

Northern California
Mobilehome
Magazine

Serving
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Northern California
MARCH 2019
VOLUME 1 NUMBER 1



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The GREAT DECEPTION

California Mobile Home Owners - Victims of a 30 Year Conspiracy

The Great Deception is a book about a non-profit organization formed to “promote the general welfare” of the approximately 1.2 million mobile home owners in California.” The Golden State Manufactured-Home Owners League (GSMOL) was formed in 1962 by a small group of mobile home owners in San Jose and grew into a powerful organization of 100,000 members with an annual revenue of \$1.5 million.

Then, about 30 years ago, GSMOL mysteriously began losing members, until today only 7,000 are left and the organization is in debt. This is an enormous catastrophe and effects every homeowner, even if they never heard of GSMOL. The “Great Deception” makes public never before seen information. It is a must read for all mobile home owners.

This book details important, previously hidden information on events between 1987 through the end of 2017. The first few parts are:

Part I. Our Beloved GSMOL; Part II. The Take Over

Part III. Saving GSMOL; Part IV. Speaking Out

The book strives to provide answers to the following questions:

- What precipitated the decline? How could this happen? Who was involved?
- What happened to the \$20 million in member’s dues?
- Why didn’t GSMOL leaders reverse the trend; although, the Community continuously offered suggestions and help?
- Although GSMOL pledged to find a viable means to enforce the Mobilehome Residency Law in 1987 testimony, why are California homeowners still required to hire an attorney and go to court, a method GSMOL has known for 30 years is not viable?
- Why are there no solutions to issues such as: manager abuse, the interference of sales, the distribution of information and the use of park clubhouses, which is still an issue in some parks?
- Was there a conspiracy? What was the goal? Was there a hidden agenda?
- Did GSMOL’s last 30 years hurt or benefit mobile/manufactured homeowners?

Book Details (estimated as book is not finished as yet):

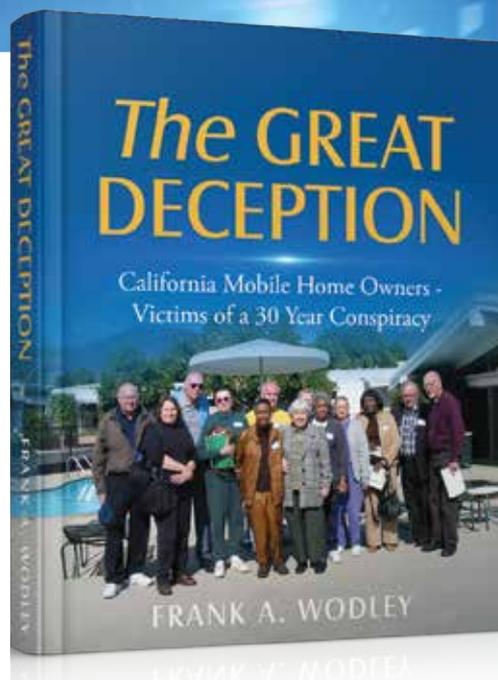
Publication date: approximately April 2019. Self published through Kindle Direct Publishing (Amazon)

Paperback, approximately 400 pages, 8” x 10,” black and white.

Cost: approximately \$20

Pre-order by calling Frank Wodley@ 818-886-6479, emailing fawodley@yahoo.com. or order through Amazon after publicaion.

Need more information? email Frank.



You Have The Right - An Open Letter to the Community

by Frank A. Wodley

You, as an owner of a mobile or manufactured home, have the right, I'd say even the responsibility to know what has happened to our beloved, go-to state-wide advocate, the Golden State Manufactured-Home Owners League. The book, *The Great Deception*, is about GSMOL's history, primarily from 2002, when they were invited to my park to help contend with an abusive management, to the end of 2017 when half the board of directors resigned. It is the first in a short series of books dealing with advocacy, the MRL, and other issues experienced by mobile-home owners.

It effects you! Even if you've never heard of GSMOL, or been a member, as goes GSMOL, so goes the community. GSMOL has been the primary organization responsible to resolve such issues as: a) Enforcement of the MRL, b) Providing you laws that are effective and benefit you as a mobilehome owner, c) Interference of sales, d) Management problems, e) Distribution of information in parks without interference by management, f) Use of the clubhouse for meetings, etc.

The Great Deception is a must read by every homeowner, not just in California. A good portion of the book details events, without commentary. Then you are asked to evaluate, on your own. Finally, I provide my commentary. My conclusions are shocking!

Please do not hesitate to contact me by email at fawodley@yahoo.com or by phone at 818-886-6479. This project has taken one year; but I feel it is time well spent. This story had to be told!

An Open Letter to the Board Of Directors of GSMOL

by Frank A. Wodley

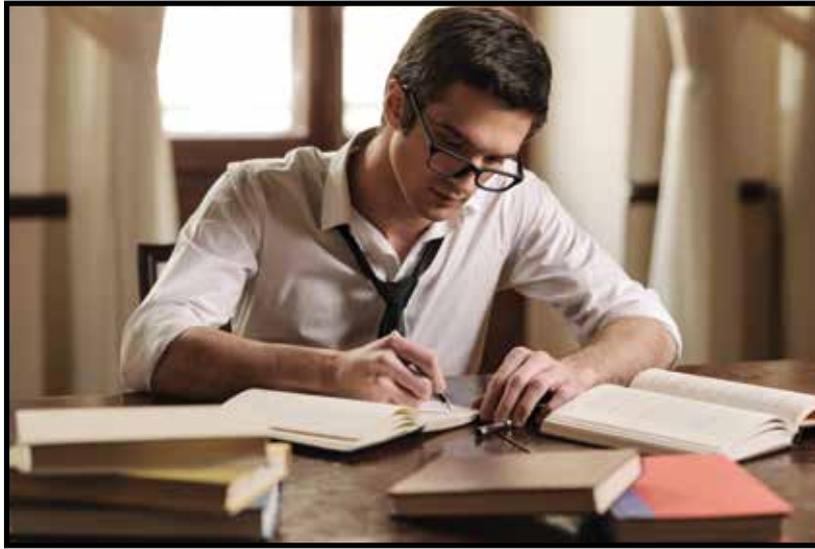
I want to first compliment you on your comprehensive and much welcomed GSMOL Annual Report 2018. In my seventeen years as a homeowner, GSMOL member, GSMOL Chapter President, GSMOL Associate Manager, founder and President of a regional group (Coalition of Mobilehome Owners - Los Angeles County), founder and President of a state-wide group (Coalition of Mobilehome Owners - California), publisher of Mobilehome Magazine, and author, this is the first time I've seen any real, accurate information on GSMOL finances and membership. And information on meeting minutes and finances provided to members is terrific. Good job!

Sure, I've had a contentious relationship with previous GSMOL boards. They have tried to silence my efforts to expose their misdeeds, but I would never be part of their deception. Contrary to their "rumors," much of my time over the years has focused on efforts to save my "beloved GSMOL." In fact, the title of Part I of the book is "Our Beloved GSMOL." After all, I spent my first three years as an advocate supporting GSMOL as a member, Associate Manager and convention delegate. I'm grateful to my mentors Milt Burdick, V.P Zone C, and Ralph Weber, my regional manager. I learned much from them and value our time together.

My hope is that you, the present board of GSMOL, will reserve judgement on my book until you have a chance to actually read it. Destroying GSMOL has never been my purpose. Serving mobilehome owners has. However, I've always believed that GSMOL can not be an end in itself, but a means to an end - protecting those we serve.

In fact, the book ends with the resignation of former GSMOL President Jean Crowder, and five other board members. The book does not even mention your board, so you have nothing to fear.

It is my hope that *The Great Deception* will motivate us all to reflect on the last thirty years of GSMOL leadership, their policies, their actions and the consequences there of. Let's work together to better serve all mobile/manufactured homeowners, and to provide them real protection from those park owners who violate the law. Mobile/manufactured homeowners deserve no less!



My Qualifications to Write About GSMOL

by Frank A. Wodley, Advocate

Because of events of the last few days, I feel it important to explain who I am and why I'm qualified to write about GSMOL.

MY EXPERIENCE. I moved into a mobilehome in Chatsworth, California in September 1998. Even before moving into the park, my relationship with management was contentious. Finally, in 2002, a friend and I decided we needed help and found GSMOL. I became a member and in early 2003, a GSMOL Chapter President. A few months later I was made an Associate Manager. Soon my park had 100 GSMOL members, representing 50% of all spaces. I was an excellent representative for GSMOL.

In August 2004, several managers, including myself, resigned because of a financial report given during a board meeting by GSMOL'S CPA Patrick Guzman. It was the first indication that GSMOL membership continued its decline under Steve Gullage, and in fact the board had no plan to reverse the trend. One manager said he felt betrayed. To make things worse, the board decided not to publish any of the Guzman Report in *The Californian*, an obvious cover-up.

We went on to form a county-wide organization (Coalition of Mobilehome Owners - Los Angeles County) that I ran as President. A year later our board took COMO-LAC state-wide as the Coalition of Mobilehome Owners - California (COMO-CAL), which I ran until the end of 2016. At that time, I realized a state-wide group is not the answer to effectively helping mobilehome owners and there was a better way.

I began Mobilehome Magazine in September 2011 as a way to reach thousands of homeowners without any expense to them. In the last eight years, I've probably printed and distributed 2,000,000 copies.

I've been a student of GSMOL since 2003. I have a large archive of material, including 990 tax returns between 2002 and 2016, all their newsletters (*The Californian*) beginning in 2002, and thousands of emails and letters. I feel my experience with GSMOL over the years makes me qualified to write about them.

I have been and always will be your advocate. Your welfare is foremost in my mind. I will never be part of a conspiracy to take advantage of you! I've always been open and transparent. And I've tried countless times to work with GSMOL, offering suggestions for improvement, helping pass legislation and even offering Mobilehome Magazine to promote membership in GSMOL. This can be verified by reading Mobilehome Magazine at www.mobilehomemagazine.org. All offers were rejected.

Mobilehome Magazines Arrangement with Regional Groups

I have had a standing offer to any advocacy group in California, essentially as follows:

- I will take content from your group to produce a print ready magazine. Once approved by both parties, I will send it to the printer to be printed. The printer then will deliver 3,000 magazines back to your group. I will pay all costs of printing, production, and delivery (to a single contact). Mobilehome magazine receives all advertising revenue to help pay expenses, which are considerable (\$150 delivery + about \$.45/magazine).
- The only responsibility of the advocacy group is to distribute the magazines to homeowners in their area. Hopefully, door to door.

My hope is that homeowners around California will step up and form local groups. I will provide each group with a magazine that can be their voice. They can provide the content and the name. I'd suggest that the magazine be "the peoples" magazine, i.e. let anyone with information important to the mobilehome community use it.

We can always improve. It requires leaders that are open to change.



The Capital Region Mobilehome Magazine. This last seven months (August 2018 - February 2019), the Capital Region Mobilehome Magazine has been a joint effort between myself (Frank Wodley, publisher) and Beverly Purcel (Contributing Editor), and Tony Danieli (Contributing Editor on occasion). Prior to that, we worked together for a short time, from June 2016 to January 2017, until they abruptly terminated our agreement because I wrote something about COMO-CAL. At that time, I continued the magazine on my own, through early 2018.

Our relationship has contentious, primarily because they did not support my efforts to enlighten the community about GSMOL. The contentious part involves my writing for the magazine. I have said the magazine is primarily the advocacy group's; however, there isn't one issue where I've not contributed. I am very well qualified to write about issues important to the community and I believe homeowners have appreciated my efforts.



Censorship is Alive & Well in California

Today, Friday February 15th, started off no different from any other day I've experienced the last seven years, namely working to arrange and finalize magazines to go to the printer. This month I'm printing four different magazines for a total of 13,000 copies. Arranging content is the first step in the process to get magazines to you - mobile/manufactured home owners in California. Please refer to page 7 regarding my arrangement with local groups.

Usually, this magazine would be mailed by my printer direct to Beverly Purcell in Orange Grove by UPS. Beverly has been a Contributing Editor to the Capital Region Mobilehome Magazine. As per our agreement, Beverly has been responsible for distribution, but this month she refused. She emailed me this morning, shortly after receiving the final proof, **that no one in Sacramento would distribute the magazine**, although that has been our agreement over the last year and before that.

So what precipitated this conflict? Actually, it was because I included content on a book I have written about GSMOL, namely the book *The Great Deception* (see pages 4 & 5). Apparently Beverly felt she was protecting GSMOL by not distributing the magazine.

Update. In an effort to better understand who was involved with Beverly's decision, on Friday February 15, 10:46am, I wrote the following email to GSMOL President Michelle Smith. I received no reply.

I've written a book, soon to be published, titled The Great Deception. Here is my letter to you and the board.

Bev Purcell has stated she will not deliver the Capital magazine containing information about the book. This is out and out censorship and I will let the Community know.

I'd like to know how the board feels about this matter. As I state below, my hope is you will withhold judgement on the book until you read it.

Finally, on Sunday February 17th, I again emailed Michelle:

a) *I've attached is the original Capital Region magazine which includes two pages about my book. There is nothing negative about you or your BOD in it. In fact, I compliment your efforts to be transparent.*

b) *There is nothing for you to fear in the book. I have NOT written anything about happenings in 2018. The book focuses on years 1987 thru 2017. I only mention board members that were active during those years.*

c) *I think Beverly is misdirected when she, at the last second, said NO ONE would distribute the magazine because of the two pages about the book.*

I do not want a fight with you. You have been my friend. I've done nothing against you, and in fact, I believe you are President because of my efforts. I have not written anything in the magazine about you or your board.

The purpose of my email was to determine: 1. GSMOL's position on the content for the book being included in the March Capital Region Magazine and 2. What would GSMOL's response be, i.e. would they continue to distribute the magazine or not. Michelle did respond with the following:

No one in my area is planning to hand carry the magazine and deliver to all the parks. Sorry Frank. You really shot yourself in the foot this time. The magazine is no longer desired. Don't bother to print any for SAC, EDMOC, or any parks in my area. You have demonstrated to me that we have no friendship, no trust, and no obligation. I'm done with you. Don't bother to email me again.

My response.

1. These events didn't just happen independent of other events. In fact, I tried to explain my book to Beverly, but she wasn't open or interested. She knew well before I started working on the March Capital Region Magazine that I was going to advertise the book. Rather than save me all that time and effort, she waited until the last second when I was ready to submit the magazine to the printer.
2. No one with GSMOL, or SAC asked me anything about the book or its contents. I would have been open to their questions. I tried to reassure Michelle that the current board was not mentioned. I know if I were the President of GSMOL, I would have been very interested to know what the book was about and why I choose ***The Great Deception*** as a title. I'd wonder what, as GSMOL's leader, I didn't know about the organization I was running.
3. I believe Michelle made a bad decision by: a) cutting off all communication with me, and b) not trying to find a solution to the conflict besides terminating a terrific magazine which provides important information to 3,000 mobilehomes in the Greater Sacramento area.
4. Over the last 3 days, GSMOL has retaliated by: a) not allowing me access to the Members Only section on GSMOL's website although I'm a member in good standing, b) terminating the YMRA magazine in Yucaipa that reaches 3,300 mobilehomes and c) a pro-GSMOL leader in Oceanside has refused to distribute the North County Digest if it contained the two pages about my new book. I had no option but remove them from that magazine.

Which Organization Would You Prefer?

The Bottom Line. I'm an advocate, Michelle Smith is an advocate, Beverly Purcell is an advocate, Roger Johnson is an advocate. So what's the problem? Shouldn't all of us have one and only one focus - educating, organizing and protecting mobile/manufactured homeowners? Who would disagree with that?

So the \$64,000 question is: what is the best approach for advocates to educate, organize and protect homeowners? In my 14 years writing newsletters and magazines and leading groups, I've conducted many surveys asking homeowners what they want. Their responses were not surprising. **They want advocates working together, in the most efficient, most effective way.** That only makes sense. Homeowners have limited resources, many are elderly and just want to spend the rest years enjoying life and their families. They are not interested in fighting their park owner, or park management. They would like to make one call and have someone on the other end actually help them, without passing the buck. So how can we best do that?

Let's take this step by step:

a) **How can advocates best educate homeowners?** I believe Mobilehome Magazine (it publishes this Capital Region Magazine, the YMRA magazine for Yucaipa, the Digest for North San Diego County, Mobilehome Magazine and the Vallejo Mobilehome Magazine for homeowners in Vallejo, Napa and surrounding areas) is the best way, second to none. Check out the eight years of magazines at www.mobilehomemagazine.org

The magazine is professionally produced and reaches thousands of homeowners every month, many right to their door. It has a variety of articles, written by a variety of local advocates. The magazine is free to any group that guarantees delivery to at least 3,000 mobile/manufactured homes in their local area. Last issue, six groups received a total of 16,000 magazines. Since the magazine started in September 2011, almost 1.5 million magazines have reached homeowners. That's a lot of information!

A distant second is GSMOL'S *The Californian*. Last year GSMOL published only three *Californians*, a total of 22,000 magazines compared to 180,000 for Mobilehome Magazine. The quality of the magazine was extremely poor, but that's all the Board felt they could afford. The board did have an option, namely accept Mobilehome Magazine's offer to print *The Californian*, at no charge to GSMOL or its members. In fact, that offer has been made several times over the years. And every time, it was a legitimate and an honest offer. Alas, GSMOL leaders didn't think it was worth trying out, even for one month. And by the way, if they had accepted, *The Californian* would have been a quality magazine, sent to all GSMOL members EVERY month (GSMOL would pay the postage), not quarterly. Again, there would have been no charge to anyone for the printing!

I suggest the community ask GSMOL leaders how they felt their decision made any sense. And the real question: Would it have benefited GSMOL and GSMOL members, or hurt them if Mobilehome Magazine did the printing? I think the former, without question!

b) **How can advocates best organize homeowners?** Organizing takes boots on the ground. It takes connecting with people. It takes providing homeowners services they need and want. It requires trust, transparency and honesty. And it takes all of us "advocates" working together. We can no longer afford divisiveness or disagreements.

So how can we get more boots on the ground? It is simple. Allow GSMOL members in the 14 regions to form their own, independent regional groups. Let them choose their own leaders. And let them take pride in developing their own group, on their own.

GSMOL's 2018 Annual Report shows an average of 500 GSMOL members in each region. All it takes is three individuals to step up and form an interim board in an area. I will support each group by providing them a free magazine. Together, they will reach 42,000 mobile/manufactured homes. In addition to the 14 regions, I'd suggest splitting larger areas like San Jose, Los Angeles, Riverside, etc. into at least two different areas. I'd say that would be a terrific start.

Is this a new idea? Actually no. I've been working on this idea since the end of 2014. I called it Power to the People. It has also been called the Unity Plan and the Regional Group Plan. See some of my early ideas on pages

12-13. And how The Plan benefits homeowners, pages 14-15.

c) **How can advocates best protect homeowners?** I know one single state-wide group does not work. There is simply too many homeowners. That's the main reason why I shut down the Coalition of Mobilehome Owners - California. 14 or 20 local groups can do a much better job at protection. They have their own magazine, each can provide phone numbers and email addresses for the individuals best equipped to answer questions. And I'm always available to lend a hand. And let me say, keep the \$25 membership fee. Send \$6 to GSMOL and you'll have plenty of money to hire an attorney to write letters and otherwise help those you serve.

What about legislation? If you read my book, you will see I believe all legislation between 1990 and 2008 is suspect. The reason: Maurice Priest, the President of Resident Owned Parks, Inc. now owns nine parks. He was the corporate council and lobbyist for GSMOL for 28 years, until late 2008.

What would I like to see happen?

a) I'd like to see GSMOL get out of the way and help us form regional groups. There is absolutely no question in my mind that this reorganization is by far superior.

b) GSMOL can continue to lobby in Sacramento, but with the network of regional groups deciding on the legislation to support, as well as legislation to oppose. Power to the People! It would cost regional groups \$6 per member to fund a lobbyist. GSMOL wouldn't need to spend anytime getting members, it wouldn't need members.

c) The regional group plan saves the community hundreds of thousands of dollars. No more expenses for an office space, staff, computer, telephone and printing expenses. No expense to print *The Californian* - I'll do it free.

d) The regional group plan allows regions to run their group, their way. They would have to follow a code of conduct and a code of ethics. All would have to be absolutely transparent.

e) The plan provides checks and balances. All magazines would be published for everyone in the state to see. And it would be easy to identify those leaders that need more help, and those leaders who are doing a terrific job. There would be friendly competition between all groups! This benefits everyone.

A final word about GSMOL.

No one really knows the truth about GSMOL. I have a lot of "behind the scenes" information because I've spent years studying GSMOL. Read my book, it will shock you. And please know there is a difference between GSMOL, the organization we all love, and its leadership. The administrations between 1990 and 2018 are responsible for the decline/demise of GSMOL. I've done my best to speak out, make suggestions to improve GSMOL and expose the "bad apples." Alas, no one listened. I have a few questions:

- In 1987, GSMOL leaders pledged to find a viable means of enforcement of the MRL. Why today, more than 30 years later, have they not followed through. And please, don't think AB3066 is the answer. I address that in my book also.
- Why are GSMOL leaders so quick to stop me advertising my book? What are they hiding?
- Why, in 30 years, were GSMOL leaders unable to stop the decline of membership?
- Why wasn't GSMOL transparent? What do you think they were hiding? Fortunately, the new board has come out with an excellent annual report. I applaud them for that and making board meeting minutes and all Californians available to the membership.
- Why didn't GSMOL leaders take the suggestions to improve the organization? Why are the current leaders reluctant to change? Perhaps they don't want to lose their power.
- Why didn't those in charge today speak out against the actions and policies of the 'bad apples?' I started making waves years ago (2004) and never stopped, nor will I until changes are made.

The Unity Path Works

We have conducted several “reader surveys” over the years and the results are clear. MH owners want advocates working together, keeping an eye on the prize, solving problems MH owners face, without politics or one-up-manship.

WHAT WORKS?

Can we at least all agree on what works? Let’s make a list of actions that work. (“Actions” is the key word.) It takes everyone participating in the process, whether its a few minutes and pennies a day or working 24/7.

These Work!
Teamwork
Unity
Sharing
Communication
Networking
Brainstorming
Transparency
Enabling MH Owners
MH Owner’s Being Active
Information
Education



ADVOCACY IN CHAOS

We have written many times over the years about the chaotic state of advocacy in California. Today, almost all advocates are on the wrong path; however, with a little effort and your support, we can make this a new day and get advocates on the right path.

MANY PATHS

The backpacker in the cartoon represents each of your advocates. Each has many different options of paths to take; however only one path, the Unity path, best serves you, the California MH owner.

Other paths lead to politics, egos, divisiveness, dissension, selfish behavior and bad-mouthing, i.e. all counter to Strength in Numbers and helping you!

Advocates should be focused on what works (table above) and also be trustworthy, transparent, open and focused on one

priority, namely helping you, the MH owner. (Most are not.) The Unity path plan gets advocates working together, sharing, communicating, networking, and brainstorming, i.e. Strength in Numbers. The only way to go!

MAKING IT HAPPEN

So how do we get advocates working together, without the usual politics, in fighting, divisiveness, and dissension? Do all these groups have to reorganize? Do they have to stop working for you? Do they have to change their Bylaws? What do they have to do to follow the Unity Path?

Why hasn’t something like the Unity Plan been undertaken before? After all, it will accomplish so much for you, the MH owner (see benefits in KISS article).

Do we have a way to bring them together, so all groups are working together, i.e. communicating, sharing, networking, brainstorming, etc. Yes we do. Read “The Pledge” on page 7.

The Pledge

After all the years of essentially doing the same thing, is the Unity Plan realistic and how on earth can we make it happen? If it is so great, why has it taken so long to be introduced. It's obvious such a plan would certainly benefit MH owners. That's what MH owners want and need.

YOUR LEADERS DON'T WANT CHANGE

The answer is simple. Your leaders haven't wanted change. Why would they brainstorm ways to change? Do you actually think they would give up their power and control to better protect you? Think again.

In our opinion, no one wanted to find a better way because those getting your money have the power and will do anything to maintain the status quo. They simply don't want change. After all, they can take their paid weekend retreats, bask in the glory their leadership brings, spend your money any way they want and not be accountable, even to their members.

But what about MH owners? Today you have no vote, no say, you don't elect your leaders, and you have no input as to how they spend your money or what they do. All you can do is blindly follow and hope they will do the right thing. A handful of folks have complete control. Isn't there a better way? Yes, there is!

Here is another reason why nothing has changed. Up to now, no one has taken the time or had the energy to reinvent a better mouse trap. Not until now. Remember, we have said MH Life Magazine isn't just another pretty face, we pride ourselves on thinking outside the box. And this time we think we've hit a home run! And you are the game winner.

ADVOCACY STARTS WITH TRUST

Advocacy starts with trust. No trust equals no advocacy. If you research how non-profits usually run, you will find most follow a code. MH Life and The Voice, over the last ten years, have suggested a code for advocates in California. We even suggested a Code at the first GSMOL/COMO-CAL summit in Sacramento with Christine Minnehan and Brian Augusta, GSMOL's lobbyists at the time. Christine felt a code was important. Unfortunately it never happened.

Let's make one thing clear. We are not telling anyone what to do. We are simply suggesting what works and what doesn't work. For those really wanting to serve you, we feel the Unity path is a no brainer. They should jump at the opportunity to be open and transparent, unless they have something to hide.

THE PLEDGE

The Pledge is the key to the Unity Plan. If every advocate and advocacy group would sign and abide by it, this would be a red letter day for MH owners. Here is the Pledge:

1. Pledge to be open and transparent.
2. Pledge to publish financial and membership reports at least twice a year.
3. Pledge to have at least quarterly meetings. Meetings may be via the internet if necessary.
4. Pledge to work, share, network, brainstorm and communicate with all others in our state-wide community.
5. Pledge to be responsive, i.e. respond within 24 hours to emails, or phone calls, and within 7 days to letters.
6. Pledge to be accountable for their actions.
7. Pledge to support the new Unity Plan and support the new state-wide group.

IS THE PLEDGE REASONABLE

We feel the Pledge is very reasonable, don't you? Isn't this what you would like to see your advocates doing? We think so. We at MH Life are dedicated to helping MH owners so we signed the Pledge without hesitation.





Benefits of The Plan

Mobilehome Magazine 14 years of experience and a long history of dedication to mobilehome owners. We are determined to provide better service to you - the mobilehome owner Community. Our donations will give provide the push needed to start protecting mobile-home owners once again and get the Community involved.

We will lead this new effort (The Plan) and will act as administrator until such time as regions can assume responsibility. We are happy to continue as administrators as long as folks need us.

FINANCIAL BENEFITS

1. First and foremost, The Plan helps fund all who support it, i.e. regional groups, park groups, homeowner associations, etc.
2. It provides fair compensation to all volunteers, including those who distribute the magazine door to door, those that promote The Plan in meetings, etc.)
3. It will provide for a lobbyist for the Community.
4. It will provide for an attorney to service the Community
5. It provides a Legal Fund for all members to help with enforcement.
6. It puts the money where it will do the most good, in the region where it originated.
7. It greatly reduces current overhead costs (waste). This means most of your membership dues are used to protect you and not be spent for some needless expense. The Plan increases financial efficiency, i.e. this means your dollar will go further.

BENEFITS TO CALIFORNIA ADVOCACY

1. The Plan gets everyone (advocates and mobile-home owners) working together. (that's huge in itself)
2. The Plan makes the best and highest use of resources.
3. The Plan focuses on today and the future, rather than on the past.
4. It provides UNITY: All for one and one for all.
5. It uses ALL resources and welcomes all organizations, including GSMOL, the GSMOL volunteer network, MH Life Magazine, Local Groups, Park Groups, etc. We encourage local and park leaders to become leaders in the new Plan.
6. The Plan embraces ALL mobilehome owners who want to be involved, as leaders, followers, volunteers. It excludes no one.
7. It increases networking, sharing and teamwork.
8. It provides for an advisory group to advise Regional Groups and to offer them help.
9. It eliminates competition, among advocates, for members. And reduces negativity, divisiveness, bullying and politics.
10. It provides a strong foundation and guidelines to go forward.
11. It allows local areas to determine their own fate, work on their own issues, and support their own members.
12. It allows everyone to share their problems, and successes.

13. The Plan means less apathy and more participation by mobilehome owners.
14. It gives us all hope for a brighter future!

BENEFITS FOR MEMBERS - VOTING RIGHTS

1. The Plan gives a voice to all mobilehome owners, not just a few. One member, one vote!
2. It recommends elections not just every 4 years, but every year.
3. It provides for elections of advocates based on merit and expertise. It allows all members to vote, not just a selected few, i.e. every member has a vote and a voice.
4. It provides equal representation to all.
5. It provides much needed checks and balances.
6. It provides a plan for the removal of those leaders who are not doing their job.
7. It provides a balance of power. It returns power and control to the people. Power to the People!

BENEFITS FOR MEMBERS

Membership for the calendar year 2017 is \$20. It includes the usual benefits:

1. Monthly issues of your Regional Magazine for the balance of 2017. The sooner you join, the more magazines you will receive. The 'free' magazine will be phased out after two months. If you are reading this now (February), you will get only one more free issue, i.e. March, so join now and be a part of the new Plan. Our goal is to have regional leaders contribute content about local news, and to share problems and solutions.
2. All members in parks with 20 or more members will receive our 36 page Handbook of Frequently Asked questions as a the bonus.
3. Full access to our website (to be determined). All regional magazines will be displayed and will include names and contact information for area leaders. This will encourage networking between regions.
4. The website will display all previous issues of the magazine, going back to 2011. Members will also have access to an index of articles by subject, enabling better searches.

5. Immediately have contact with all parks and park contacts in the Plan. This means you can email or call anyone in the network.
6. Including all previous issues of the Magazine and an **index to all magazine articles**.
7. All Plan members will have access to the Plan's Help Line. (Only specific issues will be handled, such as the Bill of Rights, interference of sales, manager abuse, enforcement of the MRL, etc. See the March 2017 issue for more details.)
8. You will be a part of a group (The Plan) that is making a difference.
9. The Plan will have its own message board, and all members will have access.

BENEFITS TO REGIONAL GROUPS

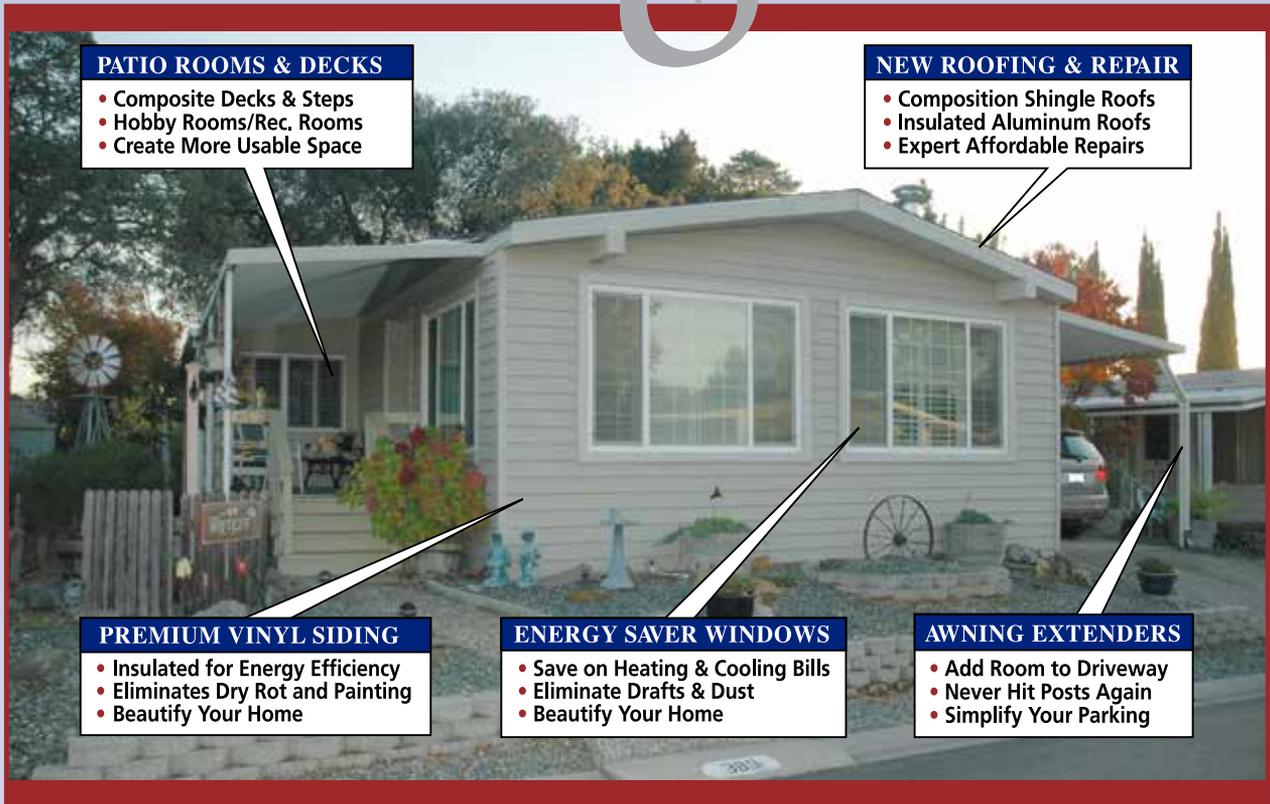
1. The Plan does not change your group in any way. You keep your name, bylaws, website and Board of Directors. You run your group essentially the same as you have in the past.
2. The Plan provides a Regional Magazine for your use, saving your group both money and time. (Regional Group Leaders may decide on a name for your magazine.)
3. And most of all, The Plan helps fund all regional groups that support and promote The Plan. All for one, one for all.

OTHER BENEFITS & GOALS

1. The Plan increases the efficiency of the distribution on information.
2. It allows us to promote other options of enforcement of the Civil Code Laws, rather than having to hire an attorney and going to court.
3. It provides expertise and consultants for all mobilehome owners.
4. One goal is a viable form of enforcement. The second is to have our park manager honor the new Bill of Rights.
5. The January 2017 Issue suggested a new Bill of Rights to protect a few important rights of mobilehome owners. Our goal is to have managers and park owners honor it. This is a big first step in protecting you.

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