

North County Mobilehome

Digest

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MARCH 2019

VOLUME 2 NUMBER 3



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North County Mobilehome Digest

Published by Mobilehome Magazine

Serving California's Mobile & Manufactured Housing Communities

Website: www.mobilehomemagazine.org / (www.mhonet.org)

Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313

Front Cover Photo: Supplied by Beverly Purcell

Frank A. Wodley, Editor/Publisher. *To God Be The Glory*

(818) 886-6479 / (800) 929-6061 E-MAIL: fawodley@yahoo.com

Tips & Suggestions

- Put everything in writing to management.
- Do not sign long term rental agreements or leases. Anything over 12 months voids rent control.
- Know the Mobilehome Residency Law. It has taken years to legislate these laws and they were written to protect you.
- When you receive a 7 day notice, be sure that management is enforcing the rules and regulations fairly, i.e. if others are violating the same R&R, they too must be given a 7 day notice.
- Maintain your property. This helps keep the value of your mobilehome, and motivates your neighbours to also maintain their properties.
- Know that you rent is late the 5th day after it is due. If you have not paid during this grace period, the park can give you a 3 day notice to pay or quit. If you do not pay in this 3 day period, the park can take action to evict you. You have little or no defence!
- When the park introduces new Rules and Regulations, the park must hold a meeting with all park residents invited. If there are rules or regulations you are not happy with, you must make the park aware.
- Read and support The North County Mobilehome Digest.
- This magazine is for the people, by the people. Have something you'd like to share, please send it to the publisher (Frank Wodley, fawodley@yahoo.com)?
- Know a business that might benefit by advertising in the magazine? Please let us know.
- Organize. There is Strength in Numbers.
- Believe there is hope to combat some of the injustices we see daily in our parks.
- Join and support SMMRA or OMHA.
- Happy Holidays!

OMHA NEWSLETTER, March, 2019

Oceanside Manufactured Homeowners Alliance, Inc. www.omha4oside.com

PRESIDENT'S MESSAGE by *Bob Markley*

Membership in OMHA is for a calendar year. Therefore, all OMHA memberships expired at the end of December, except for five people who joined in the last four months of 2018 and got the year 2019 included in their memberships. If yours expired, please see the form at the end of this newsletter and mail in your application or bring it to a meeting.

Need a contractor to do some work? Under California Law, If your project cost (labor PLUS materials), totals less than \$500, anyone can work on your project. A person doing jobs that total \$500 or less usually describes himself as a handyman, and it is legal for him to work on your project. HOWEVER, if a project's labor plus materials costs total over \$500, the contractor MUST have a contractor's license. If a person or company works on a project costing you over \$500 and does not have such a license, they are committing a CRIME. Most licensed contractors are proud that they are licensed, and put their license number on their business cards and advertising.

How do you check out a contractor who wants to work on your project costing you over \$500? Step #1: Ask them if they are licensed, and if they say "Yes," get their license number. If they say "No," run as fast as you can in the opposite direction. Step #2: Check to see if their license is up-to-date (not all are). You can do this on-line at www.cslb.ca.gov. On the home page, on the right side of the page, you can enter their license number, then click on "Search." If you do not have internet access, you can call the State Contractor's License Board at (800) 321-2752 and choose 1 when prompted; then enter the license number.

To report unlicensed activity on an ACTIVE WORKSITE, you must know the address where the unlicensed activity is occurring. Visit the above website and, on the home page, hover your cursor over the word "Consumers" near the top of the page; then scroll down to "File a Complaint" and click on it. On the next screen, click on the type of project where the illegal activity is occurring. If you do not have internet access, call the State Wide Investigative Fraud Team (SWIFT) office for Southern California at (562)345-7600. It is staffed from 8 a.m. to 5 p.m. Monday through Friday. Depending on their workload, it can take several days for them to investigate the worksite.

Want to avoid being defrauded? Of course you do. Check out this website: www.fraud.org. On the home page, scroll down to "Prevention Tips" and click on the red box. You will be taken to a page that lists 11 prevention tips. The page also gives the phone numbers of the three main credit reporting agencies: Equifax, Experian, and TransUnion. Each one is required by law to give you a free copy of your credit report once per year if you ask for it. By staggering your requests to once every 4 months and rotating from one agency to the next, you can get a free credit report every four months. Doing so could reveal fraudulent activity, such as someone taking out a credit card in your name without your knowledge.

Q) What is the Oceanside Mobilehome Fair Practices Commission and what does it do?

A) The Mobilehome Fair Practices Commission was created by the Oceanside rent control ordinance, sometimes referred as 16B. The Commission meets the third Thursday of the month in City Council chambers and reviews rent increase requests from park owners. In April, they discuss and approve (or not) the "permissive" rent increases (sometimes referred to as the cost of living increases) for the year. In other months, if there are no requested rent increases, their meeting is canceled. They met in April, 2018 and have not met since. The Oceanside Housing Commission has nothing to do with mobile homes or mobile home rents.

If you have news items of general interest about your park or activities going on in it, please contact me at (760) 435-1126.

IMPORTANT MEETINGS—MARK YOUR CALENDAR!

CITY COUNCIL: Wed., March 27, Wed., April 10 and Wed., April 24, City Council Chambers
OMHA COMBINED GENERAL MEMBERSHIP and BOARD OF DIRECTORS MEETINGS: March 22 at 1 p.m. in Rancho San Luis Rey’s clubhouse #2, 200 N. El Camino Real, Oceanside 92058 and April 26 at 1 p.m. in El Camino 76’s clubhouse, 220 N. El Camino Real, Oceanside 92058
ACTION: Sunday, April 14, at 2 p.m. in Rancho San Luis Rey’s clubhouse #2, 200 N. El Camino Real, Oceanside 92058.

OMHA BOARD of DIRECTORS

President	Bob Markley	(760) 435-1126	Secretary	Vikki Schaffner	(406) 459-0953
Vice President	Thom Taylor	(760) 721-2429	Ombudsman	Dwight Johnson	deetleye@yahoo.com
Treasurer	Barry Horton	(760) 757-2337	Director-at-Large	Donna Cooper	(760) 453-7054

OMHA PARK REPRESENTATIVES

PARK	Name	Contact	PARK	Name	Contact
Cavalier	Ken Rollins	unlisted	Mission View Manor	Donna Morel	unlisted
El Camino 76	Frank Crowley	(760) 685-2380	Mission View West	Donna Cooper	(760) 453-7054
La Salina	Vacant		Rancho Calevero	Kevin Moyer	(760) 419-8217
Laguna Vista	Thom Taylor	(760) 721-2429	Rancho San Luis Rey	Debra Johnson	(714) 651-8224
MiraMar	Dwight Johnson	deetleye@yahoo.com	Terrace Gardens	Larry Schrack	(760) 453-7297
			TRICO	Debbie Mastro	(760) 529-5322

“For years, OMHA, an ardent supporter of our Oceanside Mobile Home Rent Control Ordinance, has worked diligently and effectively in educating mobile home owners regarding their rights and responsibilities. I highly recommend that every Oceanside mobile home owner join!” *Esther Sanchez, Oceanside City Councilwoman since 2000*



OMHA Oceanside Manufactured Homeowners Alliance, Inc.
 2019 Membership Application (please print legibly)

Name _____
 Second Occupant _____
 Park Name _____ Spc.# _____
 Phone # _____
 e-mail address _____

Annual dues \$10 (covers all eligible voters listed above)
 Please make check payable to **OMHA** and bring to a meeting or mail to: **OMHA, P.O. Box 642, San Luis Rey, CA 92068**

**WANT TO GET SOME EXERCISE?
 WANT TO MEET NEW FRIENDS?**
 If so, contact your park’s OMHA Park Representative and offer to help deliver the OMHA newsletter in your park!

NEWSLETTER EDITOR: Dr. Ginger Marable, 760-439-1786, drginger@cox.net

SMMRA MOBILZER

San Marcos Mobilehome Residents Association
P.O. Box 4104 San Marcos, CA 92079-1015
Website: SMMRA.ORG



San Marcos Mobilehome Residents Association
P.O. Box 2285 San Marcos, CA 92079-1015

SMMRA MEMBERSHIP APPLICATION

PLEASE PRINT

Name: _____ Spouse _____

Address: _____ Park name: _____ Space # _____

Phone: _____ Email Address: _____

I want to volunteer for:

Membership Committee

Event Committee

Resident Representative

Political Action Committee

\$10.00 Yearly Dues **\$5.00** Legal Fund **\$5.00** PAC Fund Contribution

\$15.00 Family Dues

Check enclosed for \$ _____ payable to SMMRA and mail to: P.O. Box 2285 San Marcos, CA 92079-1015

SMMRA

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COMMUNICATION IS A VITAL COMPONENT

By Lloyd Rochambeau

One of the biggest problems in SMMRA' operation is communication. Not everyone has a computer or even gives us their E-Mail address. A Robo Call system would reach some residents, and the monthly "North County Mobilehome Digest" only gets into about half of the parks. Mailing to each home is very expensive, so the result of all this is poor communication, and of course many do not even bother to read what they get.

The money from dues is so small, it is all we have to utilize any true and consistent effort to keep everyone informed. If we had half of homeowners paying our ten dollar annual dues, we could do a better job of communicating. Some park management likes it this way, they prefer to keep you in dark and from being part of a united effort to keep you involved or to be educated and knowledgeable about your rights. Please note that I said some park owners and managers. This problem needs a fair amount of brainstorming to make the progress that is sorely needed. Then once again, does anybody care?

UNITED...WE STAND, DIVIDED....WE FALL

By Lloyd Rochambeau

In the fight for fair and equal treatment for mobile and manufactured homeowners living in the 4,500 parks, renting their spaces you might think they were in control with the estimated 800,000 residents living under the protection of the Mobile Home Residency (MRL) and Title 25. Laws that were enacted by the California State Legislature passed with the intention of protecting the resident's rights. While many of the Park Owners not only follow the laws, but actually go far beyond them in their management practices, there are thousands who either ignore them, or just intentionally violate them. The crux of our problem, therefore is simply the lack of enforcement. Currently the only way to attain or force enforcement upon these violators is to hire an attorney and take your case to court. Alas, hardly anyone does that because of the cost, or that it can take years, or being unable to bear the costs involved and the fear of challenging the management. There is a ray of hope however. The State legislature and Governor Brown passed pilot legislation AB3066 which will become effective in mid 2020, or not. There are many hoops to jump through before it becomes a true solution to our enforcement problems.

Let's go back to my remarks about the numbers. It would seem that an estimated 800,000 homeowners would be in control over perhaps 4,500 Park Owners we could draw a conclusion that about 20 % of these 800,000 homeowners were paying dues to the homeowner associations of say \$10.00 a year, it would be about \$1,600,000 a year. my guess is that the actual amount is closer to \$500,000 per year. Add to that the income/dues of GSMOL (Golden State Manufactured-Home Owners League of about \$100,000 per year, there would be a grand total of \$600,000 per year.

Sound s great doesn't it ? You might be thinking that a lot of money like this should be sufficient to finance our efforts for fairness for our cause,. First, keep in mind that most of these funds are spent and used on efforts to communicate with our members and those who have failed to give a dime for the work done on their behalf. Some of the funds are put into HOA Legal Funds to have on hand if the HOA seeks legal advice or even wants to file suit against their Park Owner, and much of it just sits there year after year, not being utilized for operating expenses. Some HOA's also have PAC funds, which are funds used only by Political Action Committees and used to support candidates or causes which are felt to supportive of the residents of Mobile Home Parks. Thus, the chances are very good that perhaps only about 50 or 60 % of the dues are actually used each year. That cuts my estimate of funds available to (\$300,000 plus GSMOL's \$100,000 = \$400,000

These funds are in the treasuries of hundreds of Park HOAs and regional associations like SMMRA, SMOAC, OMHA, and GSMOL. Therefore, the financial power of California Mobile Home Owners is diluted and certainly not unified. Now let's look at the financial power of WMA for comparison. Bob Markley's articles give us their numbers. The W.M.A. annual revenue has ranged from \$3,100,000 to \$3,595,000 between 2005 and 2016. That's millions folks.

Where do the funds for the Park Owners Association, Western Manufactured Housing Communities Association (WMA) come from? First off they come from their members who are the park owners or investors, many of whom have only one objective, and that is the golden eggs laid by the chickens in their coops (homeowners). Some have reported hearing them refer to Mobile Home Parks as "cash cows", and a truer statement would be hard to find. But get this, many of the Mobile Home Dealers and Realtors and service providers are also dues paying members. Which, to me, means that they are members who make profits selling new and used homes to the residents and mobilehome owners, and servicing them. In other words, they are supporting those who violate the laws of their customers. My way of thinking is that whatever funds they provide to WMA or any other association doing damage to the homeowners, should be matched dollar for dollar, to park HOAs or regional associations like SMMRA (San Marcos Mobilehome Residents Association). If they refuse, every effort to rebut their attitude should be boycotted and publicized in an effort to reduce their profits on our backs.

So what kind of income does WMA have at its disposal to provide legal assistance and support, including huge donations to legislators who then support whatever WMA wants or opposes. Bob Markley, President of the Oceanside Manufactured Homeowners Alliance, Inc. has been writing and describing the power and funding that WMA has as a result of the financial support of the investors and Park Owners dues and donations to control the thousands who live in their parks. The title of his series is "WMA-THE 800 LB. GORILLA". It should be run in the "North County Mobile Home Digest" every other month to ensure that everyone reads or reviews it to fully understand our opponents.

How many residents and homeowners will take the time to read this and then take the time to even think about what they might do to help THEMSELVES. No one expects twenty of you to step up and offer to chair the community HOA Board of Directors, nor even to offer to be the Secretary or the Treasurer. But, if at least a half dozen step up, it would be a big improvement over zero, or even the 1 or 2 that is the normal.

If some of you are fearful of the amount of work, or of the knowledge required about the tasks involved. There are those who can train and help you. In fact there could be co-officers or even Co-Chairpersons, even if we have to amend the By-Laws to make it happen. There are also other tasks that are needed that do not require you to attend monthly Board Meetings. Smmra has a Website, for example, that needs items to be posted and items to be removed. That could be done at home and take only a few minutes a month.

The point I am trying to make is that SMMRA needs YOU !!!

Not all of you, although that would be nice, but if, by some miracle or act of God, a dozen or two would breathe life into a vital organization that you should be grateful and thankful for all the good things it has done for you. In fact I think I should tell you about a few of them in case you have not heard them before.

First and foremost is that the people who formed SMMRA were the same people who convinced the San Marcos City Council to create and pass a "Rent Stabilization Ordinance."

Communities that have opposed any type of rent stabilization or rent control for mobile home owners are sadly paying rents from the low \$600.00 a month to over \$1,200.00 per month, plus they are often subject to pass through charges for repair and maintenance assessments for maintaining the Park for the expenses which are Park Owner responsibility. Don't believe it, go visit parks in Vista, Carlsbad, Encinitas, El Cajon, who all suffer because they have no protection. While we have the rent protection, the City has allowed some Park Owners to impose rent increases to purchasers/new owners which is prohibited in the RSO which only allows one rent increase per year. This is an issue that SMMRA is currently protesting.

In other cases, SMMRA has pushed the City to prevent Park Owners from attempting to make Homeowners financially cover the cost of replacing retaining walls, flooding of homes with water and sewage due to common area malfunctions, and of course protesting rent increases while at the same eliminating amenities or allowing deterioration of the common areas, which deserve reductions in rents, not increases.

Most residents do not object to rent increases that are within the C.P.I., but increase requests of \$25.00 to \$600.00 or more a month are ludicrous and that is what some park owners would be imposing if we did not have the R.S.O. here in San Marcos.

I also believe if SMMRA was dissolved, the WMA would be throwing hundreds of thousands of dollars into an effort to have the R.S.O. abolished. It has already happened in Escondido, even though the U.S. Supreme Court confirmed the legality of Rent Control and yet, the City Council has allowed it to be decimated. If it does ever happen here, several hundred hundreds of residents would be screaming bloody murder and being financially forced out of their homes. That is precisely what could likely happen without the R.S.O. Do you think that if that happens, more people would care?

EX-PRESIDENT'S REPORT

By Lloyd Rochambeau

SAN MARCOS MOBILEHOME RESIDENTS ASSOCIATION

As a resident of mobile home park living for about 33 years, I have stepped forward to try and do my part as an advocate or activist for residents of Rancho Carlsbad, being one of a dozen or so homeowners who encouraged resident purchase of the Rancho Carlsbad Park, converting it to a resident owned park; I loaned money, wrote flyers for the 504 space renters, went door to door to answer questions, spoke at resident meetings, etc., etc. We succeeded and it demonstrated what a few dedicated residents can do.

In 2006 I moved to a park in Escondido which was fairly run and therefore I did not get involved in HOA activities. In 2008 I moved to Lakeview Mobile Estates here in San Marcos. I'm not sure what year I went on the HOA Board, but shortly thereafter I was elected President. In a few short years we achieved some successes with a the Park Owner who was largely non responsive to any complaints or requests. In 2014 I went on the SMMRA Board as the Lakeview park representative. Within a year was made President, and over the next several years we achieved some successes over Park Owner violators of the Mobile/Manufactured Resident Law (MRL). Being a homeowner, like you, I was not an employee, nor was I even the "big boss". I had no job description, and while I tried to promote my beliefs for the Board decision making, I also probably made many mistakes by taking actions and positions on my own. I now apologize for these actions and my only defense is that I was trying to uphold the rights and protections intended by the MRL and other laws. My basic philosophy was, "What is right, is right, and what is wrong, is wrong". when asserting on behalf and defending homeowners. While no longer a homeowner nor a member of the SMMRA Board of Directors, I plan to continue advocating for homeowners, as well as writing submissions for the Digest.

There have been a number of residents who have served on the SMMRA Board and while some have left it, I want to personally thank them for their service and time, and ask that you, if you have a chance to do the same, for they are just neighbors and residents like you.

2018 SMMRA BOARD OF DIRECTORS

Vice-President, Carol Spizzirri, Palomar East, 847-393-6481

Vice-President, Government Relations, Tim Sheahan, Springdale, 760-727-4495

Secretary, Sandy Hrstich, Valle Verde, 773-965-4849

Treasurer, Victoria DePrez, Palomar East, 619-977-4254

Bobby Surface, Lakeview Park Representative, 760-703-3161

Angela Tilaro, San Marcos Mobile, 760-855-2004

Gil Marcotte, Palomar East, 760-5129-3579

Nora Green, Eldorado, 858-220-6781

Michael Duncan, Eldorado, 951-675-3414

APATHY IS THE ROOT OF MANY OF OUR PROBLEMS

But not the sole reason

By Lloyd Rochambeau

There are about 2,200 residents/owners of homes in the eleven leasing/rental parks in San Marcos. When you add spouses, the number possibly is closer to 2,800/3,000. You would think it should be easy to get 25 to 50 of them to serve on the SMMRA Board or to provide specialized assistance. While apathy is the primary problem, it cannot be blamed for those who are elderly and do not have the physical ability to serve. Then on the other end of the age scale, there are those homeowners who are still employed with full or part-time jobs who may well be at their capacity and have no spare time or energy to do volunteer work. Also some are working in the home caring for family members and have nothing left to give.

There is no way to determine the numbers in each of these and any other categories. The very elderly could possibly be at least 40%, the employed could be another 30%, the caregivers might also be 20%, and unknown others could be 5%. Egads, that would only leave 5% able to serve and that is only 140 to 150 individuals to blame for their apathy.

If we assume that we overestimated one or more of these groups and that the able bodied numbers were closer to 20%, the able bodied number would more like 500 residents. That is not a large or massive number to label as apathetic, but on the other hand, neither is 25 volunteering homeowners, a huge number needed to serve in some way. And of course there are many needed for park activities such as social club, HOA Boards and committees, etc.,etc.

It would be great if say 50 residents were to attend a meeting to discuss what kind of help is needed and if there is a need, that they might be a perfect fit and take very little time, to either step forward, or even go out and recruit a neighbor or friend that could fill that void.

So it seems this our first and most important task this Spring. The question is, can we do it? One former Board member has pinpointed the root of the problem, which many homeowners seemingly hold as the reason for their disinterest in HOAs and organizations like SMMRA. It is the simple attitude of make me care!

How do you do that? If warning residents of what they might be losing, or what it might cost them, doesn't work, what else is there to make them care?

I know that when they are faced with a large rent increase, they get interested (and want to know how it can be rejected), many may ask, why did the HOA or SMMRA not prevent it from being requested in the first place. Or when the Park Manager informs them that a retaining wall needs to be replaced by the occupant at a cost of \$1,600.00, when it is the Park's responsibility as the owner or operator for maintaining their property. There are many other examples of unfair action by Park Owners and Managers that have been inflicted on residents for over forty years, and there is no reason to believe there will be any change, or even to be worse, unless there are residents willing to help protect and correct the injustice and failure to adhere to the law. True, not all Park Owners and Managers are guilty, but WMA doesn't seem to care, and too many residents seem to care as well. So once again, please tell us how do we who do care, can make more of you care?

TIME FOR A BIG POW-WOW

By Lloyd Rochambeau

My suggestion is that homeowners take the time to read and even re-read the articles in this issue of the Digest, discuss it with others and develop some ideas and theories on how SMMRA can reorganize and become the resident association that takes its past successes and evolves into a powerful force that brings the rights and protections the mobilehome owners need and deserve.

Pick a date in either late April or in May, hold a meeting of all who agree that SMMRA needs to not only survive, but to experience a rebirth that breathes new life and a mission with an effective structure and unity it has lacked for some years now.

Leave animosity at the door and bring positive ideas and thoughts because coming in with a chip on your shoulder or a vengeful attitude toward a former Board member or even an aspiring member or leader. Our objective should be to make the organization of SMMRA into a united and potent vehicle to ensure fair and equal treatment of the mobile home residents in San Marcos. Where we are now, at this stage, it probably my fault, and I apologize for my ineptness. I know there are some good and talented people out there, I really hope they will step forward and bring back the energetic and effective organization that is of such vital importance of current and future residents.

Does anybody really care? I sure hope some of you will.

***** SMMRA *****

NOMINATION FORMS FOR SMMRA BOARD OFFICERS

Tell us how to contact those nominated.....

PRESIDENT _____ CONTACT _____

VICE PRESIDENT _____ CONTACT _____

SECRETARY _____ CONTACT _____

TREASURER _____ CONTACT _____

MAIL TOSMMRA

P.O. BOX 2285

SAN MARCOS, CA 92079

Mobilehome Facts to Know and Remember

- Mobilehome owners are under a rental agreement, not a lease, Article 1, MRL 798.9.

(a) With a lease, both parties decide the terms, for a certain length of time, and the monetary consideration for what is to be rented. At the end of that time a new lease must be signed. If a lease term is broken the problem must be settled in court.

(b) With a mobilehome rental agreement the homeowner contracts to have his or her home investment installed in the park and the park owner must give a written rental agreement that contains the standards and requirements of the terms and conditions of what must be provided and maintained for the park owner's permit to operate a rental mobilehome park in that city or county.

I believe it is not the homeowner that must see that the park owner abides by the mobilehome laws concerning his park but the Department of Housing and Community Development (HCD). HCD is the governmental agency responsible for the enforcement.

- The law requires a copy of the Mobilehome Residency Law (MRL) be given with the written rental agreement and the provisions are incorporated into the rental agreement by reference, Article 2, Rental Agreement, MRL 798.15 (c).

- Contract Law.(1) [4] (b) a "contract" is the total legal obligation resulting from that agreement.

- The rental agreement cannot contain a provision by which the homeowner waives his or her rights, otherwise deemed against public policy and void. MRL 798. (I believe this means the rental agreement cannot have a provision that is in conflict with what the law requires the park owner to provide and maintain for his Permit to Operate).

- The rental agreement, that the park owner must give when a homeowner contracts to have his or her home investment installed in the park, contains the rules and regulations of park tenancy. A termination of tenancy can only be for one or more violations (c) violation of a reasonable rule or regulation (after notices have been given and not corrected), (e)for nonpayment of rent, utility charges, (a) noncompliance with a local ordinance or state law (after receiving a notice from the appropriate government agency and not corrected), (b) conduct that constitutes a substantial annoyance to

other homeowners, (c)or conviction of a felony offence committed in the park or mobilehome. Article 6, Termination of Tenancy, MRL 798.56 (a-e)

- MRL 798.12. "Tenancy" is the right of a homeowner to the use of a site, site improvements, and accessory structure for human habitation, including the use of the services and facilities of the park. (The park owner's Permit to Operate requires these site improvements be provided and maintained for a yearly renewal).

- MRL 798.16. The rental agreement may include such other provisions permitted by law, but need not include specific language contained in state or local laws not part of this chapter. (this would mean all the Mobilehome Parks Act (MPA), provisions that the HCD Administrators are responsible to see are enforced before renewing the park owner's yearly Permit to Operate).

- MRL 798.31. A homeowner shall not be charged a fee for other than rent, utilities and incidental reasonable charges for services actually rendered.

(I believe includes any charges not included in the rental agreement).

- MRL 798.17 Rental agreements meeting the criteria of a subdivision. This provision was not in the MRL in 1985 but all the provisions were added later, concerning any local government entity that establishes a maximum amount that a landlord may charge a tenant for rent.

(I believe the things to remember are; a).. #18015 Applicability. The Act applies to all parts of the State and supersedes any ordinances adopted by any city or county which conflict with its provisions. b). Article 2, Rental Agreement, MRL 798.15 (h). All other provisions governing the tenancy).

I hope this explains why mobilehome owners should always stress the fact that they do not have leases. They contracted to have their home investments installed in the park under the park owner's standards and requirements of his Conditional Use Permit. These are terms and condition of their park residency.

Remember, in any litigation, you have the right to send the park owner interrogatory questionnaires concerning his responsibilities under his Permit to Operate.

Article by Donna Matthews, long time advocate.

Local Vista Mobile Home Contractor

C-47 713835

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