

YMRA

December 2018
Volume 2, Number 12

YUCAIPA MOBILEHOME RESIDENTS' ASSOCIATION

P.O. BOX 1052, YUCAIPA, CA 92399
PHONE (909)797-9732

We want to wish all of you Happy Holidays and remind you that there will not be a YMRA meeting in December as we take a break; we will print and deliver newsletters.

Our Next YMRA Open Monthly Meeting will be January 12, 2019

10 -11am. Located at the Yucaipa Women's Club Building, 35215 Avenue A, Yucaipa, CA 92399

Oh, have a sense of humor!

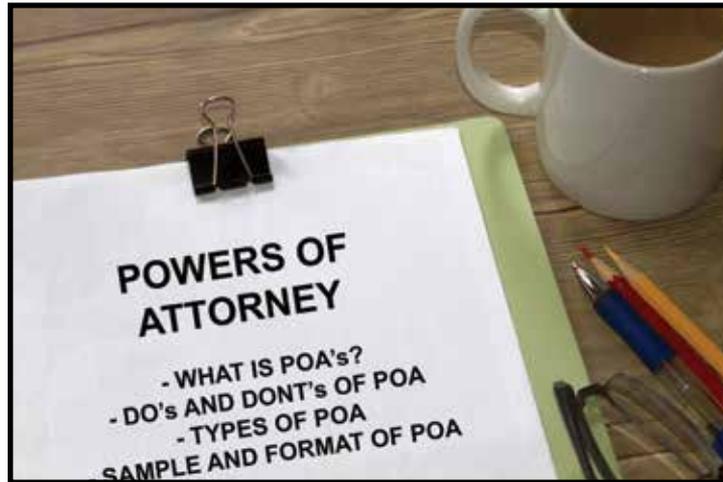
Several men were in the locker Room of the gym when a cell phone on a bench rang and a man put it on speaker and begins to talk. Everyone else in the Room stopped to listen. Man: "hello" Woman: "Hi honey, it's me. Are you at the club?" Man: "Yes." Woman: "I'm at the shops now and found this beautiful leather coat. It's only \$2000; is it OK if I buy it?" Man: "Sure, go ahead if you like it that much." Woman: "I also stopped by the Lexus dealership and saw the new models. I saw one I really liked." Man: "How much?" Woman: " \$90,000." Man: OK, but for that price I want it with all the options." Woman: "Great! Oh, and one more thing. I was just talking to Janie and found out that the house I wanted last year is back on the market. They're asking \$980,000 for it." Man: Well, then go ahead and make an offer of \$900,000. They'll probably take it. If not, we can go to the extra eighty-thousand if it's what you really want." Woman: OK. I'll see you later! I love you so much!" Man: "Bye, I love you to." The man hung up. The other men in the locker Room were staring at him in astonishment, mouths wide open. He turned and asked, "Anyone know who's phone this is?"



As of the writing of this newsletter, we are coming up on the conclusion of our YMRA Executive Board Elections. As it stands, it does look like we are still in need of a Recording Secretary and an Assistant Treasurer. Please contact us if you or someone you know is willing to serve in these positions.

We want to thank the members of our Nominating Committee for volunteering and giving their support in coordinating the YMRA Executive Board Elections.

Jo Sutt - Wildwood Canyon, Yvonne Hulsebus - Yucaipa Crestview, Irene Vasquez - Grandview West
Theresa Hernandez - Yucaipa Village and Wayne Schroeder - Lakeview. Thank you all!



Power of Attorney. First, YMRA does not give legal advice and we are only sharing our observations. We have had several situations where residents were at a loss in not knowing their rights or how they should handle certain situations.

We were told, in one incident, that a mobile home park resident needed help in communicating with park management about some serious issues. A friend of the resident accompanied the resident to speak with the park management on the resident's behalf. The park manager would not allow the friend to step in as the issue did not (technically) concern the friend. When we received the call that the resident wanted the help of a friend, but was denied by park management, we wondered if a very specific Power of Attorney might be in order for the purpose of allowing the friend to speak on the resident's behalf. This, at the time was only a thought.

Later, the friend of the resident contacted us at YMRA and reported that they (the resident and friend) did fill out a very specific Power of Attorney (for the resident), for the sole purpose of having the friend participate in support of the resident. They presented this to the park manager and apparently were able to have the important discussion with the friend's participation.

Another recent call that we received was from a woman that had just paid off her mobile home which she had purchased from the park owner. The park owner or manager informed the woman that they needed her to give them a Power of Attorney in order to transfer the title of the mobile home into her name.

We, at YMRA, have never heard of this before. In calling Housing and Community Development Titling and Registration, we were told that this was not necessary and that the park owner should sign off on the title and the buyer could make the transfer into her own name. This is not to say that the Power of Attorney is unnecessary. If the buyer does want the park owner to do the complete transfer, signing the buyers name, then this could be an option.

When you complete the legal documents called "power of attorney," you give another person authority to handle your personal business and make decisions on your behalf. A person creates the power of attorney for use when he is incapacitated or otherwise unable to handle his own affairs. The type of power of attorney a person chooses to create depends on the situation and the type of decisions permitted under the legal document.

Our message to our YMRA members: A Power of Attorney is a powerful document and can be a useful tool in handling certain matters, however, be very careful when considering the use of a Power of Attorney. You should be well informed and completely understand the use of the specific Power of Attorney that you are considering, as well as the possible consequences. Do not take the use of a Power of Attorney lightly. If you are considering the use of a Power of Attorney, it would probably be a good idea to have it reviewed by an attorney before you sign anything. Again, we are not recommending or advising you to use (or not use) a Power of Attorney. We are emphasizing that you should be very careful and well informed if you do.



You'll like this! YMRA is looking to establish 'Go To' resources to help our members find the right businesses and services for their needs. We routinely receive calls from our members asking if we can refer them to a particular business for certain services. We decided that we would reach out for you and also ask that you participate with your help and feedback. We want to establish 'Go To' places that will give YMRA members something that will make these businesses or services a better choice over another business or service.

For example, we recently contacted Craig and Son's Termite and Pest Control after seeing that they had done fumigation work in a number of Yucaipa mobile home parks, as well as after our YMRA Chairman hired them to do a fumigation on his own mobile home which he is selling. The follow up was calling them and letting them know that we do get inquires from residents asking if we know of a company for various services. Tony (YMRA Chairman) told them that we are looking to establish some 'Go To' companies for residents, however, they need to provide something valuable that separated them from other similar services.

Craig and Son's has offered, to our members, a free termite inspection, free bed bug inspection and a discount on a treatment that normally runs \$125 - \$150, for \$75.

In any event, Tony feels that with this offer, we have established a Win/Win/Win/Win ... that's 4 wins mind you, in that 1) the park residents receive the benefit of the offer, 2) we will be adding additional value in being a YMRA member, 3) Craig and Son's could receive (and the objective for them) additional business and ultimately, we hope, 4) we'd receive additional advertising in the YMRA publication. That would be a win for Frank Wodley the publisher, YMRA, and the Yucaipa mobile home park residents.

Let's consider some other businesses and services that might offer similar benefits that could ultimately lead to similar results.

As we build this network of suppliers, we want regular feedback from our members to insure that when we make referrals, our members are pleased with the services.

Also, we want you to know, so you can help support this effort, that we just started contributing \$150 a month to help support this publication until we gain more advertisers. Your help can make this cost go away.

If you want to use Craig and Son's Termite and Pest Control and take advantage of their offer, you need to give them the code 'YMRA'. You can reach them at 909-335-1486. Keep in mind that this is brand new and if for some reason, someone is not up to speed or doesn't know what your talking about, don't worry, call us and we'll call them and get it straightened out. We know how these things work and it is not uncommon to find that there might be someone that has not been informed.

Also, if or when you do use these services, keep in mind that we have negotiated in good faith and are expecting that you'll be treated well. We don't have any control over how each of these businesses run, but with your feedback, hopefully, we'll be able to maintain a good credible list of services that can help you.



We wanted to give a ‘Shout-out’ to the mobile home park owners and managers that work so hard to keep a good park. You are the one’s that maintain facilities and run your business like business, yet, are mindful of your residents and the sensitivities that matter so much in the everyday quality of life.

We know it can be tough and more often than not, we focus on problems occurring in the various parks rather than what’s right. Unfortunately, if things are going right, they generally are not mentioned, as it is the problems that require the attention.

In a recent conversation with a park manager, we were complimented on our magazine. As we spoke, we talked about the piece that was about the 80 year old gentleman that had been a live in care giver for 15 years (November 2018 YMRA magazine). He was being evicted (along with the elderly resident/mobile home owner) as he was no longer giving care; the elderly mobile home owner had been in rehab.

The conversation turned to discussion about the difficulties that park owners and managers are faced with when having to take action in enforcing park rules.

There is a catch 22 in many areas of management. For example, often ... and too often it appears anymore, people will undermine state law or park rules by finding ways around what is meant to maintain a fair and reasonable balance for the park owners/managers and the residents. In fact, more often than not, the residents do support these laws and rules.

Some simple examples are that many people legitimately need care givers. Of course park owners and managers want to allow this, however, when the person that needs the caregiver leaves regularly to go to a full time job and returns home to an able bodied person living with them to assist, and yet, the designated care giver is a teenage son or daughter ... this tends to raise yellow flags, especially when neighbors report that the person is not legitimately in need and rumors are that the doctor’s orders were obtained from an Internet source that provides care giver approvals for anyone. How do they really know? Yet, when neighbors and other residents make complaints that the teenage son or daughter does not belong living in the park, the park owner/manager basically has their hands tied until they can obtain some kind of proof that this is in fact the case.

At YMRA, we get the calls about drug dealers, sex offenders, thieves and unruly neighbors. The list goes on, however, resolving the issues is not always easy. If you live in a park where you feel the owner or manager is doing a good job looking out for the residents, take a few minutes and let them know ... us too. And if you are in a park where problems persist and you feel more should be done, let us know about that as well.



Predatory Lending: What it is and How to Deal With It by Anne Copeland

Lending and mortgage origination practices become “predatory” when the borrower is led into a transaction that is not what they expected. Predatory lending practices may involve lenders, real estate agents who sometimes sell mobile homes, as well as park owners. Their schemes often target people who have small incomes, and little experience dealing with purchasing mobile homes.

First of all, your mobile home is NOT real estate. It is not on a solid foundation; it is situated on pylons covered around the edges of the base of the mobile home with skirting, which makes it a mobile home, much as an automobile would not be considered real estate. You are also paying space rent, meaning that you do not own the space itself, only the mobile home. Some older mobile homes are still on the wheels that helped move them into a park, in which case you would pay tax as you would for an automobile. When you own your own mobilehome, you are responsible for anything that requires maintenance in and on your mobile home. The park owners are responsible for the lot itself - i.e. problems with the sewers, major issues with landscaping such as a large tree on your property that you did not put in or surrounding trees that endanger your home.

A manufactured home has a solid foundation, which enables people to purchase it on time via a regular lending organization. Most often too, when you purchase a manufactured home, you are also purchasing the lot, so you have no space rent. You will generally have a homeowner’s fee each month too, generally something small, in exchange for maintenance of the overall park, but you are responsible for the maintenance and planting of your yard, and also anything done to your home. The park may have restrictions on changing the colors, etc. of your home, or things related to the landscaping and that is legal.

In general, there are few lenders that will give you a loan for a mobile home. If you have good credit, you CAN get a personal loan from a bank, and that is probably the best way to get your financing. It will help if you have enough for a down payment on your own. The best thing is to find a way to pay off the cost of the mobile home up front so that you do not have any extra payments.

In many parks, the park owners may arrange for you to pay for the mobile home on time, unless you buy it from a private owner in the park. However, you should have an attorney, perhaps with Legal Aid, look over the paperwork from the beginning. It may be a variable interest rate disguised as a mortgage loan with a fixed interest rate, in which you would be the victim of a bait and switch or predatory lending practice. In short, this type of conduct is nothing more than mortgage fraud practiced against consumers. (continued on page 6)

(continued from page 5) So, for example, the amount you might have borrowed could be as little as \$4,000, and yet the amount of interest you might pay over an extremely long payout period might end up being \$9,000 or more, which means you would have paid a lot more than what you were told originally, and for a home that may not be worth that much.

By charging the higher rates, it places you in jeopardy of defaulting on your mortgage if you are a low-income senior, enabling the owner to repossess or foreclose on your property and/or evict you. This is a violation of the California Foreclosure Fraud laws.

The main thing is that you need to know what you are getting into before you purchase a mobile home. Many people get into a situation where they need to move quickly, and don't have time to investigate thoroughly before they purchase. So what can you do if, after you have purchased the mobile home and discover that the loan is for a lot more than you bargained for?

Once a month, the Yucaipa Senior Center has a day when Legal Aid is available for seniors and it is free. You need to schedule ahead and get your appointment as quickly as possible. Please make sure you have all paperwork, and do not expect to spend hours with Legal Aid. You need to have the date you purchased the home, and what you were told in writing (you need to write all of this down). Remember that the Legal Aid sees many seniors each month, so you must be as brief as possible. You must be quiet and allow Legal Aid to tell you what to do next.

If you cannot see Legal Aid soon enough, you can contact Legal Aid in Redlands. They are located at 316 E Olive Ave. Redlands, CA 92373. (909) 792-2762. Be sure to call them first to ensure they will be there and that you have an appointment. They are not there every day or all day, and it will be a \$20 fee.

The Legal Aid of San Bernardino is located at 588 W. Sixth Street, San Bernardino, CA 92410, (909) 889-7328. They do handle Real Estate Law, and albeit mobile homes are not real estate, they can still likely help you.

Small Claims Court is in most California counties, Small Claims Court advisory services are available at no charge. A Small Claims Court advisor can help you prepare your case. The staff of the Small Claims Court in your county can tell you how to contact the advisory service. The online California Courts Self-Help Center, sponsored by the Judicial Council of California, has information on Small Claims Courts and advisory services. www.courtinfo.ca.gov/selfhelp For more information about Small Claims Court, consult the DCA handbook *The Small Claims Court: A Guide to Its Practical Use*. The booklet is available in English and Spanish. View it online or call to have a copy mailed to you at no charge. www.dca.ca.gov/publications (800) 952-5210.

The Southland Better Business Bureau, <http://la.bbb.org> info@labbb.org, (909) 825-7280, 315 N. La Cadena, Colton, CA 92324-2927 can also do some things to help you, but you must represent yourself to them. No third party representation is allowed. If there is a legal issue, they will help handle it or refer you to another resource for the issue.

If you or someone you know rent a mobile home, or if you are faced with eviction because you are unable to pay an unfair mortgage, the Inland Fair Housing and Mediation Board is another resource for you. They can provide assistance with evictions, security deposits, repairs, housing discrimination, and housing rights for persons with disabilities. (909) 984-2254 ext. 122 or email aquijas@ifhmb.com for more information.

There ARE organizations that can help you with reporting predatory lending or other unfair practices. Don't give up; you DO have rights and you are within your rights to fight for your home. We will also feature another article in the future for what to do if you are harassed or bullied in your park.

Anne Copeland is a senior with several degrees, one in Criminal Justice with a minor in Law. She has served as a volunteer on numerous boards of nonprofits, as well as running one of her own founding for some 15 years. She currently serves as Parliamentarian for YMRA.



We have had inquiries about park owners moving lot lines and coincidentally, Golden State Manufactured-home Owners League (GSMOL) recently published, in an email, a piece written by Stephanie Reid, formerly on staff with the Senate Select Committee for Manufactured Homes. (YMRA obtained permission from GSMOL to reprint)

Question: Can the park owner or manager move lot lines without permission from residents whose spaces are affected?

Background: There were many calls over the years regarding lot line violations. A resident called one day to report that the park owner moved a lot line that sliced the width of his driveway by half to accommodate the next door neighbor lady's vegetable garden. The manager agreed to move the lot line for the neighbor with the garden because he said that she was a new tenant and her monthly rent rate was higher.

In another case, a man called to complain that the manager had moved the lot lines, which reduced the size of his lot, in order to accommodate a doublewide being installed next door. I told him to look at his original lease to verify where the actual lines were. He said he never saved a copy of his lease.

In one case where a resident had a copy of the park's plot map, the manager told him that the map was out-of-date. The resident asked to see the "new" one. The manager said he didn't know where it was. I also spoke with residents who were living in parks that were so old that plot maps were never established and enforcement was based on one person's word against the other's.

Answer: Before moving a lot line, the management must obtain a permit (H&S Code Sec. 18610.5) from the state Department of Housing and Community Development and verify that the park has obtained the consent of homeowners affected by the lot line change. However, in some older parks there are no markers or defined lot lines and no plot maps indicating where the lot lines should be. In cases where there is no documented evidence of original lot lines, HCD may not be able to determine that the lot line has been moved and that a permit is required. The issue then becomes a legal matter between the park management and the affected homeowners.

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Please subscribe to GSMOL's 'THE E-BLAST!' (it is free)

That is GSMOL's free email where you will receive two weekly bulletins: "This Week at the capitol," which is their legislative bulletin and "Your Rights Bytes," a series featuring short articles on topics like mobilehome laws and rent control. Please go to www.gsmol.org and select the yellow 'sign up' button.

We have encouraged the mobile home park residents for years ... Get involved! Get on the city's notification list for the "Rent Review Commission Agenda Distribution Email". This is the contact list to be notified about ANYTHING pertaining to the Rent Review Commission, especially the Biennial Review of the Rent Ordinance. If you live in a mobile home park in Yucaipa, you need to be on this list to be notified. What happens with the Rent Review Commission impacts everyone that counts on fair and reasonable rents through the Rent Ordinance.

Contact Tammy Vaughan, Yucaipa Deputy City Clerk at 909-797-2489, extension 230, email - tvaughan@yucaipa.org or Kim Everts, Admin Assistant 909-797-2489, extension 221, email - keverts@yucaipa.org, or go down to the city in person.

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We invite you to send us your thoughts, comments & Newsletter ideas to: ts.ymra@gmail.com

Visit the YMRA website at: www.ymra1.wordpress.com

YMRA welcomes all new members. We thank our supporters for their generous donations and our volunteers that contribute so much to the YMRA organization.

Come to our next open monthly meeting Saturday, January 12, 2019 from 10 -11am. Located at the Yucaipa Women's Club Building, 35215 Avenue A, Yucaipa, CA 92399

This publication is generally printed at no cost to YMRA members. Currently it is printed by Frank Wodley, long time advocate and past president of the Coalition of Mobilehome Owners - California (COMO-CAL)

He is also our publisher, i.e. he takes our content and arranges it in the magazine for printing. Frank may be reached at fawodley@yahoo.com or 818-886-6479

Currently advertising revenue does not cover all printing and delivery expenses of this magazine, so please help out by providing Frank with names and contact information of businesses that might benefit by advertising in the magazine. Donations are welcome at Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313

Please support the businesses that support YMRA and the YMRA Magazine.

To join YMRA or renew your membership, send \$7.00 for each adult person in your home (good through June 30, 2019) along with a self addressed stamped envelope, or to donate any amount, simply fill out the coupon below, bring to monthly meeting or see your park representative or send to: YMRA, P.O. Box 1052, Yucaipa, CA 92399

NAME _____ PARK _____
SPC # _____ PHONE _____ Optional



YMRA Membership Renewals

The Yucaipa Mobilehome Residents' Association (YMRA), is a 501(c)(4) Non-Profit Organization that has been **servicing the mobile home park residents of Yucaipa for over 25 years**. We are an organization operated by **All Volunteers**, devoted to the mobile home park residents throughout the Yucaipa area. Our volunteers give of their own time, energy and passion as well as their own funds in many aspects of our operation, as we strive to keep a balance of protections for the mobile home park residents, while considering the needs of mobile home park owners. We are funded by your \$7.00 ANNUAL membership. Please support us so we can continue to support you and all the people that live in mobile home parks that enjoy the safety and protections of the Rent Stabilization Ordinance, as well as fair and just rents. Your \$7.00 membership is what funds our operations as well as helps us to maintain a legal fund. Please, take a few minutes right now to send us a check for any amount as a donation, or at the very least, \$7.00 for your membership or renewal.

YMRA Memberships are valid from July 1st and expire June 30th each year. We appreciate and value all of our 'Card Carrying' member supporters. To join YMRA or renew your membership, (good through June 30, 2019), send \$7.00 for each adult person in your home **along with a self addressed stamped envelope**, or to donate any amount, simply fill out this form and bring it to the monthly meeting or see your park representative or send to: YMRA, P.O. Box 1052, Yucaipa, CA 92399 (If you would rather not cut this out of the magazine, you are more than welcome to include the information on a separate sheet of paper & deliver as described above)

Thank you

NAME(s) _____ PARK _____ SPC# _____ PHONE _____

of members _____ Amount \$ _____ Donation Amount \$ _____ Email _____

Notes: _____

Please Join or renew today



The Four Freedoms.....

By Lloyd Rochambeau

As a youngster during the Second World war (10-14) I vividly remember President Roosevelt's Four Freedoms, made famous by the paintings of Norman Rockwell. Thinking of those freedoms as depicted back then and applying them to life today in a rented/leased space in a mobile home park is very interesting.

The Freedom of religion is the one which is most likely not affected by life in a mobile home community.

The Freedom from hunger is probably the next least impacted on homeowners., although there are no doubt many seniors living on a meager pension or social security check who suffer hunger due to living expenses including space rent.

Freedom of speech is quite often a loss in many parks. If the Park's newsletter is controlled by the Park Management, it usually means that nothing critical of the Park Owner or Manager is ever going to be included in it. In many Parks, newsletters or flyers reporting Resident concerns or complaints may not be distributed to each home cite, and especially those coming from regional resident associations or from GSMOL.

Distribution may be allowed, but park staff may follow up and remove anything they don't want the residents to have.

Freedom from fear is lost when intimidation and threats keep residents in line. Sometimes it is harassment of seniors or minorities that is prevalent when the fear of eviction is used to silence objections or complaints. The elderly and the impoverished are easy targets of these actions, usually keeping an uneasy peace.

Thus it appears that of the four freedoms, renters are impacted by the absence of freedom in 2 and 1/2 of the four.

Living in some of these parks who choose to ignore the rights of their residents can be that only about 37.5 % of the freedoms that other citizens enjoy, are enjoyed by the renters.

While many Park Owners and Park Managers are guilty of denying freedoms for residents in their parks, not all are guilty.

Many managers do their best to treat residents fairly and therefore need to be recognized as one who does not abuse and/or deny their residents of their rights.

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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

AB 3066 Quick Review

Now that AB 3066 has passed and been signed into law by the Governor, we need to start to learn what it does for us, and what it does not do for us. I have not done a thorough study; therefore I may make some statements which may be totally wrong. I am just trying to start a conversation on the law to see how it is to be a benefit to us. My efforts are to try and put things and facts in clear perspective. So my disclaimer is that I may have made some erroneous points, complaints or compliments. If I have, hopefully someone will correct me.

First off, do not believe that it will solve all of our enforcement problems, because it will not. It is the foot in the door at this point, hopefully leading to a process that can be sustained and improved upon over the next few years. Even though it is now law, it does not take effect until July 1, 2020.

Yes, that is a year and a half plus away. My suggestion is that GSMOL should strive to find ways to make the law more effective. One improvement that I think might make the law work better is to legislate that communities with say four or more Parks would be required to have a Ombudsman position on staff to funnel homeowner complaints to for review and then pass those determined to be substantially in violation of the MRL on to Housing and Community Development for final disposition.

To help in understanding the law, which is named the “Mobilehome Residency Law Protection Act” , you need to know that the law will function within the Department of Housing and Community Development (HCD), through a program to provide assistance in resolving and coordinating the resolution of complaints from homeowners relating to the Mobilehome Residency Law (MRL). There are requirements for time to respond and comply with requests for information with provision for citations of \$250.00 for each failure to reply.

The law requires an assessment of \$10.00 per year for each mobilehome lot located within the mobilehome Park. Yes, it is another fee required for a mobilehome, but it only amounts to less than 84 cents a month. Well worth it if it results in ensuring Park Owners follow and obey the MRL. Hopefully, just an effective method of enforcing the laws intended to protect will result in many fewer violations as they seek to avoid penalties for violations.

The law also is set to expire on January 1, 2023 unless a new statute is enacted before that date to replace it. There are other sections of the law which will be discussed or explained in future issues of the Digest. Remember, it is not likely to solve the enforcement problems and issues that have existed for many years. GSMOL and all homeowners should seek to make improvements in the law and do everything possible to make it effective and ensure it achieves the goals that many worked so hard to get passed, especially our legislative advocate, Esperanza Ross.

By Lloyd Rochambeau



WMA -THE 800 LB. GORILLA - PART 1

By Bob Markley

WMA is the trade association of mobile home park owners in California, the Western Manufactured Housing Communities Association.

A Previous article described some of what you can learn by visiting the WMA website. This article reveals how much money they donated to candidates in California state-level elections (Governor, Senate, and Assembly) in just one year, 2016, which was the last general election year in California.

The information below is all public information, free to anyone who wants to look it up.

In 2016, WMA donated \$25,000 to candidate for Governor Jerry Brown. We all know he won his election.

In 2016, WMA donated \$85,800 in 39 donations to 15 candidates for California state Senate seats. Of those 15 candidates, 13 won their elections.

In 2016, WMA donated a whopping \$308,000 in 139 donations to 66 candidates for California state Assembly seats. Of those 66 candidates, 61 won their elections. THAT, folks, is over 76% of the Assembly.

What does this all mean? For starters, it means the Governor, 13 sitting state Senators, and 61 sitting state Assemblymembers all received donations from WMA. Do you think THAT might influence them when one of WMA's lobbyists comes calling on them when an important bill comes up for a vote?

It has been said many times that "Money is the mother's milk of politics." NOW you can see how it works.

HOW do you stand up to this 800 lb. gorilla? JOIN GSMOL, the only state-wide organization of mobile home owners. GSMOL is the ONLY mobile home owner organization to employ a professional lobbyist to represent YOU.

Joining is VERY INEXPENSIVE insurance that your interests will be represented in Sacramento. Sign up or renew your membership TODAY using GSMOL's website, www.gsmol.org. On the home page, click on the "JOIN NOW" box. That will save you an envelope and a stamp.

WMA – THE 800 LB. GORILLA – PART 2

By Bob Markley

Western Manufactured Housing Communities Association (WMA) is the trade association of the owners of mobile and manufactured home parks all over the state of California.

Their interests are usually just the OPPOSITE of owners of mobile and manufactured homes.

My previous article about WMA reported on their extensive donations to state-level political candidates in California (Governor, Assemblymembers, and Senators).

This article is about the INCOME and EXPENSES of WMA. All information below is from WMA's 990 forms, which are filed with the IRS and are open to public inspection. The latest available 990 form covers their fiscal year ending May 31, 2016. All figures are rounded to the nearest THOUSAND DOLLARS.

Fiscal year	Total Revenue	Total Expenses	Total Revenue Minus Total Expenses	Compensation of Executive Director
ending May 31				
2016	\$3,595	\$3,173	\$422	\$246
2015	\$3,604	\$3,201	\$404	\$244
2014	\$3,409	\$3,157	\$252	\$242
2013	\$3,343	\$3,071	\$272	\$239
2012	\$3,251	\$3,250	\$1	\$239
2011	\$3,256	\$3,519	\$-264	\$234
2010	\$3,115	\$3,136	\$-20	\$201
2009	\$3,304	\$3,172	\$132	\$224
2008	\$3,102	\$3,375	\$-273	\$215
2007	\$3,489	\$3,329	\$160	\$215
2006	\$3,285	\$3,024	\$261	Not shown
2005	\$3,291	\$3,283	\$8	Not shown

Where does WMA obtain these gobs of money? Most of it comes from their park owner members' dues. They charge park owner members \$10.35 per space per year, with a minimum of \$400 for smaller parks. Where do member park owners obtain their dues money? FROM YOU, Dear Reader. Member dues are paid from the rent money they collect from YOU, and it is a deductible cost of doing business for park owners.

What does WMA do with these gobs of money? As previously reported, a lot goes for donations to political candidates. Also, a large amount goes to pay their professional lobbyists.

How can YOU stand up to WMA? The only state-wide organization of all-volunteer mobile home owners is Golden State Manufactured-home Owners League (GSMOL). GSMOL pays a professional lobbyist in Sacramento to represent YOUR INTERESTS. The \$25 annual dues is cheap, cheap, cheap insurance that you will be represented in Sacramento. So, if you are not already a GSMOL member, speak with your local GSMOL volunteer or call the main office at (800) 888-1727 or (714) 994-9528 and ask for a membership application to be mailed to you.

conversation.

- The same goes if you call the manager, put your phone on speaker and have a witness to the conversation
- Save all responses from the manager or make notes on what is said during conversation.

Do your best to stay calm and stick to the point. Arguing or getting into a shouting match with the manager does no good. Walk away if the manager becomes hostile or abusive. If what you are asking or reporting falls under a statute in the RML, always quote the RML law.

So you have approached the manager with a complaint or request and you have been met with hostility, what is your next step. Follow these steps:

1. Write to the manager's supervisor or to the park owners. Again send via certified, return request. You can also send it via email. If there is still no resolution to the issue...
2. Contact The Department of Fair Employment and Housing (DFEH) and fill out a complaint form, either online or print the form and send it in via mail. (send all correspondence via certified, return receipt request)
 1. Be sure to send copies of all correspondence, dates and times of phone conversations and/or in person interactions.
 2. Send written witness statements when available.
3. Contact a lawyer, who knows California Mobilehome Residency Laws, to write a letter to the owners regarding the harassment/abuse by the park manager.

When harassment can be proved, the landlord, or in our case, management of the park can be fined \$1,000.00 for each instance of harassment.

Under Civil Code 1940.2, a park resident can be awarded \$2,000.00 for each harassing incident when any of the following occurs: stealing, extortions, threatens force, or blocks access.

Civil code 1942.5, is an anti-retaliation statute which prevents managers from harassing you after you have asserted rights under the law.

If you are being harassed, intimidated or threatened, file a complaint immediately. The law is on your side.

Tips & Suggestions

- 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 Yucaipa Magazine and join the Yucaipa group. There is Strength in Numbers.

W

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