

Greater San Diego
**MOBILEHOME
MAGAZINE**

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APRIL 2019

VOLUME 2 NUMBER 4

Inside:



The SMOAC San Diego Connection



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Santee Mobilehome Owners Action Committee, Inc.

Since 1991 to help **ALL** mobilehome residents in Santee.

Incorporation #1975165



April 2019 Issue



**The SMOAC
San Diego
Connection**

*Email: SMOAC92071@gmail.com

SMOAC President & Regional Manager



To cope with ever-changing conditions, we at SMOAC several years back had to reorganize. We did not want to fall into conflicting issues about what needed to be restructured.

So over a duration of three months we looked at what was working in SMOAC and what needed to be refined or eliminated. We knew that the goals for our committee was to be in aligned to our changing demographics of our own mobile-home communities and our changing outside our community in our city. Therefore, we looked at boosting innovation, and ultimately, looking at what our residents needed. We wanted to shake up the SMOAC structure to reduce “organizational cholesterol”- that is, the inertia, sticky routines, and fiefdoms that progressively undermine growth-or to change strategic direction to transform our goals, so that we could be competitive with other non profits.

As you know our demographics are over 70 percent senior citizens. I as the leader knew that we would do a change that would be executed by baby steps. I had to as the leader, step back and see what strategy we would implement. That being, we developed a four- part framework. We wanted to be the mini Santee Senior Center until one is built.

Consider Your Circumstances:

As the Vice President for several years on SMOAC, I had an eye view of what worked and what did not. I determined that we needed to scrap the existing organizational structure or modify it. Two factors mattered: the level to empower folks to want to do more and the urgency of the need for a strategic reorientation.

Additionally, I knew that our mobile-home park residents needed, all the resources that we could provide them. We had to look at overcoming the old mentality of thinking “it has been done this way for many years.”

Pace Yourself

Given the turmoil and tension sometimes that can happen when an organization re-aligns it self, it can sometimes be a top concern. Moreover, restructuring takes time to bear fruit: Our research indicated that even the most successful ones take three to four years to have a positive on results. We wanted to move at a pace that would not cause confusion reigns and engagement, innovation, and performance falter.

So we knew that the rhythm was very significant. We first started off slow and easy. We knew our primary mission was to uphold our Santee Rent Stabilization Ordinances for our mobile-home parks. At that time, we knew that our SRSO was a very solid one. Therefore, we knew that a significant factor was to align our self with our city officials. For me this was easy as I had a good relationship with our city council and wanted to continue that relationship.

The next step we knew we had to do was to revamp our newsletter. Revenue for SMOAC was down and we needed new ways to increase our donations and switch over by adding a 501-C 4. This would give us political clout and accept donations without seeking citizens of Santee’s tax monies or grants. Additionally, we aligned ourselves with a new sponsor. Mission Realty Group, Daniel Buksa and Chad Hughes. We increased to a larger newsletter. We also have had help from Ronn Hall and Ronn Hall’s Insurance & Notary. We kept in mind that up the road we wanted to do a magazine that would be all colored and look professional. As you can tell it takes money.

Therefore, we were approach by TDT Construction, business owner Dustin Trotter and he became our first sponsor. He suggested we do a B.B.Q. and have 2 back packs filled with school supplies and have a drawing. Additionally, Mr. Trotter donated 50 canvas bags and we were off. Our last back packs gave us over 1500 for our Santee students.

We continued to add little thing to enhance the growth of our organization. I knew training was big, so we did leadership retreats. We knew we wanted to touch our children in our community even more. Therefore, we did Easter Baskets, gave away toys during the holidays, and continued to find new ways to help our children in Santee.

We continued to grow with adding SMOAC ELVES ADOPT A SENIOR, and our latest SMOAC FOOD PANTRY.

We knew, we found the right balance of pace when we could be the non profit that went out to the large community, our city of Santee. We are always maintaining the vision to work with all non profits to accommodate help for more citizens.

Play to Your Strengths and Differentiate

Whether you are doing well or not. I say look for your “aces in their places.” I maximized how and what my volunteers could do and could not and place them in positions that would give them a feeling of empowerment. This to me resulted in outcomes that manifested results of good and them feeling good.

Determine What Other Systems Need to Change

So with this restructuring, I also looked at the role of social media.. Facebook, SMOAC Email Blast, Twitter, Grassroots Meetings, and most significant the meeting of the minds with like and unlike folks in other cities. I have a great resource that I tapped into as the Golden State Manufactured Owner’s League Region 7 Manager.

President Message Continued

However, the most crucial part of any change. Is to walk your volunteers in, through, and out of position. We are doing this with the help of Meadowbrook , Recreation President, Judy Baxter. We are seeing more folks whom never came out come out to not only partake in the SMOAC FOOD PANTRY, but are learning to lead, and be part of a conversation with neighbors they may have not know . However, even though they had lived in their mobile-home communities for years.

I hope this gives you an inside look at an organization that is changing and being reviewed every day. We are nothing without the support of all our residents, managers, sponsors, and the volunteers . We hope you will see that we are a group who are community minded and what to help not only our community , but be team players and help all non profits, our elected officials, and even an example to our surround cities.

Have a wonderful April which is Volunteer Month and a Happy Easter.

Buddy Rabaya
SMOAC President,
GSMOL Regional Manager
(San Diego & Imperial County)
619 919-8061 SMOAC92071@gmail.com



AB 3066 - What you need to know

If you wondered why you were charged a \$10 fee on your rent bill, this is why.

The Mobilehome Residency Law governs the terms and conditions of residency in mobilehome parks. That law, among other things, requires the rental agreement between the management of a mobilehome park and the homeowner to be in writing and to contain specified terms and provisions, requires the management to meet and consult with homeowners, either individually, collectively, or with representatives of a group of homeowners, on specified matters within 30 days of a written request to do so, and prohibits management from terminating or refusing to renew tenancy within a park, except for specified reasons and upon giving written notice to the homeowner.

This bill would enact the Mobilehome Residency Law Protection Act. Beginning July 1, 2020, the bill would establish the Mobilehome Residency Law Protection Program within the Department of Housing and Community Development, pursuant to which the bill would require the department to provide assistance in resolving and coordinating the resolution of complaints from homeowners relating to the Mobilehome Residency Law, as provided. The bill would require the department to refer matters within its jurisdiction to its Division of Codes and Standards and authorize it to refer matters not within its jurisdiction to the appropriate enforcement agency. The bill would require the department to select complaints for evaluation under the program, as provided. The bill would require the department to contract with one or more qualified and experienced nonprofit legal services providers and, if a complaint submitted to the program is not resolved during a 25-day period for negotiation between management and the complaining party, the bill would require the referral of complaints selected for evaluation to an appropriate enforcement agency or one of those nonprofit legal services providers, as provided. The bill would require management to provide specified information to the department within 15 business days from the postmark date or electronic transmission of a request for that information and require the imposition of a noncompliance citation of \$250 for each failure to comply.

Beginning January 1, 2019, the bill would require the department to assess upon, and collect from, the management of a mobilehome park subject to the Mobilehome Residency Law an annual registration fee of \$10 for each permitted mobilehome lot located within the mobilehome park, to be paid at the time of payment of the annual operating fee imposed under the Mobilehome Parks Act. The bill would authorize management to pass this fee on to the homeowners within the mobilehome park. The bill would require that all moneys collected pursuant to its provisions be deposited into the Mobilehome Dispute Resolution Fund, which this bill would establish, and make those moneys available, upon appropriation by the Legislature, for purposes of implementing the Mobilehome Residency Law Protection Act, as provided.

The bill, on January 1, 2023, would require the department to submit a written report to the Legislature outlining data collected from the program and make that report available on its Internet Web site. The bill would require that the data collected include specified information. The bill would also require the department to additionally report certain information to a task force convened pursuant to specified law to provide input to the department on the conduct and operation of a certain mobilehome park maintenance inspection program.

The bill would repeal the Mobilehome Residency Law Protection Act as of January 1, 2024. This bill would incorporate additional changes to Section 18502 of the Health and Safety Code proposed by SB 46 to be operative only if this bill and SB 46 are enacted and this bill is enacted last.



Earth Day & Our Role April 22nd

We often think of Earth Day as a singular event that we do on one day each year. However, there are many ways you can help Reduce, Reuse, Recycle, Replenish, and Restore with donations.

We started with a simple idea to give food to our seniors in the form of canned food placed in a cupboard and exchanged by residents that want to give and those in need. This idea alone would allow us to Reuse and Reduced wasted food.



We went a few steps further with our partnerships with the Feeding the Flock by Debra Childres, The Woman of the Wind, Red Lobster, and Starry Lane Bakery.

In Fact, part of Starry Lane Bakery's business model allows them to donate to different non profits 7 days a week!

The results have allowed many of our park residents to replenish their own refrigerators and pantries with food. Many of those who receive the food have told us that we allow them to save money and time. This has allowed them to replenish and restore their own food supply but apply those savings into improving the quality of life in other needed areas.



In turn, this has resulted in people getting the food to donate much needed clothing to us and we take those clothes to the East County Transition Living Center in El Cajon. In this way we are Recycling used clothing, Reducing waste, and Restoring hope to those who were once homeless with basic clothing necessities to rebuild their lives.

We hope you can find your own way to celebrate Earth Day just like we have found ways to take donations for this secondary purpose. Our Food Pantry/Bank and clothing drive is not only good for our community but is also good for our environment!



Thank you to our many partnerships that allow us to take the donations of food and clothing helping our community celebrate Earth Day throughout the year!

Please let us know if you would like to start your own food pantry/bank or clothing drive. Email SMOAC92071@gmail.com to get involved!

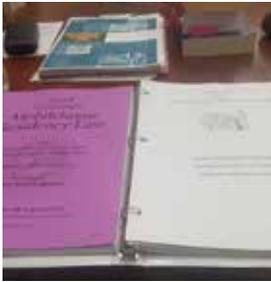


Easter Baskets



Each year we give out to our families and seniors Easter Baskets . SMOAC is looking for donations of baskets, grass, and wrapped candy to fill and give them. Last year we gave out over 300 Easter Baskets. Thank you for your support!

SMOAC Retreat Feedback



On February 23rd we held board training for different groups in Santee. Many of the participants enjoyed the refresher training. Having different people from the surrounding community allows each to share their experience and provide solutions on their boards. In addition, this information is valuable to those just entering a board position or thinking of doing so in the future. We thank the participants involvement and feedback.

News book Changes

As you may have noticed we partnership with MH Life for our March 2019 edition. We receive many favorable reviews and compliments. We will continue to make improvements as we adjust to this new format. Our goal is to provide you with current information and access to resources to improve your quality of life.



Rotarian Day

Do you need help with yard work?



We formed a special partnership with the Rotary Club of Santee-Lakeside for the month of April to do some yard work on **April 27th**. Do you have yard work that needs attention? Send us an email at SMOAC92071@gmail.com if you would like to be considered to help refresh your yard. **Thank you to the Rotary Club of Santee-Lakeside** for considering our group to volunteer on this special day.



WE LOVE OUR VOLUNTEERS



April 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3 Community Center 1pm	4	5	6 SMOAC 10am Meeting
7	8	9	10 City Council 7pm City Hall	11 Drive Smart 5:30 to 6:30pm	12	13
14	15	16	17	18	19	20
21 Easter	22 Earth Day	23	24 City Council 7pm City Hall	25	26	27 Rotary Day
28	29	30				

Website:
WWW.SMOAC.ORG

Meeting Location:
Lantern Crest Theater
3rd Floor - 10 A.M.
April 06, 2019
800 Lantern Crest Way, Santee, CA 2071



798

Santee Mobilehome Owners Action Committee, Inc.



FREE - 55 and Older Drivers
April 11th - 5:30pm to 6:30pm
Ronald Regan Community Center



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SMOAC



We are at that time of the year to renew your donated membership for 2019.

We appreciate your donations to support SMOAC's core mission and much more.



Your donations can either be mailed in, or **(NEW)** go to **www.SMOAC.org** and click on our donation button. You can even donate on a monthly basis for an amount of your choosing.

We are a 100% all volunteer group that the main purpose is to protect our Rent Stabilization Ordinance (Rent Control). This allows those living in our 12 Mobilehome Parks that exercise a rental agreement of 12 months or less usually monthly to enjoy rent increases to be tied to CPI with rents increasing yearly on January 1st of each year.

We can do more with your support - Thank you!



All Volunteer - All Donations Working for your community!



SMOAC 2019 Membership

We are putting the "ACTION" back into SMOAC

We are accepting 2019 Annual Membership Donations

Please send **donations Individual (\$15.00) Business(\$25.00) (Park Events)** address to:

SMOAC, Inc., P.O. Box 712022, Santee, CA 92072-2022.

Please indicate if you do not want your name published. **Thank-you for your Support.**

We could not do it without you. Please make checks payable to **SMOAC**. Opt Out Electronic

Name/Business: _____ Park Name: _____ Phone# _____

Address: _____ Space# _____ Email: _____



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Frank A. Wodley, Editor/Publisher. To God Be The Glory
(818) 886-6479 / (800) 929-6061 E-MAIL: fawodley@yahoo.com

We're Back

I believe the last issue of Mobilehome Magazine was published almost two years ago. Now with the help of Buddy Rabaya and the SMOAC group, we're back.

I hope you enjoy the magazine. Let us know.

Thanks for reading.

Frank Wodley, Publisher

Please don't worry about the Volume and Number.

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Oregon Gov. Kate Brown signs nation's first statewide rent control law

<https://www.oregonlive.com/politics/2019/02/oregon-gov-kate-brown-signs-nations-first-statewide-rent-control-law.html>

Updated Feb 28, 2019; Posted Feb 28, 2019 By Elliot Njus | The Oregonian/OregonLive

Oregon Gov. Kate Brown signed into law a first-in-the-nation rent control bill Thursday and called on the Legislature to turn its attention to funding new housing initiatives.

Because of an emergency clause, Senate Bill 608's rent control and eviction protections go into effect immediately.

Oregon's rent control passage galvanizes activists across U.S.

A coalition of activist organizations said campaigns are underway in five other states and two cities.

"This bill is a critical tool for stabilizing the rental market throughout the state of Oregon," Brown said. "It will provide immediate relief to renters struggling to keep up with the rising rents in a tight rental market.

The law caps annual rent increases to 7 percent plus inflation throughout the state, which amounts to a limit of just over 10 percent this year. Annual increases in the Consumer Price Index, a measure of inflation, for Western states has ranged from just under 1 percent to 3.6 percent over the past five years.

The rent increase restrictions exempt new construction for 15 years, and landlords may raise rent without any cap if renters leave of their own accord. Subsidized rent also is

exempt.

The bill also requires most landlords to cite a cause, such as failure to pay rent or other lease violation, when evicting renters after the first year of tenancy.

Some "landlord-based" for-cause evictions are allowed, including the landlord moving in or a major renovation. In those cases, landlords are required to provide 90 days' notice and pay one month's rent to the tenant, though landlords with four or fewer units would be exempt from the payment.

Their proposal attempts to sidestep longstanding criticism of the polarizing policy, but it's also drawn some misgivings from rent control supporters.

The bill passed quickly through the House and Senate amid a Democratic supermajority and with only perfunctory opposition from landlord groups, who viewed it as a better alternative to removing the state's ban on local rent control policies. The new law keeps the ban in place.

That's also tempered excitement from tenant groups, who say the cap still allows rent increases that could impose a significant financial hardship for renting families.

Brown said lawmakers and the Oregon Housing and Community Services Department should report back on how the bill is working during the 2021 legislative session, including its impact on the rental housing supply.

Meanwhile, she said the Legislature should approve \$400 million in housing-related budget requests for affordable housing development, rental assistance and homelessness prevention.

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:

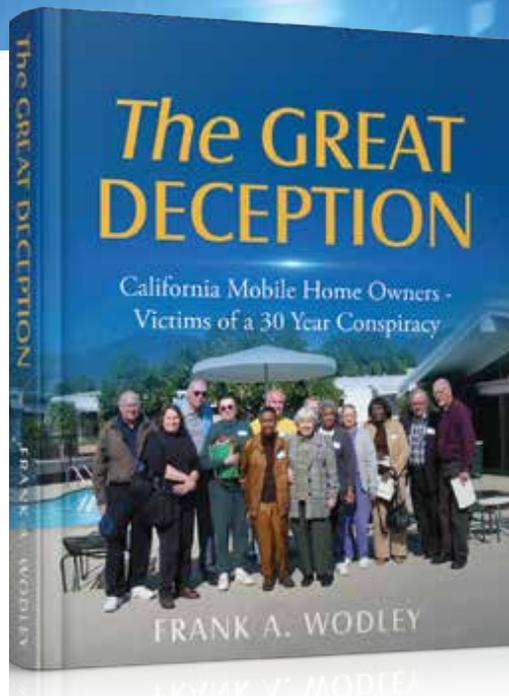
Publication date: April 2019. Self published through Kindle Direct Publishing.

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

Cost: \$24. Shipping: \$3.60. Sales Tax \$2.40 Total cost: \$30.00

Pre-order. Fill out the order form on the next page and mail to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA. 91313

Need more information: Call Frank at 818-886-6479, or email him at fawodley@yahoo.com



There is HOPE, but We Must Reorganize! And Now!

by Frank A. Wodley

You, an owner of a mobile or manufactured home, have the right to know what has happened to our beloved, go-to state-wide advocate, the Golden State Manufactured-Home Owners League. It has gone from a strong, viable organization of 100,000 (\$1.5 million revenue per year) to an organization of about 7,000 members, with a debt of \$35,000! Don't think its protecting you today, because it's not. It reaches less than 2% of all mobile/manufactured homeowners. How can anyone call that "protecting?"

What happened? *The Great Deception* is about GSMOL's leadership, and how it failed us. I have evidence that they have lied, cheated, and stolen from us. These are serious accusations. But when all the evidence is evaluated, it becomes even more serious. In fact, GSMOL leaders have perpetrated the "perfect crime" on California's mobilehome community over the last 30 years. By the way, just so I'm clear, I'm not attacking GSMOL, the organization, this is about its leadership which has left GSMOL a skelton of its former self.

Please don't give up hope. There is a path that will get us back on track. In fact, it includes GSMOL (as the lobbyist arm of the reorganization), but it requires every one to do their share. **WE MUST REORGANIZE!**

- a. If you have a local advocacy group in your area, please support it. They ultimately will serve you and your needs. And soon, Mobilehome Magazine will be another revenue source for them.
- b. Your local group, along with others around the state, will fund a lobbyist - through GSMOL if they are willing. GSMOL won't require members because its work will automatically be funded by local groups.
- c. If there is no local group in your area, let's form one. I'll initially help fund it and assist in its formation.
- d. I believe if everyone works together, there are funds to hire an attorney that will assist all of you.

Questions? Please do not hesitate to contact me by email at fawodley@yahoo.com or by phone at 818-886-6479.

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