

Vallejo Area

Mobilehome Magazine

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FEBRUARY 2019

VOLUME 2 NUMBER 2



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What We Need and Want to See Happen

The Vallejo Mobilehome Coalition is here for you. We want to guide you in the right direction and show you the tools to receive the help you may need as a mobilehome owner/resident. In order for us to do this and to keep this Free Magazine coming to you all, there are 3,000 copies hand-delivered every month, we need the following things:

Rent Stabilization for All-Area Mobilehome Parks:

Our goal is to try our best to achieve this for you as soon as possible.

Advertisers:

This is to defer the costs of Printing and Shipping to the VMC's Miss Terri so that she can get them to the few Park Walkers who then hand delivers them to you in Vallejo, Benicia, Yountville, American Canyon, and Napa, they also take them to other sources so they are aware of what is going on and that we are not going away.

Park Walkers:

Definitely needed. If you are able to help it would be "Greatly Appreciated" as there are many Mobilehome Parks that your Magazine is hand delivered to. They have to be delivered to the individual units as there have been times when managers have come right behind us and taken the magazines and thrown them away. It is in the MRL that you have the right to Assemble, Meet, Canvass, Petition and Invite Speakers.

Please call the VMC Hotline (707) 648-6155 if you would like to help.

Members:

New and Returning Members are needed, the \$20.00 annual (yearly) fee is very reasonable considering what it could mean should you need assistance with a problem that could happen. We also write letters for you if need be. We have monthly meetings that you are welcome to attend to check us out and pick up your "Free" 2019 Edition of the Mobilehome Residency Law. See the Meeting Flyer in the Monthly Magazine for Time and Date and Place.

Neighborhood Watch Programs In Mobilehome Parks:

Neighbors watching out for neighbors. Sadly with all the crime, scams, and violence that is prevalent in today's world and yes our own areas, this is a much-needed thing to have. We have started this in our park Carquinez Highlands in Vallejo and we are hoping for more involvement from our residents so that it can be "Successful". Call the VMC Hotline (707) 648-6155 for information.



A Message From Miss Terri

Well, can you believe me it's February 2019? These days keep going by too fast. This month I'd like to talk to everybody about getting permits for doing alterations to your mobilehome, if you read in the MRL which is the Mobilehome Residency Law of 2019, you will know that you would need a permit to change your roof, change your water heater or to move walls around or do any structural work etc. etc. You need to check in the book and read this before you do any of these alterations! This could cause you headaches of major proportions if you do these things in a mobilehome without a permit, because the State HCD inspector(s) can come in and make you tear these things out and or make you get permits and redo everything, which is very costly, so my advice to you is that you read the 2019 Mobilehome Residency Lawbook before you do any alterations to your mobile home. You can pick up your copy at a VHM Meeting near you compliments of State Senator Bill Dodd. All it takes is one phone call to HCD from a neighbor or a park manager or somebody that knows the rules and regulations! You can also call us at the Vallejo Mobilehome Coalition at (707) 648-6155 and we can guide you in the direction that you need to go! Remember the trees and driveways, the roads are a big complaint that we hear on a daily basis, once again you need to check your MRL, do not touch your driveways, do not trim your trees they belong to the park, the roads along to the park, even tho they'll try to do a pass-through, but before they do that they have to prove that it's more than wear and tear of the daily use of that road don't let the manager's bully you and talk down to you, if you have a problem I always say go directly to the source and that is the park owner. So you have to write them a letter and mail it registered to get the best results, do not drop it off at the office with the managers remember the managers work for the owner of the park and they'll just throw it in the garbage can or in the recycle bin! I hope the people that live in a city that has rent stabilization appreciates the low percentage the rent goes up every year while having that gift of rent stabilization. We are about to attempt getting Rent Stabilization for Napa in January. We feel this will help these people a lot with their rent, some are going up to as much as \$50.00 a year, that is totally ludicrous!! Remember never sign a long term lease, in the City of Vallejo and most of the Cities like American Canyon, Calistoga and in other cities that surround us, have to offer under the city ordinance Rent Stabilization or a long-term lease, never, never, never sign a long-term lease, those leases they are dishing out today are in some cases for 35 years and it is then transferred to the person that buys your house, so what I'm saying is that if you have a 35-year lease and you decide to sell your house that lease then goes to the new people and they have to assume that lease! Please call me before doing anything or any of these things I have mentioned because most people do not understand what they are getting themselves into or that they are really breaking the California laws for mobilehomes?

Don't be that kind of person that thinks they know everything or it's not gonna happen to me, they can't or won't catch me, just ask somebody that knows. See you next month. Happy Valentines Day!

**Miss Terri Pohrman
Vallejo Mobilehome Coalition**

This Is An Article That You All Need To Read!

At least five or six times a week I am asked about this situation. I'm gonna tell you all that you need to read this article. The difference is that rent stabilization is your best bet never, never, never sign a long-term lease. It's not like a stick house. The lease that you rent or signed a lease! Most cities these days have a plan in the log the laws of the city, the rules, and regulations are called rent stabilization formally known as rent control. Rent Stabilization that is based on the CPI of San Francisco. This CPI runs from San Francisco to the Oregon border and it will regulate how much the owners of mobilehome parks can raise your rent every year, there is a formula that you can get from the consumer price index or call the city and they can tell you or if you have a Housing Authority or Fair Housing Napa Valley can help you out. Every year you get a rent increase on the anniversary date that it starts. Such as, if your Rent Stabilization comes up in February the owner of the park has to give you a 90-day notice of the increase, generally it will be around 3.5 and I've just seen it as high as 5.3 by some park owners that are greedier than hell! In the city of Napa, they have a thing called Memorandum Of Understanding (MOU) between the city of Napa Mobilehome park owners association! In my own opinion, this was written in 1995 and it doesn't include all the parks in Napa, as not all the mobilehome parks are covered under this. In Napa, only the ones listed are covered. You can obtain a copy of this from Fair Housing Napa Valley.

This MOU has not been updated since 1995 and it has almost everything in it for the park owners and not the park residence as far as I can see! I don't care if these two cities Yountville and Napa California are in high market areas, but it shouldn't make any a difference to people that live in mobilehomes because remember folks we own the home and we rent the land!

The best thing to think about a long-term lease in a mobile home park is don't do it. Don't sign it, don't even think about it, don't let the managers talk you into something! If you sign a long-term lease, this could be the biggest nightmare you could have on your hands living in a mobile home park. If you'll read in the MRL after 72 hours you are stuck with this long-term lease for 10, 20, 30, 35 years! Do Not sign a long-term lease! Never Never Never. Call me and I will clue you in!

If you do not understand this article please call us at the Vallejo Mobilehome Coalition Phone Number (707) 648-6155.

Miss Terri Pohrman Vallejo Mobilehome Coalition

Remember, We're All in the Same Boat! Please JOIN the Vallejo Mobilehome Coalition



VALLEJO MOBILEHOME COALITION, INC.

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Protecting the Rights of Mobilehome Owners
Protección de los propietarios de casas móviles

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City _____ State CA Zip _____

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Coalicion Casita de Vallejo

Cuando: February 19, 2019

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2 to 4 P.M.

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Bring Concerns and Questions to the Meeting

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

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Any Questions Please Call

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Protecting the Rights of Mobilehome Owners

No Park Owners or Management Allowed

Vallejo Area Mobilehome Magazine

Serving Mobilehome Owners in American Canyon, Benicia, Napa, Vallejo, and Yountville

PUBLISHER FRANK A. WODLEY

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To God be the Glory

www.mobilehomemagazine.org

A Mouse Story

The following was published in 2007 in THE VOICE. It is from Bob Lupo, then the GSMOL 571 President, Huntington Shorecliffs MHP, Huntington Beach <http://gsmol571.com/>

A mouse looked through the crack in the wall to see the farmer and his wife open a package. "What food might this contain?" The mouse wondered - he was devastated to discover it was a mousetrap. Retreating to the farmyard, the mouse proclaimed the warning. "There is a mousetrap in the house! There is a mousetrap in the house!"

The chicken clucked and scratched, raised her head and said, "Mr. Mouse, I can tell this is a grave concern to you but it is of no consequence to me. I cannot be bothered by it." The mouse turned to the pig and told him, "There is a mousetrap in the house! There is a mousetrap in the house!" The pig sympathized, but said, "I am so very sorry, Mr. Mouse, but there is nothing I can do about it but pray. Be assured you are in my prayers." The mouse turned to the cow and said, "There is a mousetrap in the house! There is a mousetrap in the house!" The cow said, "Wow, Mr. Mouse. I'm sorry for you, but it's no skin off my nose."

So, the mouse returned to the house, head down and dejected, to face the farmer's mousetrap-- alone. That very night a sound was heard throughout the house -- like the sound of a mousetrap catching its prey. The farmer's wife rushed to see what was caught. In the darkness, she did not see it was a venomous snake whose tail the trap had caught. The snake bit the farmer's wife. The farmer rushed her to the hospital



and she returned home with a fever. Everyone knows you treat a fever with fresh chicken soup, so the farmer took his hatchet to the farmyard for the soup's main ingredient. But his wife's sickness continued, so friends and neighbors came to sit with her around the clock. To feed them, the farmer butchered the pig.

The farmer's wife did not get well; she died. So many people came for her funeral, the farmer had the cow slaughtered to provide enough meat for all of them. The mouse looked upon it all from his crack in the wall with great sadness.

So, the next time you hear someone is facing a problem and think it doesn't concern you, remember -- when one of us is threatened, we are all at risk. We are all involved in this journey called life. We must keep an eye out for one another and make an extra effort to encourage one another.

It Takes A Village

by Frank Wodley, Publisher, Mobilehome Magazine

I've been an advocate helping mobile/manufactured home owners going on sixteen years. I formed and ran a statewide group called The Coalition of Mobilehome Owners - California (COMO-CAL) from 2005 through the end of 2016. And I began Mobilehome Magazine in September 2011.

One thing I've learned is advocacy takes a village. Advocacy doesn't just happen. It takes volunteers who are dedicated to helping their friends and neighbors. For example, the Vallejo Area Mobilehome Magazine. There are many moving parts to get it to your door.

- Terri Pohrman provides the majority of content. Margaret Robbins is right there to help out and email it to me.
- I assemble the content using a program called InDesign. I then provide a proof back to Miss Terri and Margaret for their approval. Once approved I convert the InDesign document to a pdf for printing and email it to my printer in Tucson, Arizona. Turn around time is approximately one week.
- Magazines are delivered to Miss Terri by UPS, directly from the printer.
- Next, Miss Terri does much of the distribution, on her own, to the many parks in the greater Vallejo area. Finally, volunteers bring them to your door. ***I thank Miss Terri, Margaret and everyone for your assistance.***

It takes perhaps thirty people to get 3,000 Vallejo Area Mobilehome magazines published, printed and delivered door to door. And then there is the cost. UPS delivery from Tucson to Vallejo costs \$150/month. After all, 3,000 magazines weight 300 pounds and are shipped in boxes of 400 each (45#). Expenses to print and deliver the magazines mount up fast, especially at a cost of almost \$.45 per copy. You do the math.

So who pays for the magazine? Actually, I have offered a regional magazine to any advocacy group in the state of California at no cost. And I love providing the magazine and my time. I just wish more groups would take advantage (San Jose, North County, Hemet, Riverside, ...). Today I'm publishing five different magazines. Unfortunately, only three advertisers support the Vallejo Area magazine, my friends at Hughes West-Brook, Fair Housing and Gerry Goodie. As a result, I have considerable out of pocket expenses, i.e. the ad revenue does not cover the expenses.

So where do you come in? Advocacy, in the case of the Vallejo Area magazine, is only sustainable with your active involvement. If you feel it has value, then please support it; otherwise, you may lose it. There are several ways:

- Email or call Miss Terri, Margaret and/or myself. Let us know your thoughts on the magazine. Do you like it? How would you change it? I really appreciate feedback, and I'm sure Miss Terri and Margaret would also. After all, we want to serve you!
- In my opinion, every mobilehome owner in the greater Vallejo area should join The Vallejo Mobilehome Coalition. Personally, I'd like to see The Vallejo Mobilehome Coalition charging \$25 and be a "full service" organization and take a leadership role with other regional groups across the state.
- Consider sending Mobilehome Magazine a small donation. Even \$5/year would be a big help and you could take pride that you were supporting your Vallejo Area Mobilehome magazine. Making a donation is easy, just make a check out to Mobilehome Magazine and mail it to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313.
- Help secure advertising. Everyone wins. As soon as the Vallejo Area Mobilehome magazine is profitable, I'll share profits with the Vallejo Area Mobilehome Coalition group and I'm sure they could use the money to better assist you.

Manufactured Homeowner Bill of Rights*

Manufactured-home owners and their families are entitled to enjoy the same constitutional freedoms as all other Americans. Sources: WMA: Western Manufactured Housing Communities Association. NMHOA: National Manufactured Home Owners Association. MRL: Mobilehome Residency Law.



1. Homeowners shall be free to speak, including, but not limited to, the right to distribute informational & educational fliers about the rights of manufactured home owners. (NMHOA & MRL 798.51(a)3). The NO SOLICITATION rule does not apply to park residents or advocacy publications distributed by residents.

2. Homeowners shall be free to assemble (including, but not limited to, the right to organize a home owners' association, the right to peaceably assemble, and the right to hold association meetings at the community's clubhouse to discuss issues of importance to manufactured home owners (NMHOA & MRL 798.51(a)1-2 & 798.15(i)5)

3. Homeowners can expect recognition of their rights to privacy, respect, courtesy and dignity. The goal of management is the contentment, security and peace of mind of residents. (WMA). Managers will treat homeowners with respect and courtesy and in a professional manner. (WMA). This means no shouting, yelling or fighting with residents.

4. Managers will observe residents' rights to privacy (WMA), i.e. they will not come on residents' property, without the appropriate notification, and then only to maintain the driveway, trim trees or read meters. (MRL Sections 798.26 / 798.15(i)7)

5. Management pledges residents shall be free of worry of arbitrary or unlawful termination of tenancy. (WMA). Managers may not threaten residents for any reason, e.g. 'if you don't like it here, then move.' Managers must follow the MRL process when evicting a resident, i.e. there are only 7 legal reasons a resident may be evicted. MRL 798.55-56 & 798.15(i)3.

6. Parks shall establish, in writing, rules and regulations that are reasonable and make them available to all residents. (WMA)/ MRL 798.56(d). Managers will provide residents written documentation, should issues arise, and shall not 'make up new rules or regulations' on the fly. Homeowners are entitled to equal protection under the law, including, but not limited to, the right to the peaceful enjoyment of one's home and the uniform and consistent enforcement of rules and regulations. (NMHOA) MRL 798.25.5

7. Managers shall not threaten retaliation or retaliate against a resident for any reason, including the formation of a Home Owners Association by residents or the filing of a complaint against management. (NMHOA). Representatives of advocate organizations shall have the right to file complaints on behalf of a park resident, if so delegated, by the resident.

8. Homeowners have the right to sue, in small claims court, a manager or park owner who willfully violates any provision of the Mobilehome Residency Law. MRL Section 798.85-86.

*Compiled from the WMA Code of Ethics, the NMHOA Bill of Rights and the California Mobilehome Residency Law by Mobilehome Magazine, P.O. Box 3774, Chatsworth CA 91313. 800-929-6061/818-886-6479.



Letter to Park Managers

As per the Western Manufactured Housing Communities Association (WMA), the park owner's group, park managers are responsible to serve the needs of the community, and to provide safe and well-maintained common areas and community services. Mutual respect and concern are the governing principles of management-resident relations. We applaud those managers who take their job seriously, manage by the WMA Code of Ethics and treat their residents with respect and courtesy.

Residents are provided protections through the Mobilehome Residency Law (MRL). And the National Mobile Home Owners Association (NHMOA) publishes a Bill of Rights for residents of mobilehome parks. However, those managers who abuse know full well little or nothing can be done to stop their abuse, simply because there is no viable enforcement of the MRL.

Many park managers do a terrific job, yet there are park managers that continue to abuse those they are supposed to serve. The abuse takes many forms: yelling/shouting at residents, unequal enforcement of rules and regulations, retaliation, unlawful evictions, making up new rules and regulations without following the proper procedure, intimidating and harassing residents, sending out threatening notices, not allowing the distribution of information from advocates or between residents, not allowing residents to organize or meet, etc. The list goes on and on.

Mobilehome Magazine has compiled a list of reasonable homeowner's rights, basic rights no one should question. Many have been posted on Western Manufactured Housing Communities website (www.wma.org) for years. Surely the WMA will gladly support

our efforts to help stop manager abuse.

Mobilehome Magazine has always promoted good relations between park managers and mobilehome owners. Abuse by park managers is not only illegal and reprehensible, but it gives those managers who act in a responsible and professional manner, a black eye. We would like to start exposing these 'bad apples.' Isn't it time we all worked together, to eliminate manager abuse?

This is what we ask:

- Please carefully read this letter and the accompanying Manufactured-Home Owner Bill of Rights
- If you, as the park manager, agree to abide by all provisions of the Bill of Rights, we ask you to approach your park owner for his/her permission to post the Bill of Rights on your park bulletin board, for all to see.
- Mobilehome Magazine would like to congratulate those who post the Bill of Rights, without charge. Your residents will be very happy and excited.

If you or your park owner don't agree with all provisions:

- Let us know which provisions, if any, are acceptable
 - We will work with you to reach some agreement.
- At least that's a step in the right direction.

Thank you for your time and assistance in this very important matter. We love it when managers and homeowners work together toward a common goal - a wonderful lifestyle.

WHEN CAN PARK MANAGEMENT ENTER MY SPACE?

Some owners and managers of mobilehome parks think they can enter a leased space in order to conduct a general inspection or for any reason they like. However California's Mobilehome Residency Law ("MRL", Cal. Civ. Code, secs. 798-799.11) limits the grounds for entry of land and mobilehomes, and affirms that all but emergency or abandonment entries must respect the mobilehome resident's right of quiet enjoyment.

Management entry rights in leased parks are set by California Civil Code section 798.26. A similar Section 799.2.5 governs entry rights in condominium parks. Under both sections management's right to enter a mobilehome itself is understandably more limited than management's right to enter the surrounding space. "[T]he ownership or management of a park shall have no right of entry to a mobilehome or enclosed accessory structure without the prior written consent of the resident" (Cal. Civ. Code, sec. 798.26, subd. (a)), except "in case of emergency or when the resident has abandoned the mobilehome or accessory structure" (id., subd. (b)). The resident may revoke consent at any time, but must do so in writing. (Id., subd. (a).) These provisions recognize that a resident's mobilehome is his or her castle, like a house.

In recognition of the communal aspects of mobilehome parks, management has greater rights to enter the leased land on which a mobilehome rests. Management may enter a leased space "for maintenance of utilities, trees, and driveways, for maintenance of the premises in accordance with the rules and regulations of the park when the homeowner or resident fails to so maintain the premises, and protection of the park at any reasonable time[.]" (Cal. Civ. Code, sec. 798.26, subd. (a).) If such maintenance requires interruption in utility service for over two hours, management must give residents 72 hours notice of such interruption. (Cal. Civ. Code, sec. 798.29.5.) Otherwise the MRL requires no notice of management's intent to enter. However some leases and some rules and regulations may specify notice beyond that mandated in the MRL.

A right of entry for maintenance of utilities, trees and driveways, or for protection of the park, is sensible because the MRL assumes and most park leases and regulations provide that the park owner will maintain those things. Note however that management may enter a space to maintain the leased premises in general only if the resident does not do so in accordance with park rules and regulations. Under this provision residents may credibly argue that management

may not enter a space just to inspect it or to determine if it is being maintained as required, but rather may enter it only if it actually is not being maintained as required. In short, no "fishing expeditions."

Moreover management entry of a space, even for such authorized reasons, must not be done "in a manner or at a time that would interfere with the resident's quiet enjoyment." (Cal. Civ. Code., sec. 798.26, subd. (a).) Many mobilehome residents and other lessees may have heard the term "quiet enjoyment" yet know only generally what it means.

In the absence of language to the contrary a covenant of quiet enjoyment is implied in every mobilehome and other lease. "The covenant of quiet enjoyment 'insulates the tenant against any act or omission on the part of the landlord, or anyone claiming under him, which interferes with the tenant's right to use and enjoy the premises for the purposes contemplated by the tenancy.'" (Andrews v. Mobile Aire Estates (2005) 125 Cal.App.4th 578, 588.) However only a substantial interference with a resident's right to use and enjoy the premises constitutes a breach of the covenant of quiet enjoyment. "Minor inconveniences and annoyances" must be tolerated by residents. (Andrews



v. Mobile Aire Estates, supra, 125 Cal.App.4th 578, 589.) Thus, for example, occasional maintenance entries and equipment noises would not violate a resident's right of quiet enjoyment, but persistent and unnecessary entries or noises might well.

In this manner the MRL strikes a reasonable balance between management's needs and residents' solitude. Management may enter leased land to fulfill management's maintenance duties, handle abandonments or protect the park, but in so doing must not unduly interfere with a resident's use and enjoyment of the land. Management may not enter a mobilehome or accessory structure unless the resident consents to entry in writing and in advance, the resident abandons the mobilehome or structure, or an emergency arises and necessitates entry. Management can't just barge in and snoop around, and the law protects residents' expectations of reasonable peace and quiet.

by Attorney Jon S. Heim, COMO-CAL's
THE VOICE May/June 2009



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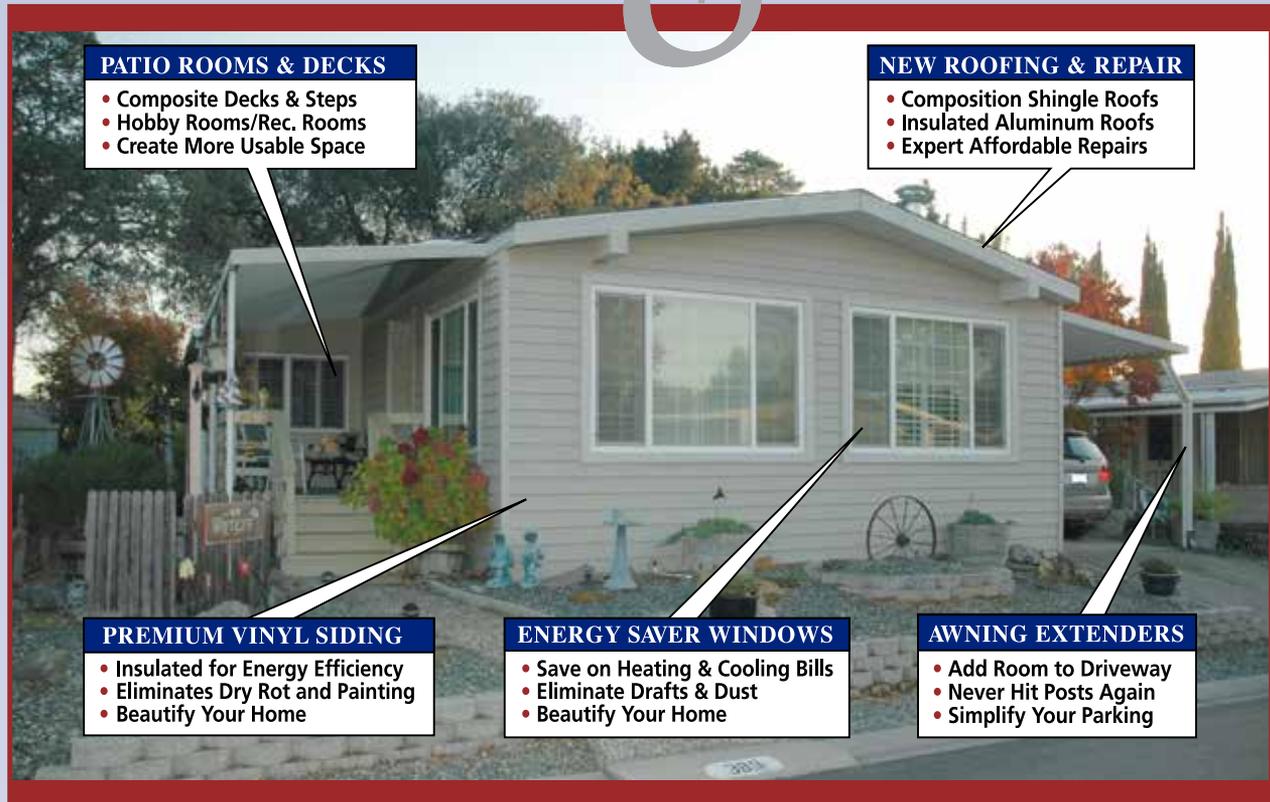
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Gerry Goodie, your professional mobile home contractor/consultant has been working in the mobile home industry for over 45 years. The first 15 years were spent on the new home side, having started at his father's mobile home factory in 1972. The past 31 years he has devoted his time to remodeling, repair and renovation of manufactured homes/mobile homes.

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- We check marriage line connections
- We check plumbing lines for leaks
- We check skirting for varmint holes
- We check cross-over ducts for leaks
- We check for standing water and mold
- And we clean-up after ourselves!

• Mobile Home Manufacturers Recommend Relleveling Every 2 Years

(800) 883-0926

Central Office Serving all of Northern California
California Contractor's License #B861521

If we can't help with your leveling problem, there's no charge at all!



Your Professional Mobile Home Contractor