

Vallejo Area

Mobilehome Magazine

Serving
Mobilehome Owners in the
Greater Vallejo Area

AUGUST 2018

VOLUME 1 NUMBER 3



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Vallejo Area Mobilehome Magazine

Serving Mobilehome Owners in the Greater Vallejo Area

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Mobilehome Magazine is not responsible for
content 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!

MEETING

VALLEJO MOBILEHOME COALITION

When: Sunday August 19, 2018

Where: Florence Douglas Center

333 Amador Street

Vallejo, CA 94590

2 to 4 P.M.

Carl Manor Room ([Back Entrance](#))

Please Mark Your Calendar for Every 3rd Sunday of the Month

**Come Find Out the Latest on the Rent Stabilization Ordinance
and**

**Meet Your Fellow Mobilehome Owners
Bring Concerns and Questions to the Meeting**

We Are In This Together

Refreshments Will Be Served

**Terri is willing to meet with you and your neighbors at individual
parks so that problems and concerns can be discussed**

Please Do Not Sign a Long Term Lease

Any Questions Please Call

The VMC HOTLINE 24/7 at (707) 648-6155

Protecting the Rights of Mobilehome Owners

No Park Owners or Management Allowed

A Message From Miss Terri

HAPPY AUGUST EVERYONE,

Can you believe the summer is almost over, it's already the month of August. It's time to put that coat on your roof to prevent the rain from coming in, and look at your windows to make sure they are tightened down and well caulked, although we will have mostly nice sunny weather for the next couple months. It's always great to have those things done! Don't forget about our fabulous fundraiser on Sunday August 5 from 4 to 8 P.M. at Chipotle's Restaurant, in Vallejo, come and join the fun, great food, lots of food for a reasonable price, bring the flyer in this months magazine or call us we will make sure you get a flyer. We are working on lots of projects and lots of mobile home parks, a lot of it you don't even know were they are, but we are there trying to help, so that your way of life and home life is better for you. Remember always if you have any questions about anything the park owner or the manager is doing, anything about a mobile home, give us a call at (707) 648-6155 or Email us at vallejomobilehomecoalition@yahoo.com.



Don't forget we still have memberships available for \$20.00 a year and just think with that \$20.00 you get letters written for you if needed for an issue that needs addressing, you get advice from an attorney, you get us, some which have 15 or more years of experience living and or working in and around mobilehomes you also get somebody local to answer those questions that you might have! Please don't forget the meetings on the third (3) Sunday of the month at the Florence Douglas Center located at 333 Amador St. in Vallejo (94590), please use the back entrance for better parking and easier access, refreshments are served, come and meet your neighbors and feel free to talk about what is going on, there is always helpful information you can pick up for free and you will see we are in this together and people care, (No Park Owners or Management are Allowed). Pay attention to the free ad about advertising your mobilehome for sale (by owner only) in our magazine, yes it is free! So if you are thinking about selling your home and you want to do it yourself, you can pay for an ad in a local paper that might attract a buyer and it would cost you less money than a realtor, but the magazine ad is free and gets out to many people. You know we are now covering Napa, American Canyon, Yountville, Benicia and Vallejo and have

more local advertisers with our magazine. How great that is. We are putting out 3,000 magazines a month, if you know anybody that would like to use the exposure of the magazine for their business, they can buy an ad, it is very easy to do, get in contact with us or contact Frank Wodley that Publishes the magazine for us his and our contact information is listed in the magazine. Will see you next month, have a great rest of the summer, stay hydrated and keep cool on those hot days and remember those pumpkins are on their way**Miss Terri Pohrman**

Remember never sign a long-term lease!!

THE VALLEJO MOBILEHOME COALITION

Will Be Participating In The

Florence Douglas Center Parking Lot Sale

Saturday August, 25 2018

8:00 a.m - 1:00 p.m. (Rain or Shine)

Florence Douglas Center

333 Amador Street

Vallejo, CA 94590

So Come By And Check Out The Many Available Items

From Trinkets To Treasures

You Never Know What You Might Find!

We Hope To See You There

**And Please Don't Forget The VMC Meeting on The Third Sunday Of
Every Month Held At The Florence Douglas Center (In The Carl Manor
Room Please Use The Back Entrance For Easy Access And Parking)**



The Place We Call Home

We live in Carquinez Highlands Mobilehome Park in Vallejo California. This is a very nice place to live. Some mobilehome owners have been here as long as 40 plus years. We are fortunate to have a decent park owner and management, unfortunately not all mobilehome park dwellers can say the same. This is the reason behind forming the Vallejo Mobilehome Coalition to help any and all mobilehome owners and residents to know and be aware of their rights and the written laws that are made for their protection. The Vallejo Mobilehome Coalition along with its members and volunteers fought to get Vallejo's Rent Stabilization back in place, it was "accidentally" thrown out by the then seated City Council almost 2 years ago. There were "Rallies" in front of City Hall and the Vallejo Housing Authority by Seniors, Veterans, People with Disabilities and even Small Children, not to mention the oh so many disappointing City Council and Housing Authority meetings. The Rent Stabilization was put back and some park owners have abided by it but not all have. We have grown in numbers, but not quite enough. We need membership, donations (even if it is some of your time) and volunteers to hand out "your" Mobilehome Area Magazine. As has been mentioned there are 3,000 to deliver to the parks in the "area". Come to the VMC meeting on the third Sunday of every month and pick up some valuable information including the FREE "2018 California Mobilehome Residency Law" book, compliments of Senator Bill Dodd. Just a reminder, you don't have to be a member of the Coalition to attend the meetings, we are here for all of the mobilehome owners and residents (No Park Owners or Management are Allowed). We know our park and others in the "Area" have activities and meetings, as well as a variety of other social functions. Please let us know in advance, by the 7th of the month prior to your event as we have a deadline to get to the publisher. It would be nice to have input from you, whether it be a function or a business wanting to advertise this Area Magazine is a circulation of 3,000. Ads will keep it going and Memberships and Volunteers will keep us going , so that we can continue to be here for you. "We Are In This Together".

**Thank You All From
The Vallejo Mobilehome Coalition.**

MOBILE HOME PARK GOES SOLAR



Hi Everyone, have you seen the new solar panels at the Vallejo Mobile Estates? It's quite spectacular looking and you would think that the owner would like to save the residence a few dollars, well as usual it only benefits them, as you can see by the pictures that they are quite spectacular and more than a few, if you have a chance drive down to Vallejo and go to Vallejo Mobile Estates on Lincoln Rd. and have a look.

I spoke with the Manager a few days ago about the Solar Panels that they have installed, I told her I thought solar panels are great, it's the way of the future and you just save everybody some money, but boy was I wrong. She said the solar energy is only for the clubhouse, the lights around the park, the office and the swimming pool. And Not For The Residents! The residents are still hooked up to PGE! And they do have a meter company that reads their meters, so they won't be benefiting from these solar panels which is totally ridiculous, there are so many of them, but they will never use all the energy. I'd be willing to bet you 10 to 1 that the owner is going to make more money by selling the energy back to the solar company, so they can resell it. More Money in the Pocket of the Park Owner ??

I love when the park owner said they don't make enough money! But they love those long term leases of 30 years and more, up in my area thank God we have somewhat of a rent stabilization in place, be careful when a Park owner wants to do something like put solar panels in and doesn't hook you up so you can benefit by saving extra money every month!!

Ask yourself a true question, what has the park owner done for me? Isn't it funny how much money we have to pay for just a piece of dirt on a lot that we own the house? Remember folks that mobilehome living is the last of affordable housing in America!! These people really take the word trust out of the English language!





A Very Interested Group



Intently listening to the Speaker



Early Before The Meeting



Getting to Know Your Neighbor



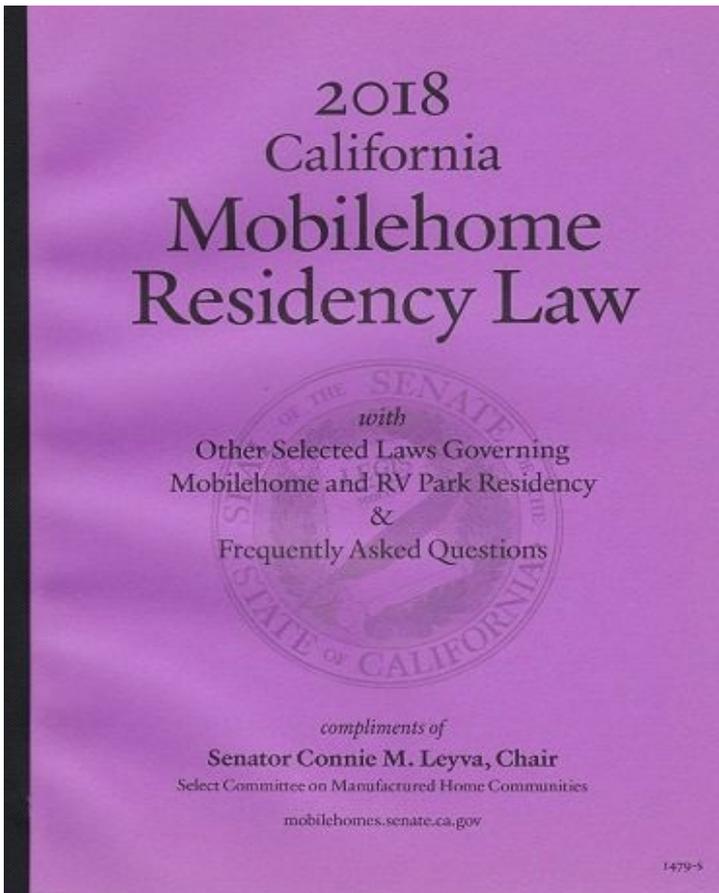
VALLEJO MOBILEHOME COALITION Meeting



Our First "Rally" at the Vallejo City Hall

What Have We Been Doing ????

The Vallejo Mobilehome Coalition (VMC) has been diligently working with Members and Volunteers for mobilehome owners and residents in Vallejo and the surrounding areas. We have all fought for the return of Rent Stabilization to our city, because it was taken away Accidentally. The many meetings with individuals and numerous organizations, rallies, researching, copying and gathering documentation needed for members and volunteers, fundraisers (some past and future) and in general just trying to get the word out to as many people as possible of their Rights and Laws that are made to protect them. There are some projects we are working on that we can tell you about at a later date, as we don't want to "Spill the Beans" or "Tip Our Hand" so to speak. A lot of hand delivering of flyers and the Magazine, which means a lot of "Footwork". If you would like to help please contact us. Our circulation has increased since the "Vallejo Area Magazine" We Are All In This Together. We are not giving up on "What's Right". We are the "VMC".



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.

What is Costa-Hawkins?

For over twenty years, the Costa-Hawkins Rental Housing Act has been a disaster for California renters. A special-interest statewide law backed by the real estate industry that passed in 1995, Costa-Hawkins ties the hands of cities when it comes to protecting tenants from landlords who charge runaway rents:

- Cities can't pass vacancy control; if a tenant leaves or is forced out of a rent-controlled unit, a landlord can raise the rent however much they want for the new tenant.
- Cities can't extend rent control to any condos, single-family homes, and any housing built after 1995.
- Cities that passed rent control before 1995 cannot even cover construction from the date their ordinance passed (i.e. 1979) up to 1995.

Since the 2008 crisis, Wall Street has snapped up tens of thousands of single-family home rentals across the state and nationwide. Thanks to Costa-Hawkins, Wall Street landlords can hike rents by thousands of dollars overnight.

Since Costa-Hawkins passed in 1995, tenants have paid ever increasing rents and been forced from their communities or into homelessness due to high housing costs. Our communities are suffering while real-estate profiteers squeeze tenants for higher and higher rents.

Repealing Costa-Hawkins is common sense: it lets cities decide what's best for them. Every city can make their own choices whether they want rent control and what buildings should be covered. It's time for Sacramento and the real estate lobby to stop dictating which properties are exempt from rent control, allow cities to choose vacancy control, and allow existing rent ordinances to be updated.

With housing costs completely out of control in California, now is the time to repeal Costa-Hawkins.

WHY IS SACRAMENTO PROTECTING COSTA-HAWKINS?

Rent control is broadly popular with Californians, but real estate interests have the ears (and campaign dollars) of many legislators in Sacramento. In 2008, at the height of the biggest economic collapse since the Great Depression, Tenants Together formed around the fight against Proposition 98, where the landlord lobby tried (and failed) to abolish all rent control in California. Despite Costa-Hawkins being on the books for over a decade at

that point, the real estate lobby wasn't satisfied.

In 2017, Assemblymember Richard Bloom (D-Santa Monica) introduced **Assembly Bill 1506** to repeal Costa-Hawkins. The landlord lobby, major donors in California politics, worked furiously to stop the bill from moving to the floor by pressuring elected officials to vote AB 1506 down. As hundreds of tenants from all over California looked on from the Capitol halls, the repeal died by just one vote in the Assembly Housing Committee.

Today, some of the same Wall Street landlords who snapped up foreclosed homes after 2008 are spending heavily to prevent Costa-Hawkins repeal from succeeding at the November 2018 ballot.

Tenants are fighting to make their voices heard, but we will only succeed when we organize together.

WHAT CAN I DO TO FIGHT TO REPEAL COSTA-HAWKINS?

In 2018, Tenants Together has endorsed the Affordable Housing Act to repeal Costa Hawkins this November. Join us and make your voice heard.

FACT VS. FICTION

Repealing Costa-Hawkins will not stop new construction.

Rent control does not stop new construction. A recent Haas Institute Report found that "the six cities that had rent control in the Bay Area actually produced more housing units per capita than cities without rent control."

Landlords will do just fine if Costa-Hawkins is repealed.

Rent control laws are required by the courts to allow landlords a fair rate of return.

Rent control is a proven way to stop rent gouging and displacement.

Over a dozen cities in California have these protections. Rent control works, and more cities are adopting it to address skyrocketing rents. In 2016 Mountain View, Richmond, and Santa Rosa passed new rent control measures http://www.tenants-together.org/campaigns/repeal-costa-hawkins-rental-housing-act?link_id=1&can_id=4c894a5159f2180dc4105132a7a6a029&source=email-june-campaign-update-local-rent-control-initiatives-move-to-the-ballot&email_referrer=email_374753&email_subject=june-campaign-update-local-rent-control-initiatives-move-to-the-ballot

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.

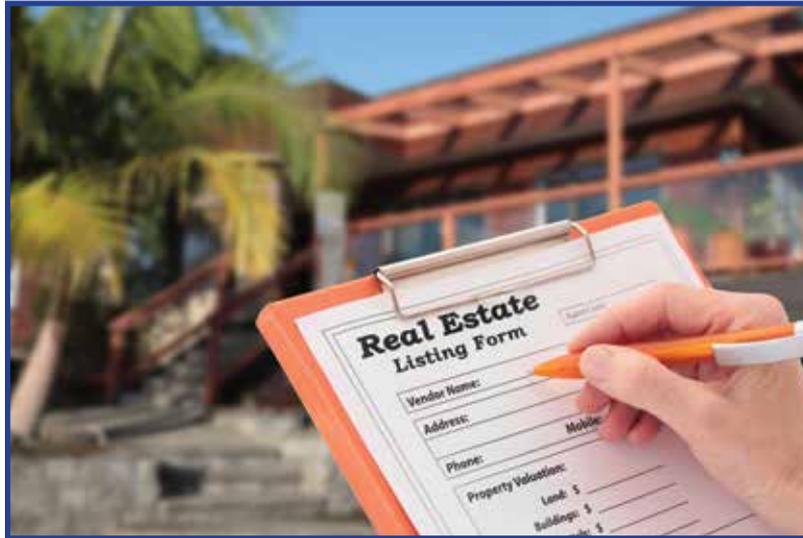
Poor Site Drainage: eliminate standing water outside with drains, down sloping dirt away from the house, etc.

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.



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?



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

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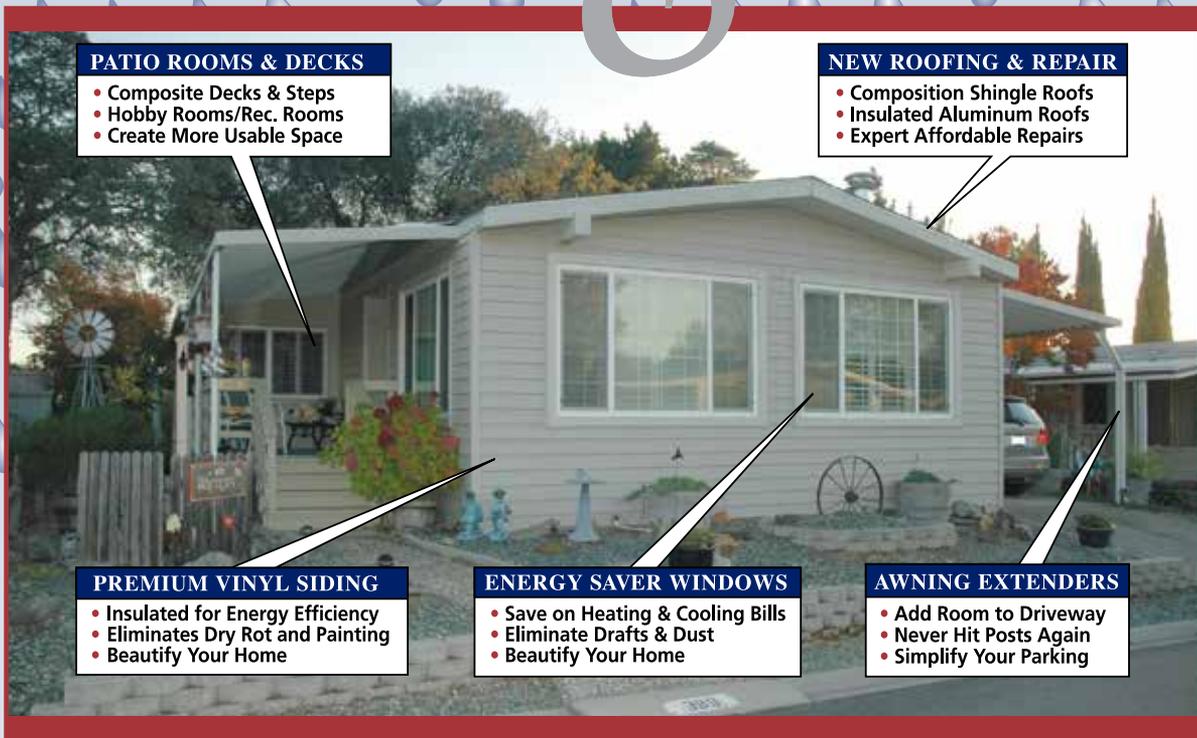
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