

Vallejo Area

Mobilehome Magazine

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MARCH 2019

VOLUME 2 NUMBER 3



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Could This Be Your Mobilehome Park In The Near Future ????

“Mobile Home Owners Are Upset About Rising Costs To Rent Land”

Roughly 20 million Americans live in Manufactured or Mobilehomes, once billed as low-cost living. But mobile home parks have become a target investment for real estate companies who are jacking up fees. Some own the structures. Most rent the property underneath. And for many, rents are rising. T. B. has lived at Wilson’s Mobilehome Park in Urbana, Ill., for more than 20 years. T.B. is a retired home health worker and a proud grandmother who was looking for a place of her own after her divorce. “I could not get over the rent”. When I moved in here, my rent was \$142 a month. Where else was I going to live for that kind of money? T.B.’s rent has doubled now. It started to rise three years ago. She describes a letter that the residents got.

Dear Wilson’s Resident, we are writing to inform you we have made a difficult decision to sell Wilson’s on University. The local owners sold the community to Colorado-based RV Horizons. It owns mobile home parks in more than 25 states. Its business model is to buy up mom and pop parks and raise the rent. F.R. works at RV Horizons and something called Mobile Home University, a so-called investors’ boot camp that teaches people how to buy mobile home parks. To quote him “You only rent the land when you own a mobile home park. And the customers are relatively easy to please. They’re just happy to have a roof over their head”. The investor who bought the park where T.B. lives and 12 others in the county has steadily increased rent and fees. F.R. wouldn’t return a request for an interview, but in a video from 2015, he laid out his business strategy. Yeah. “Well, raising the rent is simply part of the Day One purchase because often, the Mom and Pop’s have not raised the rent in years. So they’re far below market”.

It is unclear how many Mobilehome Parks remain family-owned, but they’re an increasingly popular investment. Just five of the biggest mobile home real estate companies now own nearly 300,000 sites. The largest company is Michigan-based Sun Communities. R.W. is with the Federation of Manufactured Home Owners of Florida. He liked living in a Sun Community. These guys keep the parks as parks. They aren’t looking to simply displace you and send you on your way. In larger cities, mobile home communities are increasingly redeveloped as more profitable real estate. But R.W. who moved to a Mom and Pop park in Fort Pierce, says the downside is rents have become less affordable when corporate owners take over. “And they will rapidly price out people who came to those parks because it was affordable housing”. Back in Illinois, residents like T.B. are worried that more rent hikes are coming. “And if I wanted to move this place, it’s going to cost me \$5,000 to \$7,000 to move it and set it back up”, OK? “And they own almost every park around here”. “They got me by the butt”!

That is why Illinois residents are advocating for rent-control measures. But there’s a ban on rent control in Illinois and at least 20 other States. Mobilehome owners worried about escalating rents fueled by speculators are pushing for legislation to control them.

And this is the reason for The Vallejo Mobilehome Coalition to work on Rent Stabilization in your areas! It Is for “You and Yours” that we do what we do. But we can’t do it ALONE.



A Message From Miss Terri

Dear Residents:

For close to a year now I've been walking mobilehome parks from Vallejo to Yountville. I find a lot of things that residents complained to me about on the telephone, people either just don't read the MRL, the Mobilehome Residency Law 2019 or don't even know that these things exist for mobilehomes, it is the rules and the laws of mobilehomes that have been put into "State Law" by our Legislature and signed by the Governor! These are rules and regulations that we as mobilehome owners are supposed to abide by as well as park owners and management and we are doing a terrible job especially in Vallejo. Also, they don't follow the park rules in a lot of cases from Vallejo to Yountville! These "Park" rules are supposed to be given to you so that when you buy and or move in you are aware of the rules.

I see cars parked on the street overnight as well as zooming at 40 miles an hour or more in the park, which is highly illegal and should be stopped at once by the resident that is doing it before something bad happens and management that ignores it. I think when people buy a mobile home they just think that they are buying a house and they can do whatever the hell they want with it, but that is not the case! You have to follow the rules and regulations of the park and of the state.

If you don't have an MRL and a set of the park rules get one, or call me, we have the new 2019 MRLs, we will make sure you get your FREE copy of the Mobilehome Residency Law (MRL)! Or you can come to a "Meeting" near you and pick one up.

There are "Important" meetings this month (March) in Vallejo and Napa with Housing Community Development (HCD) with representatives from Senator Connie M. Leyva who is the Chair, Select Committee on Manufactured Home Communities along with representatives from the offices of Senator Bill Dodd and Fair Housing Napa Valley and of course the Vallejo Mobilehome Coalition.

In the next few months, Vallejo Mobilehome Parks will be having inspections by the State of California Inspectors from HCD! These inspections are supposed to be once every 10 years but somehow they slipped into even more years because they don't have enough inspectors. As I walk around delivering the magazines the mobile home parks in Vallejo, I find hundreds of infractions, people are building on like the Winchester Mystery House by adding very large sheds, parking everywhere, there is skirting off of some Mobilehomes letting animals get

underneath their units to live and breed, our park seems to be very active with skunks, racoons, opossums along with rats/mice and who knows what else. One resident had the wiring chewed in her car to the tune of a very expensive (in the thousands of dollars) repair bill. Not counting the inconvenience and stress of it all. There are cars being worked on and this is just a few of the infractions that a park owner should really take care of, but they don't care after they get your money for the rent! I understand that most owners do take care of their parks but some don't, and that they make a lot of money is an understatement, with some even taking cash for rent and for that they are breaking the law, and yes you really need to have a receipt for your rent so therefore get a money order or a check etc. etc. you need to have that receipt to prove that you paid the rent if something happens, and "Believe" it or not things do happen.

These inspections you should take seriously, because it could lead to an eviction which I have seen in many parks in Napa, you need to fix all these things and look at the checklist they give you and fix them in the manner which they should be within 30 days.

Do Not Ignore this write up to get do things as you could be tossed out of the park without your house! The owners and management need to keep the park up as well and if you have crap all over, they need to tell you about it and you need to get rid of it, this can and will lead to an infraction, please do not ignore this.

We will be holding two meetings one in Vallejo and one in Napa with HCD that is the publisher of the MRL and Fair Housing Napa Valley as well as Senator Bill Dodds office and the Vallejo Mobilehome Coalition. The meeting in Vallejo will be held at the Vallejo Moose Lodge #468, 337 Nebraska Street in the middle of March and the meeting in Napa will be held at the Covenant Presbyterian Church 1226 Salvador Street on March 24th 2019 from 1:00 to 4:00 PM. This is a must attend meeting by and for every mobilehome park resident in these areas including Yountville no excuses!! Please invite your neighbors or give them a ride, please advise the Spanish-speaking people as well as the Filipino people as well that this is a meeting that they do not want to miss!!

Remember Never, Never, Never Sign a Long-Term Lease On Your Mobilehome!

Hope to see you soon at a "Meeting" near you! Spring can't get here fast enough, hope it comes with some "Warmer" weather.

Wishing You All A Happy St. Patrick's Day! **Miss Terri Pohrman, Vallejo Mobilehome Coalition**



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Membership Form

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FILL OUT AND RETURN THIS FORM ALONG WITH YOUR CHECK TO
VMC 173 Frieda Cir., Vallejo CA 94590

Mobilehome Residency Laws 2019

Are Now Available For You and Your Neighbors

The Mobilehome Residency Law (often referred to as the MRL) are the California “Laws Governing Mobilehome and RV Park Residency.” Every mobile home park resident should have a copy of the MRL. In the past, the manager or park owner had to give you a copy of the MRL, NOT ANYMORE. This is what it says in the second paragraph of the Introduction to the MRL.

“The Mobilehome Residency Law, like provisions of conventional landlord-tenant law, are enforced by the courts; that is, the disputing parties must enforce the MRL against one another in a court of law. The State Department of Housing and Community Development does not have authority to enforce these Civil Code provisions.” There is no government agency to enforce the MRL. Although this could be changing in the future. This is why we need to and “MUST Support One Another”.

EXAMPLE OF HOW THE MRL WORKS FOR YOU:

Management can not stop you from distributing this magazine.

798.51 RIGHT TO ASSEMBLE, MEET, CANVASS, PETITION & INVITE SPEAKERS

1. *No provision contained in any mobilehome park rental agreement, rule, or regulation shall deny or prohibit the right of any homeowner or resident in the park to do any of the following:*

Canvass and petition homeowners and residents for noncommercial purposes relating to mobilehome living, election to public office, or the initiative, referendum, or recall processes, at reasonable hours and in a reasonable manner, including the distribution or circulation of information.

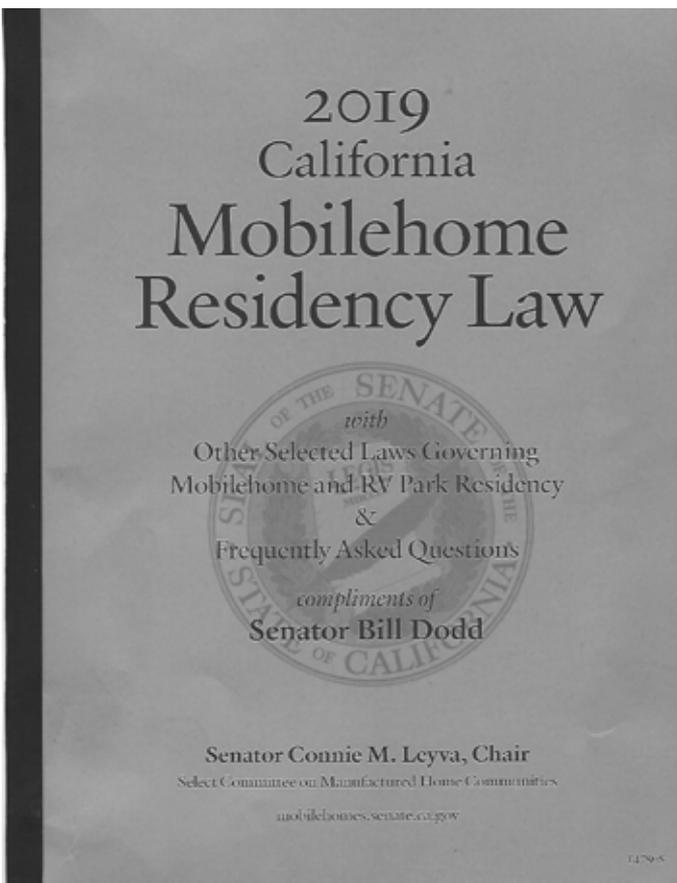
798.52 INJUNCTIVE ACTION TO ENFORCE RIGHTS

“Any homeowner or resident who is prevented by management from exercising the rights provided for in Section 798.51 may bring an action in a court of law to enjoin enforcement of any rule, regulation, or other policy which unreasonably deprives a homeowner or resident of those rights.”

The Vallejo Mobilehome Coalition will have a copy of the New 2019 MRLS at a “Meeting Near You”. Please come by and pick up “FREE” copy compliments of Senator Bill Dodd.

Please understand that you do not have to be a “Member of the Vallejo Mobilehome Coalition or the Vallejo Moose Lodge” (where our Vallejo meeting is held) to attend our meetings, you are welcome to stop in as long as you are a mobilehome resident from or around our area and not a “**Park Owner or Management**”. Hope to see you there soon.

Miss Terri





Here Are Some Facts to Think About

In some Mobilehome Parks people have a “False” sense of security.

Therefore they would rather just sit back and enjoy their lives as the wish. That is all well and good, until something goes awry and then they scratch their heads and say, “What and How Did This Happen”???? This can apply to and for many things in life as we all know after having many, many years of experience.

We have been working and fighting for the “Protection of Mobilehome Owners/Residents” for going on close to two years now and that’s just us as newbie’s to the cause. It is really hard to see so many people/volunteers sometimes waste their time and sometimes to the point of exhaustion and see their efforts go unappreciated. As a volunteer myself in several organizations the Vallejo Mobilehome Coalition, TOPS Inc. as well as helping on occasions with the HOA in my park and trying to help get with getting a “Neighborhood Watch” started, I see it time and time again. It is really disappointing when all these “Volunteers” put so much into it and people just don’t show up. I am hoping more people will “Wake Up” to some of the things that are happening and are available to them because of the “Efforts” not counting time and money used to do things for others in their parks. In my park we do have get togethers and social things for residents, but there again the efforts are sometimes for just a few.

As the “Rules” say you have the right to assemble and discuss issues, you can read it in your MRL. So Please, Do It. Go to meetings and get togethers and mingle, get to know your neighbors, try volunteering and join in on some fun times and join the organizations that put out so much effort for “You All”. If you don’t they might not always be there for you when and if you need them. There are some pretty good results in what the Mobilehome Coalition has done and are continually working on to date as does our allies that come to the rescue when called upon.

So Get Involved People, you don’t know how much you are missing.

A Big Thank You to All Who Help In Any Way. You Are All Greatly Appreciated. Margaret (VMC Volunteer)

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- Share common living areas and that each person has their own bedroom

HOME SEEKERS

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Marlene Santiago, Director of RS Services
or email Marlene@NVCH.org | 707-251-1064

MEETING

VALLEJO MOBILEHOME COALITION

When: Sunday, March 17, 2019

Where: Vallejo Moose Lodge #468

337 Nebraska Street

Vallejo, CA 94590

2 to 4 P.M.

Plenty of Off Street Parking

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

Come Find Out The Latest

And What Is Planned For Dates To Come

COME AND PICK UP YOUR NEW 2019 MRL

Bring Concerns and Questions to the Meeting

You Do Not Have To Be A Member To Attend Our Meetings

We Are In This Together

Refreshments Will Be Served

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

Please Do Not Sign a Long Term Lease

Any Questions Please Call

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

vallejomobilehomecoalition@yahoo.com

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Protecting the Rights of Mobilehome Owners

No Park Owners or Management Allowed

Reunion

Coalición Casita de Vallejo

Cuando: March 17, 2019

Vallejo Moose Lodge #468
337 Nebraska Street
Vallejo, CA 94590 2 to 4 P.M

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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 affects 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):

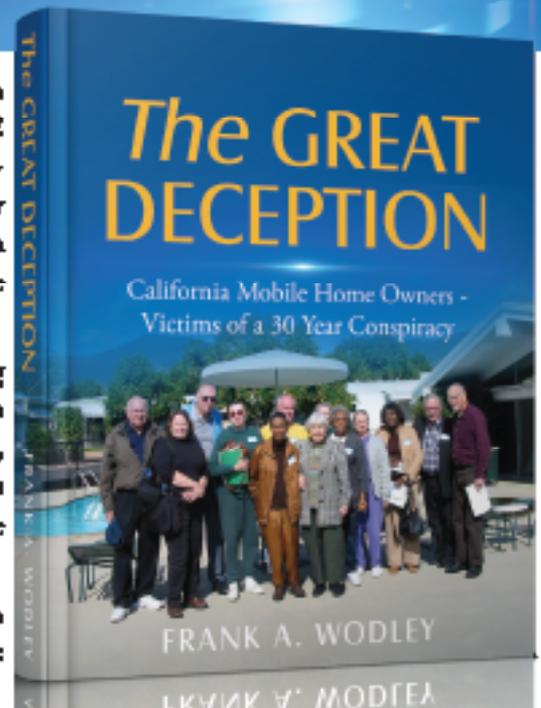
Publication date: approximately April 2019. Self published through Kindle Direct Publishing (Amazon)

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

Cost: approximately \$20

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

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!

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Vallejo Area Mobilehome Magazine

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PUBLISHER FRANK A. WODLEY

CONTRIBUTING EDITORS

P.O. Box 3774, Chatsworth, CA 91313
 Phone: (818) 886-6479 / (800) 929-6061
 E-MAIL: fawodley@yahoo.com

MISS TERRI POHRMAN, MISSTERRIWIGS@YAHOO.COM
 Margaret Robbins
 Front Cover. Beverly Purcell

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- “We only take people who speak English clearly.”
- “We don’t take teenagers.”
- “The ad was wrong – the rent is really \$50 more.”
- “I can’t assign you a handicap parking space.”

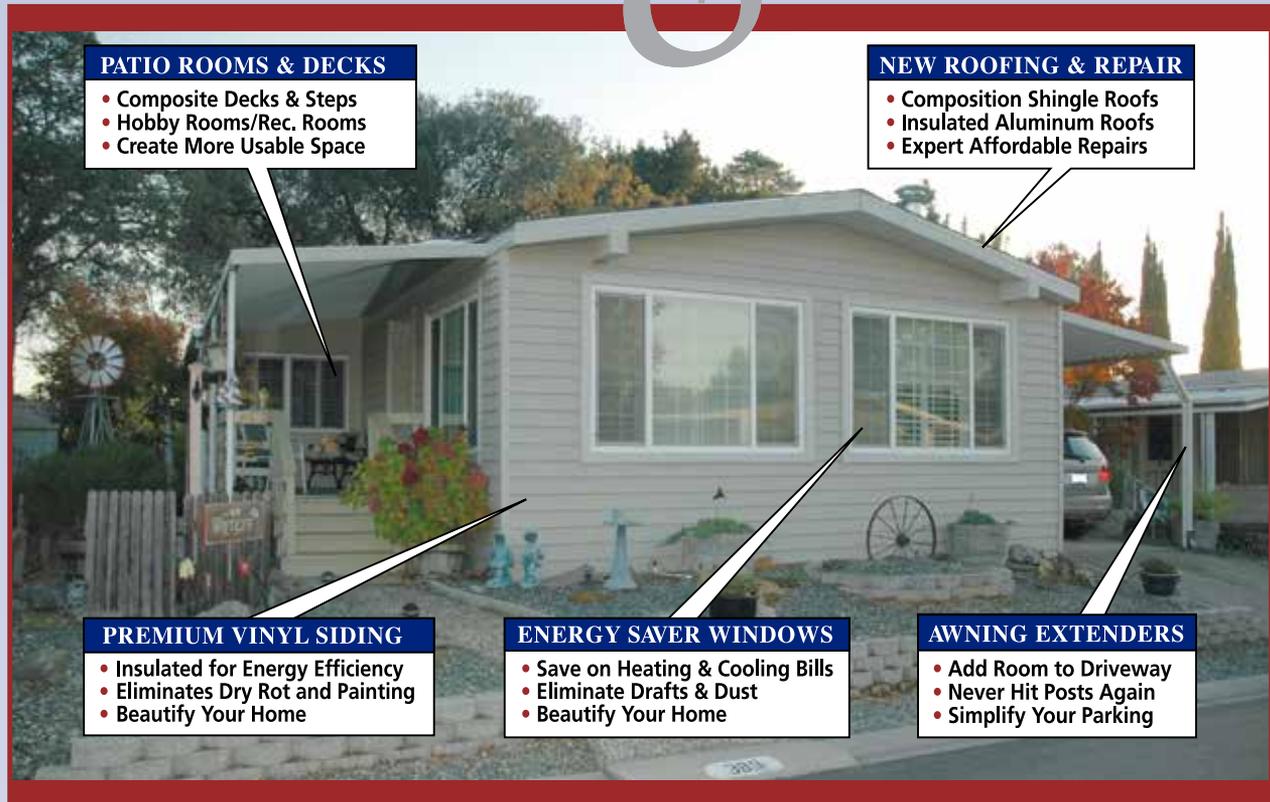


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Gerry Goodie, your professional mobile home contractor/consultant has been working in the mobile home industry for over 45 years. The first 15 years were spent on the new home side, having started at his father's mobile home factory in 1972. The past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

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