

YMRA

February 2019
Volume 3, Number 2

YUCAIPA MOBILEHOME RESIDENTS' ASSOCIATION

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

Our Next YMRA Open Monthly Meeting will be February 9, 2019

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



Two of our YMRA Vice Chairs have left us; Ron Rush and Dale Ramsdale. We want to thank Ron and Dale for their service to YMRA and the Yucaipa mobile home park resident community. We will miss them both. Ron first joined us after attending an open monthly YMRA meeting with his suggestion to have a rally to bring the park residents together and help raise funds for the YMRA legal fund. Ron has had the kind of passion and spirit to speak up and defend our mobile home park residents. Ron has spoken at city council meetings as well as offering his input at committee meetings. We appreciate Ron's ideas and enthusiasm. Ron has resigned as so many of our committee members have in the past ... just coming down with the oldness (being funny and all respect intended), however, he does get out with his motorized bicycle and has to pedal along to get it going. I will personally look forward to riding with him.

Dale Ramsdale has moved to Oregon. Dale came to us when the issues peaked, from the Carriage Trade Manor Special Rent Adjustment to the Biennial Review of the rent ordinance. Dale recognized that we were not getting a fair shake (as did Ron) and wanted to join the charge in doing something about it. Dale has also brought many ideas and offered valuable input.

Thank you both for everything that you've brought to the YMRA organization and the mobile home park resident community!



YMRA is seeking to fill the four vacant seats on the YMRA Executive Board; Vice Chair 2, Vice Chair 3, Recording Secretary and Assistant Treasurer.

As we are updating our YMRA By-Laws, we are redrafting the duties of the various board positions. To present this as simply as possible, an aspect of the descriptions will include doing whatever it takes to keep the YMRA organization functioning at peak performance. With that, everyone on the YMRA Board does have an area that is best suited for them in whatever aspect makes them happy and fulfilled, while dealing with the various obligations that are specific to their respective positions. In other words, of all our obligations and goals, there are certain things that we need to do that are specific to a given position. There are also other aspects that come down to what you would like to do the most. We feel if you are happy and fulfilled in giving service, you'll most likely stick around. With that, we would like you to volunteer and we'd like to see that you are in the best role that suits you.

Simply said, the **Vice Chair positions** work directly with the Chairman on general operations of the YMRA organization, and can temporarily fill in if the Chairman is absent. There is little pressure as we collectively support each other, (as we do with all our committee members).

Our Recording Secretary takes the minutes (notes) of our Tuesday committee meetings (once a month) and at our YMRA Saturday Open Monthly meetings (once per month). The minutes are basically pre-written so our Recording Secretary can just check off the issues as they are covered. The only added notes would be of the few items that come up in meetings that are not already listed in the pre-written minutes. We've made this very simple and we look forward to welcoming our new Recording Secretary whenever he/she finally steps up to the plate.

The **Assistant Treasurer** position is currently a supportive role as our YMRA Treasurer currently handles all the financial and reporting obligations. We would like to fill this position to begin the needed training so we do have a back up that is familiar with the YMRA financial and reporting obligations.

If you enjoy helping others and are somewhat familiar with the Mobilehome Residency Law (MRL), rent control ordinances or have any inclination to learn and support the mobile home resident community, we'd like to talk with you.

On a related note, we also need Mobile Home Office volunteers. Our mobile home office volunteers are needed to staff the office and answer the phone Mondays, Wednesdays and Fridays from 10:00a.m. to 12:00p.m. We currently have some office coverage, however, we need people to help fill in or for backup when regular staff cannot be present. Please contact us for more information.



This month, we will be joined by Ridge Gonzalez, Director of Outreach, from Eviction Defense Network. Ridge will talk about the work they do and what to do (regarding evictions) before things go to legal level. Please come join us at this meeting as the information could someday save you or your neighbor (when you pass on information) from eviction or losing your home.



The 2 year terms are up! As of the writing of this Newsletter, the city has not appointed members of the Mobile-home Rent Review Commission. Recently (December 12, 2018), the Yucaipa City Council held a special city council meeting. One of the agenda items was to appoint/reappointment volunteers to the various committees and commissions. One of the commissions to be reestablished was the Mobilehome Rent Review Commission. At this time we really don't know for sure who will be on it. However ...

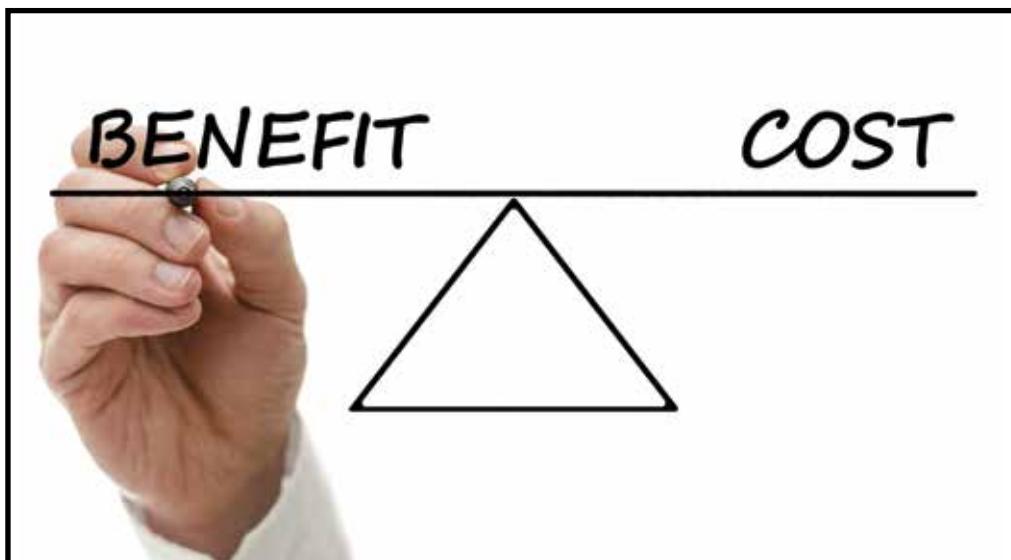
Did you know that one of the people that served on the commission this last term used to manage about 11 mobile home parks, something like 1,700 spaces and was working for an organization that, basically, has getting rid of rent control across the state, as a primary mission?

It just so happens that this person has reapplied to serve on the commission again. We, and some mobile home park residents attended this council meeting and asked the city council to not reappoint this person as his background raised concerns of the possibility of biases. We also discovered, what we believe to be this gentleman's wife, has been recently certified (in 2018) by Western Manufactured Housing Communities Association 'WMA' (an organization that actively opposes rent ordinances), to manage mobile home park communities.

After we stated our opposition to this man's appointment, the city council voted to study the issue and see if there might be another way to mediate the rent ordinance issues as, according to them, "the system is not working". We were taken aback as our concern was valid and only required a different appointment and there were still 3 qualified applicants that could have been appointed. Yet, as usual, rather than looking at the specific issue raised, they decided to focus on revamping the entire system.

We continue to encourage everyone to get on the city's notification list to be notified of City Council and Mobile-home Rent Review Commission meetings.

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.



You might have noticed a recent change on your rent statements reflecting the cost to maintain the Mobilehome Rent Stabilization Ordinance. We often receive questions when this is adjusted and people wonder what the cost is actually for. Because the rent ordinance pertains only to Yucaipa mobile home parks and park residents, the cost to support the ordinance is supported by mobile home residents and mobile home park owners and not the general public/tax payers. The cost to maintain the ordinance varies depending on a number of factors: City staff and the time needed to calculate and prepare various material, cases that come up in front of the Mobilehome Rent Review Commission, etc. Each resident living in a rent controlled space as well as park owners share this cost 50/50%. As you can see on your rent statement, your portion as of January 2019 is \$2.73. Keep in mind, your park owner is also paying this amount for each of the rent controlled spaces in the park. This generally runs into thousands of dollars for the park owner each year. You might also keep this in mind to help you understand the magnitude of our mission. Not only are park owners limited on how much they can raise rents each year, but they also have to pay half of the cost of maintaining the ordinance that dictates this. That is why we there is always opposition to rent control and the need to keep it fair for everyone.

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Correction - You might have noticed a discrepancy in membership dues in the January magazine (page 8 & 9, page 9 being incorrect). We did submit the correct content for the January publication, however, the old membership renewal page was inadvertently rolled over from the prior month rather than being updated with the new information that we submitted. YMRA memberships are now better than ever! \$9.00 for 14 full months!



UNLAWFUL RETALIATORY EVICTION:

WHAT IS IT AND HOW CAN IT AFFECT YOU?

Anne Copeland with input courtesy of Pam Sorges

Unlawful retaliatory eviction occurs when you have taken some action that the mobile home park manager and/or owner does not like in some way. You do not have to be a renter to undergo any of these issues; you can be evicted illegally even if you are a homeowner.

The causes of unlawful retaliatory eviction are numerous. You may be a thorn in the side of a park owner/manager because they think you are a troublemaker. Or they side with others in the park that report you because you reported them for criminal actions or you have taken them to court and perhaps have restraining orders. You may have contacted the health department because of genuine concerns such as roofs leaking or black mold that the owner/manager is failing to fix--issues that have been reported, or noted to fix when you did your inspection of your purchased mobile home (assuming it is within the legal time for them to fix the issue). You can be reporting crimes committed by residents in the park even if arrests have been made.

I have suffered the results of such actions. Even if you are not evicted from the park, the manager/owner can knowingly allow others in the park to bully you to where you have to sell your home quickly to safely get out, and in those cases, the owner will generally buy your home at an unreasonable price with a huge loss on your investment. If you have not finished paying for your home, you may lose everything. If you own your home, the owner can force you to move it out of the park as well.

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Worst of all, the managers/owners can unlawfully evict relatives/caregivers who have been living with the home owner who is in a hospital or rehab. There is nothing currently in the Mobilehome Residency Laws to support this action; but unfortunately, managers/park owners have another recourse which should be illegal. That is, unless you have title and/registration to your mobile home, you cannot transfer the title to others or sell your mobile home yourself. You may have receipts or other acknowledgements that you have paid for your unit, but without that title and registration, you are going to have to go to court to get it, and that may be extremely difficult for you physically/mentally/financially. Your relatives or significant others or caregivers cannot do it for you. And if the park owner/manager has writing that allows them to prevent residents from having someone live in their home when the owner is not living there, it is possible that the case can get upheld.

Pam has assessed the legal issues of the MRL correctly. However, the other sad issue is that although the Mobilehome Residency Laws exist, the Department of Housing and Community Development does not currently have authority to enforce these Civil Code provisions. For example, a park owner must utilize an unlawful detainer procedure in a court to evict a homeowner for non-payment of rent or failure to abide by reasonable park rules. By the same token, a manufactured home owner must bring legal action, in court, to enforce a notice or other MRL requirement, or obtain an injunction, if the management will not otherwise abide by the MRL. They have recently published an article that they are going to enforce those laws, taking only the most crucial issues (some which are not yet even addressed such as licensing for park managers). According to HCD, the enforcement will go into effect by 2020.

Unfortunately, many parks have park rules that prevent homeowners from subletting their homes, and so a person and/or his/her relative/caregiver staying in the home, even if paying the rent to the home, can still be evicted if that title/registration is not in place. Most of us do not have the time or money to go through the courts to get that piece of paper. In my mobile home park, the owners are attorneys, so they know just how far they can go. If the owner dies without getting the title/registration, the park owner(s) can continue to resell the mobile homes, hence the home “owners” never really own the homes.

If you are buying a mobile home through a park owner, it would be a good idea to get an attorney involved to make sure you get what is coming to you.

End of Unlawful Retaliatory Eviction Article



The 7 page typewritten letter

A couple of months ago we received a long letter from a park resident who had taken much time and obviously had done much research in finding facts and information about some of the issues we have talked about in our newsletters and at our monthly meetings. We like to hear from all of the readers who are impacted by the issues in mobile home parks.

There are a lot of issues that we are dealing with and reasons for the things written and how and why we write the way we do. However, because of the existing issues related to the mobile home parks and the way things are either written to leave loopholes, or not even addressed, it makes our work extremely difficult as we try to protect mobile home residents.



The writer did bring up some points, and we all wish that there were cases that have been held and have established a priority to support those residents who are threatened by some of these issues in their parks. However, as pointed out in the article by Anne Copeland, unfortunately, that is not the current situation.

What made this a difficult letter to respond to is the reality is that the City does not support us in these issues we are attempting to address, and have obstructed the mobile home park residents and our organization from having truly fair and legitimate input. When our last biennial review of the ordinance took place, the Mobilehome Rent Review Commission meeting agenda packet was sent to us, via email, less than 72 hours before the scheduled meeting time and date. In fact, the day of the meeting, the city delayed the start time by 20 minutes to comply with the Brown Act which requires the 72 hour minimum notice. If mobile home residents fail to come out and speak up about their rights, it is extremely difficult for us to accomplish what we need to do. If people want to come to the meetings, but perhaps do not have transportation, they can always call our organization and request a ride from someone.

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continued from page 7. This is coming to you from Anne Copeland. We try very hard to get the news and information you need to know to you in the best ways we can. Currently we have the magazine, and we have previously used a newsletter. We are also always available by telephone. If you have a computer, laptop, etc. that is great, but if you do not, there are still always ways to reach us. We have a lot of resources and ways to try to help you, but we cannot help if you do not reach out to us in some way. We understand that it is scary to reach out and ask for help, but nothing will change as long as we don't at least try.

We will have a speaker, Ridge Gonzalez, Director of Outreach from Eviction Defense Network coming to our February meeting to speak. Please be sure to attend.

We appreciate any reader who takes the time to read the magazine and takes the time to respond. The lady who wrote offered some very valid, well written and good information that will ultimately help us all one way or the other. It would be wonderful to have her on our board, for there is much work to be done.

Our YMRA Executive Board is made up of residents just like you. How much do you know about Mobilehome Residency Law, details about rent ordinances, procedures, and resources to help find solutions for the multitude of problems so many park residents face? Coming in on our YMRA board, most do not know much about any of this. Just educating ourselves and trying to achieve a certain level of expertise or at least reasonable knowledge takes a huge amount of time and energy. This is a full-time job for some of us, costly on a personal level and demanding. Even if we are not personally able to help with every single request, I honestly doubt that anyone could do this. It is truly overwhelming, but important for none of us to get discouraged and give up. Thank you all very kindly.



The lady writing the letter suggests we put information about upcoming city council and rent review commission meetings on our volunteer office phone answering machine. While it is an excellent suggestion, the best thing to do is that if residents want to get the information, do come to meetings to make certain that you have the information and also do volunteer to help us out. Most of us are doing multiple jobs to keep things running smoothly.

As it stands, our volunteers staff the volunteer office with a whole hearted effort to help anyone with issues when they call. When calls do come in, there is generally a crisis in someone's life and we all jump in trying to help in some way. A possible alternative is to find a friend or relative with email and ask them to subscribe to the city's email, and another is to call the city and make the inquiry. They are friendly enough and would at least tell you if there were mobile home park related issues on the agenda.



On a final note, the Mobile Home Residency Law (MRL) is available through your park each year for free if there are significant changes; which there almost always is. We have told this to residents many, many times. The publisher of the YMRA Newsletter, produces a number of his own pages in the magazine. Unfortunately it is not always evident which pages we write and which pages he writes. He has however, recently added the note 'End of YMRA content'. We will see if we can ensure that this happens so folks can distinguish where YMRA ends, and the publisher begins. We, the YMRA organization have never written anything or directed anyone to have to pay for a copy of the MRL.

One thing I think I can say, speaking for everyone on our YMRA Executive Board, is that if other people wanted to step up and do the job, (and had the passion to learn and genuinely help others), we will help you to learn all the ins and outs that we have to deal with on a regular basis. Our board is made up of people that really care about the mobile home park resident community and the issues that can so seriously impact everyone and their way of life. Thanks for reading.



FREQUENTLY ASKED QUESTIONS

Compiled by the California State Senate Select Committee on Manufactured Home Communities
#23 End of Rental Agreement Term

Can the park end a resident's tenancy by refusing to enter into a new rental agreement?

No, not if the resident is a homeowner. Under the MRL, homeowners normally rent under a month-to-month or 12-month rental agreement or long-term lease of more than one year. When the term of the rental agreement is up, the management cannot elect to end the tenancy but must offer a 12-month or month-to-month agreement if requested by the homeowner. Residents who own their mobile homes in the park cannot be evicted because their lease has expired -- only if they have not paid the rent, or have violated park rules or regulations. (Civil Code §798.56) However, if the resident is a tenant -- not a homeowner -- who rents a park-owned mobile home, such a tenancy would be governed by conventional landlord-tenant law. In that case, the park can terminate the tenancy without a reason with a 30-day notice.

Recap: The park cannot terminate a resident's tenancy when the lease or rental agreement expires – only when the rent has not been paid or a rule has been violated.

It's ok with us if any of you would like to submit a News Mirror 'Opinion' as to why our organization is not invited to meet with city staff and other city officials. We feel we should get together at least four times a year. However, the reality is that we are shut out for the most part, get information at the very last minute legally possible, making it impossible to try to have a fair voice for the mobile home park residents.

As a non-profit with a sole mission to represent the mobile home park resident community in a fair and balanced way, why are our proposals only considered by a few on the city's staff, repackaged and (incorrectly) reiterated and presented to the Mobilehome Rent Review Commission and City Council with the obvious intentions to influence the rejection of our proposals. We have submitted very plausible enhancements with solutions ... we could use your help and support.

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Oh, have a sense of humor! You'll love this one!! An out-of-towner drove his car into a ditch in a desolated area. Luckily, a local farmer came to help with his big strong horse named Buddy. He hitched Buddy up to the car and yelled, "Pull, Nellie, pull!" Buddy didn't move. Then the farmer hollered, "Pull, Buster, pull!" Buddy didn't respond.

Once more the farmer commanded, "Pull, Coco, pull!" Nothing. Then the farmer nonchalantly said, "Pull, Buddy, pull!" And the horse easily dragged the car out of the ditch. The motorist was most appreciative and very curious. He asked the farmer why he called his horse by the wrong name three times. The farmer said, "Oh, Buddy is blind and if he thought he was the only one pulling, he wouldn't even try!"

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An opportunity for everyone (reprinted). As you can see, our newsletter/magazine is lacking in advertisers. The advertising revenue is what supports this magazine. Without advertisers, there is no magazine. The good news is that the publisher Frank Wodley will pay a 20% commission (each month that the advertiser continues) to anyone that establishes new advertising. Also, advertisers should find this an excellent medium to advertise as there is no competition at this time. For the most part, the magazines are delivered to each mobile home park resident's home. Our magazines are generally kept by many residents and referenced numerous times opposed to other magazines that are soon thrown out. We are hoping to focus on one advertiser from various categories of merchants and encourage our members to patronize these establishments. It is important that our members let the merchants know that you saw their ad in the YMRA magazine and want to support them for supporting YMRA.

Please, keep a copy of the magazine with you and when you are out and about, show it to the merchants at the establishments that you visit. Rates run from as low as \$100 per month for a business card size ad (\$20 per month commission for you), to about \$400 per month for a full page (\$80 monthly income for you), EVERY MONTH. This is a Win, Win, Win situation! Advertisers will support our magazine and secure longevity for the publication's continued survival, YMRA members should patronize and support the advertisers, resulting in additional income to the business and a good reason to maintain the advertising and the people that have secured the advertisers will receive monthly income.

For a complete advertising rate sheet, contact Frank Wodley, the publisher of this magazine (contact information is listed in this magazine).

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, February 9, 2019 from 10 -11am. Located at the Yucaipa Women's Club Building, 35215 Avenue A, Yucaipa, CA 92399

This publication was printed at a minimal cost to YMRA members and could be printed at NO COST if we had more advertisers. Please, take our publication with you and when you are out and about and ask some of the merchants that you visit, if they will consider advertising and supporting YMRA. They will have great exposure to potential customers as our publication is delivered, for the most part, directly to each mobile home resident (not with U.S. Postal mail, but separately and not with 'junk' mail). Advertisers will most likely have little or no competition as currently, other than Hughes West-Brook insurance (please call them for a quote 800-660-0204, maybe they can save you some money), there are no advertisers to provide the needed services so many of us would like to know about.

Support the businesses that support YMRA and always let them know that we all appreciate their support

To join YMRA or renew your membership, send \$9.00 for each adult person in your home (good for 14 months from the date you join) 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

END OF CONTENT SUPPLIED BY TONY SLAICK, YMRA PRESIDENT

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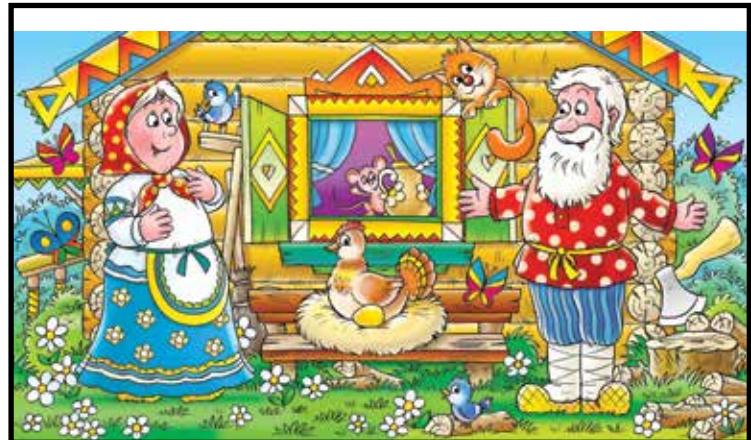
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A Mouse Story

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 YMRA magazine. There are many moving parts to get it to your door. In the case of this issue of the YMRA magazine:

- Tony Slaick, the president of YMRA, writes the content, perhaps with co-writers. Anne Copeland proof reads it. Then Tony emails it to me.
- I assemble the content using a program called InDesign. I then provide a proof back to Tony for his 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.
- In the past, the magazines were trucked from Tucson to Ontario, then delivered to Tony in Yucaipa. This month, for the first time, Tony will receive magazines by UPS, directly from the printer.
- Next, Tony divides the magazines to get them ready for distribution to over twenty-five parks in Yucaipa. Finally, volunteers bring them to your door. ***I thank you Tony, Anne and everyone for your assistance.***

It takes perhaps thirty-five people to get 3,300 YMRA magazines published, printed and delivered door to door. And then there is the cost. UPS delivery from Tucson to Yucaipa costs \$150/month. After all, 3,300 magazines weight 330 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 (Hemet, Riverside, San Jose...). Today I'm publishing five different magazines. Unfortunately, only one advertiser is supporting the YMRA magazine and that's my friends at Hughes West-Brook. As a result, I have considerable out of pocket expenses, i.e. the ad revenue does not cover the expenses. However, YMRA has volunteered to send me \$150/month. That helps, thank you.

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

- Email or call Tony 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 Tony would also. After all, we want to serve you!
- In my opinion, every mobilehome owner in Yucaipa should join YMRA. And, not for just the \$9/year. I'd like to see YMRA charging \$25 and be a "full service" organization and take a leadership role with other regional groups like those in Sacramento, Vallejo, and North San Diego County.
- 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 YMRA 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 YMRA magazine is profitable, I'll share profits with your YMRA 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 change. 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.

W

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