBLEMS:



- persistent, musty smell
- discoloration on walls and ceilings
- swelling in walls, floors, ceilings
- condensation on window glass
- standing water under the home
- water droplets from ceilings, walls, windows

TIPS TO MINIMIZE MOISTURE IN YOUR HOME

Everyday activities like cooking, baking, baths and showers, running the dishwasher, doing the laundry, wet mopping floors, etc., all add moisture to the air. Ventilate often and whenever possible with fans and open windows.

Furnace and Air Conditioner: bigger is not always better. Always have a professional calculate what size units are best for your home. Units that are too large turn on and off frequently, allowing humidity to build up indoors.

Do not cover floor registers. HUD has found that if warm air cannot enter a space (in a room or closet), the air will get cold enough to “significantly raise the relative humidity in the room, supporting mold growth.”

Filters: pleated filters do a better job than flat filters. Change them out or clean them more frequently.

Poor Site Drainage: eliminate standing water outside with drains, down sloping dirt away from the house, etc.

Crawlspaces: cover the dirt under the home with gravel or polyethylene sheeting so that moisture from the ground doesn't form condensation on the underside of your home. Make sure the vapor (plastic) barriers which attach to the understructure of your home are intact.

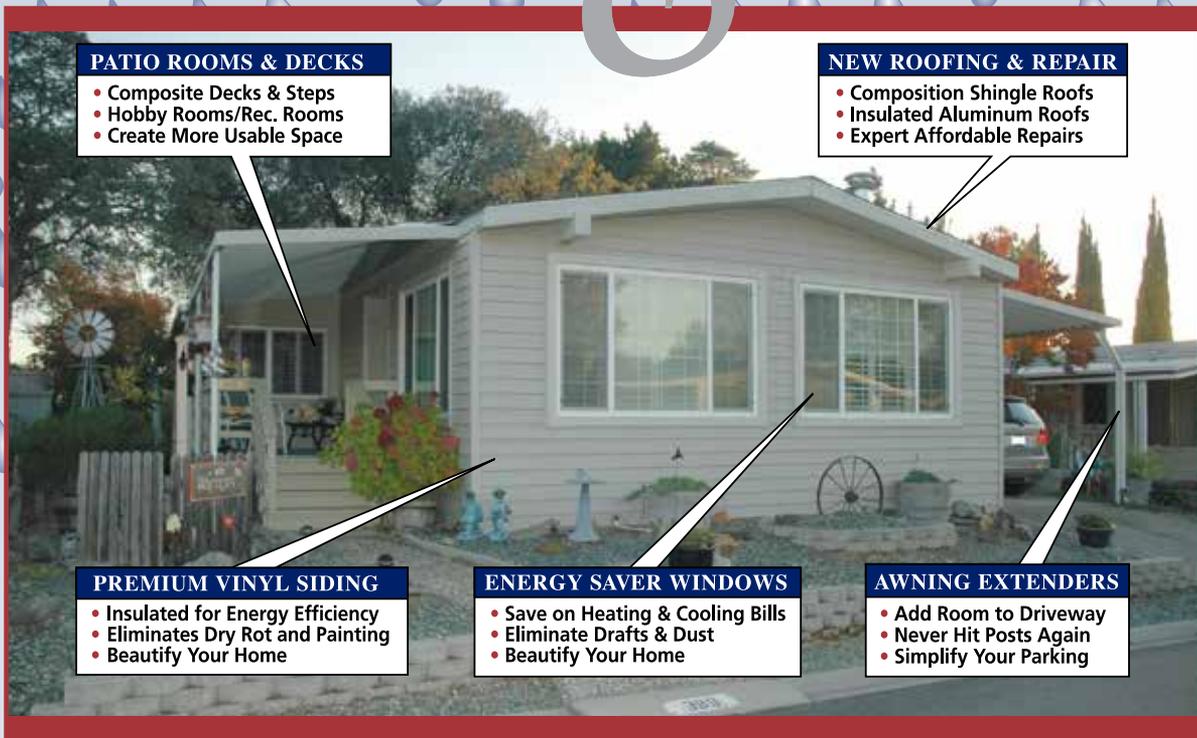
Skirting: there should be 1 vent for every 150 square feet of skirting and vents should be screened. There should also be a vent within 3 feet of each corner to avoid dead air pockets where moisture and mold can easily form.

Dryer vents should be properly vented with a smooth tube to the outside of the crawlspace.

Always vent kerosene and propane heaters.

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- Beautify Your Home

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Contractors are Real Busy*

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 - Mobile Home Manufacturers Recommend Releveling Every 2 Years

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References Available in Your Park*

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