

# YMRA

January 2019  
Volume 3, Number 1

## YUCAIPA MOBILEHOME RESIDENTS' ASSOCIATION

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

### 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

Please come join us for an exciting and eventful new year with friends and comradery as we grow and strengthen the YMRA organization. If you haven't been to a meeting in a while, we'd especially like to see you and have you back with us.

Dictionary definition: com·rad·er·y /'kämradrē/ Comradery is the spirit of friendship and community in a group, like the comradery of soldiers at war who keep each other upbeat despite the difficulty of their circumstances. ... A close friend or a fellow soldier — in other words, someone who comes to mind when you say, "We're in this together."

### Happy New Year!

*Oh, have a sense of humor! Humor? What humor? Where's the joke? Well, we've been doing our newsletter publication in the form of this magazine for a year now. You know, we like to start off with a joke, however, this is prime space for getting the most important information to you. From now on you'll find the joke somewhere inside the magazine each month and we hope you'll appreciate the fun in finding it while keeping up with the important information and issues that we share with you.*



**In a recent conversation** with a mobile home park owner's associate, we were informed that the only answer to the Rent Stabilization Ordinance concerns (the rent control issues), was to completely get rid of Rent Control. The initial call was made by YMRA Chairman Tony Slaick to the park owner in an effort to see if there might be some common ground where we could gain enough support from each other (park owners and residents) to get the city to recognize our collective concerns. Unfortunately, we were told by this park owner's associate, that the most key person involved with rent control at the City of Yucaipa completely agreed with this notion that rent control should be done away with. If this is true or not, we

really do not know, however, we find the thought alone to be quite disturbing, let alone the open remark. In general, we expect to hear that park owners do not like rent control, however, most do also see, understand and accept why it does exist. We expect to hear that there could be improvements to better benefit the park owners as well as the residents. Unfortunately, when speaking with someone that only sees one single solution that is obviously to the detriment of all the other folks that would be impacted (all mobile home park resident homeowners), it's unlikely that we will be able to make much progress when we hear there is no other solution to the concerns other than doing away with the ordinance.

What we can tell you is that there is much work to be done. We can not ask for any change in the ordinance without considering what is truly fair for everyone; mobile home park residents as well as park owners. We continue to emphasize the importance of being involved and participating. Again, as we have continually reminded you, the biennial review of the ordinance will take place again this year. Please, get involved and 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](mailto:tvaughan@yucaipa.org) or Kim Everts, Admin Assistant 909-797-2489, extension 221, email - [keverts@yucaipa.org](mailto:keverts@yucaipa.org), or go down to the city in person.



**Do you remember the 'Vials-of-Life'** that our former YMRA Chairman, Len Tyler, used to give away at our open monthly YMRA member meetings? The Vials of Life are to alert paramedics that you have information for them about what medications you take and to let your neighbors know that you are ok and when you are not. Also, if you have a pet, this would include information about who to contact to keep your pet for you while you are hospitalized. It just so happens that one of our local mobile home park residents, Mary Lou Lewis, has acquired a number of these from Len Tyler that we will be giving away at our January 12, 2019 YMRA meeting (until they are all gone). We want to thank Mary Lou and Len Tyler for providing these important and possibly life saving Vials-of-Life to the mobile home park residents.



YMRA Executive Board elections have been completed at the November Open Monthly YMRA meeting with no changes to any board positions. We want to thank everyone that participated in supporting this effort.

On a related note, we STILL need a Recording Secretary and Mobile Home Office volunteers. Our Recording Secretary is a Board Appointed position and 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, need people to help fill in or for back up when regular staff can not be present. Please contact us for more information.



At our November 10th, 2018 Open Monthly YMRA meeting, we announced that we, the YMRA committee were in the process of reviewing and updating the YMRA by laws. Although there are a number of operational changes that we continue to explore, we did enlighten everyone of changes we were considering that would have a direct impact on our members. We announced that we were considering an increase in member dues and extending the duration of YMRA memberships to 14 months.

As it had been since the inception of YMRA, membership durations ran from July 1st each year to June 30th the following year. If you had renewed on or after March, Priscilla, our Treasurer would generally give you your membership from that date through to the July of the 2nd coming year (not the July that would be 4 months away), so your membership would run for more than a year and would not expire within four months.

At our November 13th Committee meeting we did vote to increase membership rates from \$7.00 to \$9.00 per year, as well as making the memberships for a total of 14 months from the date you join or renew.

If you compare this change to the way we had issued YMRA memberships in the past, you can see that unless you joined or renewed your YMRA membership only on July 1st or after March of the following year, you would not have had a full year of membership. With this change, everyone will always receive a full 14 month membership, no matter when they join or renew. All current memberships will, of course, run through to June 30th next year. The new 14 month memberships will begin this month for anyone that would like to join YMRA.

We are also looking to create 'added value' through a network of 'go to' resources. We are currently seeking to establish relationships with businesses that will offer discounts on products and services to our card carrying YMRA members. Currently, Craig and Son's Pest Control has offered a free termite and bed bug inspection, as well as a treatment for \$75 (regularly \$125 -\$150). You can help us establish additional 'go to' businesses by letting business owners know that we are seeking to build a credible base of merchants that will give something of value (e.g., a discount or something free of charge) to our YMRA members, that is not otherwise normally available to anyone else. Contact us for more information.



**The year in review** - In our January Newsletters, we generally take a look back at the year gone by and also look at what we would like to accomplish in the future. Here are some of the items that we have encountered, accomplished or would like to address:

- Most recently, Assembly Bill 3066 had been signed into law. Filed with Secretary of State, September 26, 2018 and beginning July 1, 2020, the bill will establish the Mobilehome Residency Law Protection Program within the Department of Housing and Community Development. This will require the department to provide assistance in resolving and coordinating the resolution of complaints from mobile home owners relating to the Mobilehome Residency Law.
- We have established relationships and reliable contacts with mobile home park resident organizations on a National (MH Action), State (GSMOL) and local level (organizations like YMRA) from Northern California to Southern California. We are sharing ideas, information, strategies and successes.
- We have learned of numerous resources to turn to for help and support through organizations that are not specific to the mobile home park resident communities. These are groups that are part of a larger coalition or related in the form of advocacy work for people's rights, fairness and justice. There are labor groups and tenant unions to the Fair Housing Justice Center, Human Impact Partners and more.
- We are associated with Frank Wodley, the publisher of the YMRA magazine and are united in the effort to continue to share information and support other local organizations with missions similar to YMRA. We have completed our first year with the YMRA Newsletter in a magazine format. (Thank you Frank Wodley)
- We are learning more about resident owned mobile home parks as well as the steps to take in positioning mobile home park residents to organize and process through the needed steps to make resident owned communities possible and even a reality in Yucaipa.
- We are learning more about 'Failure to Maintain' and elder abuse law suites relating to mobile home parks and park residents, as well as the steps to take to rectify the multitude of issues that arise.
- We are nearing completion of our YMRA 'Notice' program that will aid in assisting residents with support to encourage action and compliance regarding resident rights and fair treatment within the parks where they live.
- We are nearing completion of our three fold YMRA brochure that will be used in our membership drives and awareness efforts that should be underway in the early half of 2019.
- We are reaching completion of our strategy to establish park representatives that will officially be recognized

by the City of Yucaipa, park owners and managers.

- We have had countless mobile home park residents seeking help with many varied and complicated issues. Many issues were related to unfair or unjust treatment, grey areas of law where it seems there is no solution (although, no matter the issues, we strive to find solutions and will not stop until we do), many issues are related to drug traffic, prostitution, neighbor conflicts, park rule violations in general and much, much more.

We have never seen so many local mobile home parks sold in Yucaipa in so short of time spans, nor so many large rent increases outside of the regular, annual rent increases allowed through the Rent Stabilization Ordinance.

We have never seen so many evictions in such a short time span and we have never seen so many people lose their homes to park owners; either by default or by discounting sale prices to only get pennies on the dollar of the actual value.

We continue to strive to have the mobile home park resident community voices heard by 'the powers that be', however, as we've closed out this last year, we have not had the conversations or meetings that we were told would take place. Note to residents, we'll need your support and for you to be present when the time comes.

One thing we can not emphasize enough, is that if you receive a notice of a park violation, do not take it lightly. Correct the problem and consider (we'd like to say 'You Must!', but we do not give legal advice), responding in writing. Many people feel that what they are doing, in spite of park rules, is just not that bad (their own opinion), however, it does not matter if you don't think it shouldn't be an issue, if you've been given notice, IT IS AN ISSUE! Your protection could depend on your paper trail.

We have also found that park violations are sometimes issued due to misunderstandings. For example, you hire someone to come and shampoo your carpets, move some of the furniture outside on the porch or in the carport, and as you give it a day to let things dry, you get a notice to clean up. The notice is valid, however, you should respond in writing letting the manager know the situation. The notice you received could very likely remain in your file, and your response is important. Also, keep a copy of everything. Meanwhile, comply with the notice.



**There is a state law that protects residents from retaliatory evictions.** For now, you can Google 'California Retaliatory Eviction (CA Civil Code section 1942.5)' and click on '1942.5 - Law section'. We've heard and even seen it happen. We want to at least start the year with residents knowing that there is recourse when an eviction is retaliatory. There is a criteria and you'll need to know more about this if you are being evicted and you believe that it is retaliatory. Hopefully, our YMRA Parliamentarian, Anne Copeland will write a piece sometime in the near future to tell you more about this. For a step by step Retaliatory eviction form, you can type in the following website address: <https://www.justia.com/trials-litigation/docs/caci/4300/4321/>



**Did you see the article** (Press-Telegram 11/20/2018): Long Beach mobile home residents win \$5.57 million in financial elder abuse case. There was another article that followed on November 27, 2018: Long Beach mobile home residents awarded \$34M more in financial elder abuse case.

Excerpt (article 11/20/2018): Residents of a Long Beach mobile home park on the site of a former landfill were awarded \$5.57 million in damages on Monday, Nov. 19, after they sued its owners for a litany of charges including negligence, unfair business practices, retaliatory eviction and financial elder abuse.

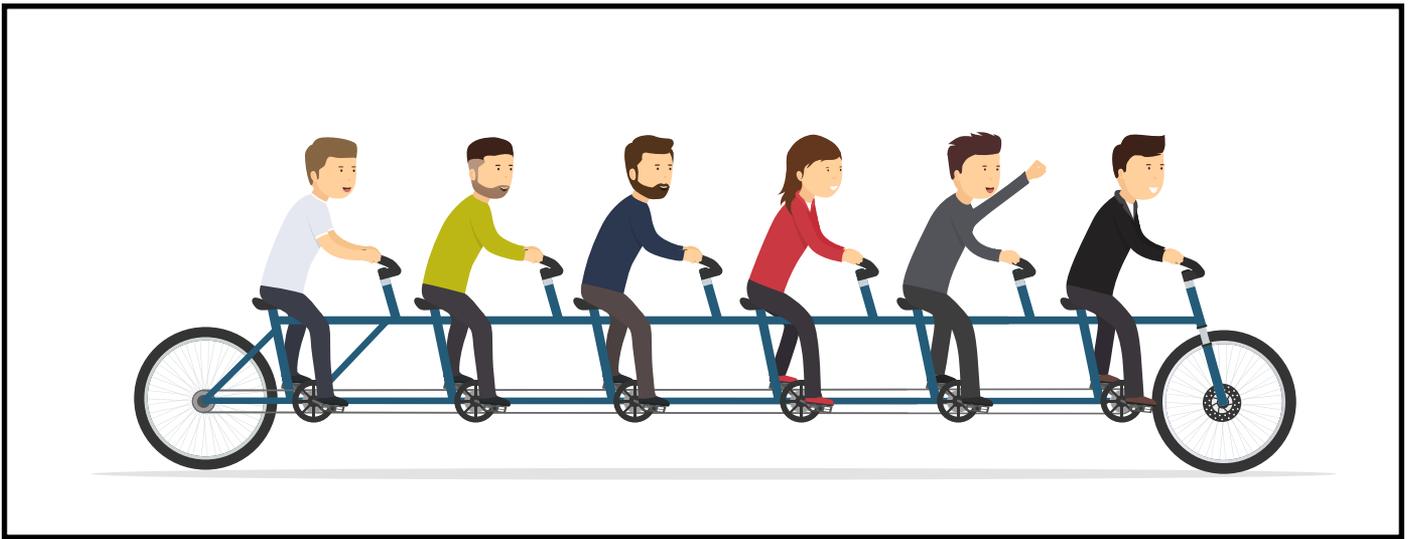
Excerpt (article 11/27/2018): Residents of the Friendly Village Mobile Home Park in North Long Beach won another \$34 million in a case against the park's owners on Tuesday, Nov. 27, one week after the jury granted them \$5.6 million.

Tuesday's verdict was for punitive damages in the lawsuit that alleged negligence, unfair business practices, retaliatory eviction and financial elder abuse.

The award was just the first in a series of trials, the residents' lawyers said in a statement. The jury also found Friendly Village Mobile Home Park to be liable for elder abuse, as well as fraud, oppression and malice

"The jury found, as we did, that the defendants clearly took advantage of some of the most vulnerable members of the community," the residents' lead trial attorney Brian Kabateck said in a statement. "These are people on a fixed income, the elderly, the disabled and folks on the brink of poverty. This company allowed the residents to live in squalor with raw sewage backing up into their homes while they raised rents and collected millions upon millions of dollars in profits.

We realize that many of you do not have internet, however, for those of you that do, these are important articles that do illustrate what can be done; especially if we are strong and united. The website addresses were very long so we did not include them here, however, we did type in (Google) "Long Beach mobile home residents win" and these were the first two articles that were at the top of the page; try it and give it a read.



**You might have noticed** that the December issue of the YMRA magazine had articles written by a number of different people. This is part of the sharing of information that we described earlier in our 'Year in review'. We appreciate and want to thank the folks from the other organizations (groups like YMRA) that have also embraced Frank Wodley's ideas with the magazine. Thank you Lloyd Rochambeau for The Four Freedoms article, Bob Markley for WMA - The 800 LB. Gorilla (part 1), Helen Clare Fredericks for How to deal with abusive park managers and our own Anne Copeland (YMRA Parliamentarian) for Predatory lending: What it is and how to deal with it. We appreciate all your work and input!

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**Oh, have a sense of humor!** Getting Old Joke - Recently divorced, I moved back to my home town hoping to start over again. A few weeks later, while making a dentist appointment, I was surprised to see I recognized the dentist's name as a good looking boy from my high school 20 years ago. However, upon walking into the dentist's office, I quickly realized he must be someone else. He was bald, had a big beer belly, and looked a lot older than me. Just to be sure though, on my way out I asked him if he went to the high school that I had attended. "Yeah", he responded, "I graduated in 91." "Oh my gosh", I excitedly said "you were in my class." "Really", he said that's interesting, "what class did you teach?"

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We want to thank Barbara Delahoyde for her work and efforts with the Christmas Parade. This year's theme was Hometown Heroes "A Salute to our Military". Barbara created a wagon with captions "YMRA Salutes those who answered the call", and with a nation so divided, presented "The Dueling Uncle Sam's". Unfortunately, it seems they were already dueling before and during the parade and in a sense, had incapacitated each other to where they were unable to make the entire walk in the parade. Thank you Barbara!

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

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**Visit the YMRA website at: [www.ymra1.wordpress.com](http://www.ymra1.wordpress.com)**  
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YMRA welcomes all new members. We thank our supporters for their generous donations and our volunteers that contribute so much to the YMRA organization.

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**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**  
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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 seek.

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

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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



## 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**

# Yucaipa Residents' Mobilehome Association

## Bringing Businesses & Residents Together

Mobilehome Magazine is publishing a full color, 16 page magazine for the greater Yucaipa Area. Remember, we are not the magazine out of Sunnyvale. The Yucaipa Residents' Mobilehome Association reaches 3,000 homes. Call Frank at 818-886-6479 to get your order in or request a list of parks served.

### Yucaipa Residents' Mobilehome Association

- **Magazine delivery door to door.**
- **4/4 full color** including all advertising
- Terrific customer service. We answer phones 24/7. Call for list of parks
- No long term contracts. Pay month to month.
- **Published Monthly**
- Get in on the ground floor - be one of the first businesses to advertise and encounter little competition from other advertisers.
- Established Magazine. We've printed and distributed almost one million FREE magazines over the last **seven plus years** to the community.
- Magazines are supported & distributed by the local residents.
- Inside covers (+20%) & front banner available.
- **Reasonable rates for display ads** - see below.
- Quality magazine published exclusively for the mobilehome community.
- All magazines are displayed online - including your advertising.
- Promoted by residents and resident groups state-wide.
- Businesses love us. We connect them with mobilehome owners.

### Display Advertising Rates / Size of Ad

Area Magazine Distributed	Business Card*	Eighth Page	Quarter Page	Half Page	Full Page
Greater Vallejo Area	\$50	\$100	\$150	\$250	\$400
Cost/Copy (cents)	1.5 cents	3 cents	5 cents	8 cents	13 cents

Based on 3,000 copies. 2" Front Page Banner: \$250. Inside Covers as available + 20%

\* Special rate for homeowners with side businesses.

*Contact Us @ Mobilehome Magazine (MH Life Magazine)*  
*Published by Wodley Printing*  
*P.O. Box 3774, Chatsworth, CA 91313*  
*fawodley@yahoo.com / 818-886-6479*

Readers Name: \_\_\_\_\_ Readers phone number (optional): \_\_\_\_\_

# *YMRA Magazine Published by Mobilehome Magazine*

Website: [www.mobilehomemagazine.org](http://www.mobilehomemagazine.org)

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

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

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

## **Conrad Sloan - Our New Sales & Marketing Director for Mobilehome Magazine**

Mobilehome magazine is excited to welcome Conrad K. Sloan as our new Sales/Marketing Director. Conrad was a licensed General Contractor and Real Estate Broker for over 30 years. He assisted a prominent custom home builder and a kitchen & bath remodeler for 10 years, in sales and marketing promotion.

In addition, he was a sales representative for a home improvement magazine. For several years Conrad has taught Construction Management for Adult Education at five Community Colleges in Northern California.

Conrad and I have chatted many times over the last year and finally Conrad felt the time was right to jump in the fray and help get advertising for the magazine.

One of Conrad's first projects will be to attend the Home and Landscape Expo on January 25-27 in Sacramento. He plans to chat with some of the 1,000 exhibitors and offer them a way to reach the mobile-home owner community in Sacramento via the Magazine.

**Good Luck, Conrad. And Welcome!**

Conrad may be reached at (916) 745-4068 /  
[csloan.10@comcast.net](mailto:csloan.10@comcast.net)

## **Flier for Businesses**

We are publishing the flier to help generate advertising for the Magazine. You are one of over 40,000 readers of our Regional Magazines across the state. Each regional magazine reaches about 9,000 readers. You use local businesses every day, so why not let them know about the Magazine?

Many businesses would benefit by advertising in the Magazine and there is no one better qualified than you to recommend such a business.

How does it work? Simply add your name and contact information to the flier. (Or if you'd rather, just add your name and contacts us so we have your contact info.)

If a business comes to us with the flier, we will give them an immediate 10% discount on advertising plus we will send you a commission for the new ad. Everyone wins!

Remember too, Mobilehome Magazine will share profits as soon as the magazine becomes profitable. This could be a significant amount, so let's all work to build advertising revenue.

Today, we are also offering a 50% to homeowners with a side business who want to advertise. A business card sized ad is now just \$50/issue. That's about \$1 to reach 180 readers!

**Help Us Help You**

**We All Win!**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS**

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[www.hcd.ca.gov](http://www.hcd.ca.gov)



October 18, 2018

**INFORMATION BULLETIN 2018-03 (MP, SOP, MH, RT)**

**TO:** Mobilehome and Special Occupancy Parks  
Interested Parties (MP, SOP, MH, RT)  
Local Enforcement Agencies  
Division Staff

**FROM:**  Richard Weinert, Deputy Director  
Division of Codes and Standards

**SUBJECT:** Mobilehome Residency Law Protection Act  
Assembly Bill (AB) 3066 (Chapter 774, Statutes of 2018)

This Information Bulletin provides detail regarding the Mobilehome Residency Law Protection Act (Act) established by [AB 3066 \(Chapter 774, Statutes of 2018\)](#). The Act creates the Mobilehome Residency Law Protection Program (MRLPP), which establishes a link between mobilehome/manufactured home (MH) owners and legal representation that may assist with Mobilehome Residency Law (MRL) disputes. Copies of the California MRL can be located on the Senate Select Committee on Manufactured Home Communities website at <https://mobilehomes.senate.ca.gov>.

Beginning July 1, 2020, any homeowner who has a tenancy in a Mobilehome Park (MP) under a rental agreement may submit a complaint for an alleged violation of the MRL to the Department of Housing and Community Development (Department)<sup>1</sup>. The Department will provide assistance to help resolve and coordinate resolution of such complaints.

Upon receiving a complaint from a homeowner, the Department will send a letter confirming receipt and provide reference to the MRL sections that may pertain to the complaint. The letter will also communicate whether the complaint will be referred to another, more appropriate, enforcement agency should the Department not have jurisdiction.

<sup>1</sup> The Department is prohibited from arbitrating, mediating, negotiating, or providing legal advice in connection with MP rent disputes, lease or rental agreements, or disputes arising from rental or lease agreements.

During the course of the complaint investigation, the Department may request a copy of the homeowner's lease, park rules, or any other relevant written documents applicable to the complaint from MP management. MP management is required to provide the requested information within 15 business days of the postmarked date or electronic transmission, or be subjected to a citation of \$250 for each failure to comply. The Department, using good faith efforts, determines which complaint(s) it receives are the most severe, deleterious, economically or materially impactful allegations for referral to either an appropriate enforcement agency or a contract legal services provider.

Once a complaint has been selected for evaluation by a contract legal service provider, the Department shall notice both the complaining party and the MP owner and management. The notice will advise each party to negotiate in good faith to resolve the matter within 25 days. After the 25-day period, the Department will inquire if the dispute has been resolved. If either party responds to the Department that the matter is not resolved, the Department will conduct further evaluation and may refer the complaint to a nonprofit legal services provider (provider).

The provider will evaluate complaints, disputes, or matters arising from the provisions of the MRL. The provider will have the sole authority to determine which referred complaints will be addressed or pursued. It will not charge any fees to a homeowner for services performed in connection with the complaint referred by the Department.

Beginning January 1, 2019, and each subsequent year thereafter, each MP will be assessed a fee of ten dollars (\$10) per permitted lot (MRLPP fee) by the Department. Local Enforcement Agencies must collect the MRLPP fees from their respective Mobilehome Park owners/operators and forward them to the Department. This fee is due at the same time as the MP annual permit to operate fee.

The MP owner or management company, within 90 days from payment of the permit to operate, may pass on all or a portion of the MRLPP fee to individual homeowners within the MP. The fee may be collected in part or in whole at the time rent is due; however, management is not allowed to pass on the fee in the form of a rent increase. Additionally, the MRLPP fee must appear as a separate line item on the bill and include a clear written description of the purpose of the charge and the Department's contact information. Providing a copy of or link<sup>2</sup> to this information bulletin with each resident billing notices will meet the written description and contact information requirements<sup>3</sup>.

The MRLPP is a limited-term program beginning July 1, 2020, and ending January 1, 2024, unless extended by the Legislature.

Questions or comments regarding the MRLPP should be directed to Division staff at (800) 952-8356 or [MRLcomplaint@hcd.ca.gov](mailto:MRLcomplaint@hcd.ca.gov).

Are you a mobile home owner?  
Do you have a side-business?  
Now your business cards are 50% off  
**All Business Cards**  
**\$50/month**



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## Licensing of Park Managers

By Lloyd Rochambeau

While enforcement is the number one priority for providing some balance in the affairs of mobile home park dwellers, this issue would be an important step forward.

It is absurd that individuals and companies can be given the responsibility to manage park residents lives and to inflict upon them life crushing consequences without one hour of training.

I, personally have undergone training and testing and licensing for several positions during my working life. Briefly recapping: one of the first was being licensed as a Nursing Home Administrator in the 1970's. Had to study and pass a test of 150 questions on Federal and State Laws, with a minimum score of 70. Later I sought and earned the CPM (Certified Property Manager) designation from the Institute of Real Estate Management (IREM). This required traveling to 3 cities for 4 days at a time for training, I have also held a Real Estate persons license and later went into selling mobile homes as an agent. The agent license from HCD involved 12 hours of class instruction followed by a written test. These licenses are required to be openly posted in the dealership, and renewed every two years. I also went through the California Residential Care Facility Administrator licensing program.

I pass all this on to you so I can show you I have no qualms about making realistic projections for a training and a licensure program for Mobile Home Park Managers.

- There could be enough money in this program to also finance an enforcement program.
- There should be a minimum educational requirement of High school or even an associate degree.
- Licensure should be mandatory. No park should operate more than 30 days without a licensed manager. There could be exceptions for parks with 50 or less spaces.
- The cost of Licensure should be \$500.00, with renewal every two years costing \$250.00. With nearly 4,000 park managers to be licensed, the States costs would be covered.
- Training should entail no less than eight hours, preferably twelve. Renewal training with at least six hours. Training could be done at Community Colleges.
- Testing should be a minimum of 50 questions, preferably 60 or more. Passing rate of 70 % correct required.

- Proof of Licensure (the License) required to be publicly posted in the office for public viewing.

These are bare bones recommendations and need to be flushed out into a full training and licensure program. There also should be a minimum manager coverage of office hours, with no less than 4 days a week and 24 hours minimum per week.

Licensure is nothing new in the State government, there are many professions and disciplines already under licensure.

An essential component of any licensing program is the ability to enforce the law. While the Park Manager should be subject to penalties for violations, it is also important that the Park Owner be liable for violations by the Manager.

There are a variety of ways to impose penalties and fines for violations of the MRL and the Mobile Home Act (Title 25).

a) Require a deposit of \$25,000.00 by the Park Owner, from which penalties could be assessed for willful violations by the Manger or the Park Owner. The Licensing Board would adjudicate claims of violations

and rebuttals submitted by both parties.

b) The Licensing Board could employ agents to visit the Park and hold a hearing on written complaints, and after hearing the Resident complaint and Owners rebuttal, make a determination and submit recommendation to the Licensing Board. The Board would make the final decision and assess any applicable penalty.

c) Penalties and fines would be established and forfeiture of the Manager's License, and even revocation of the Park's permit to operate under the offending Park Owner.

These are but a few suggestions of how enforcement could be made a part of the program. There are also a variety of ways to finance a Training and Licensure Program to ensure that the State has no additional budgetary requirements.

There are some who will always oppose anything that will makes living in a mobile home park fair, safe and under protections necessary to ensure the same freedoms enjoyed by other citizens, even those here illegally.

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## My Experience

by Frank Wodley, Publisher The Digest

I moved into a mobile home in 1998, and immediately was confronted with an abusive manager. In fact, that's the reason why I became an advocate.

In 2004, my park owner tried to evict me because I led a homeowners group in my park and was very active. Fortunately, I survived and today my park has had a good manager the last eight years.

I've always been against training as the solution to abusive management. Not to knock training, but training alone won't solve the problem. Senator Connie Leyva held a Senate Select Committee Hearing on Manager Training and Certification in 2016. Everyone was on board with her idea to train and certify managers, everyone except COMO-CAL (The Coalition of Mobilehome Owners - California - a state wide group I started in 2005). Our argument was holding managers accountable only

bypasses the real issue.

I agree with Lloyd that Park Owners should be liable. But I believe they are solely responsible for abusive managers. My friend and mentor, Donna Matthews testified in a Senate Hearing: *The California Supreme Court ruled that property owners are responsible for the activities in their park. But another law (on training) that we can't enforce will not help.*

Anything short of holding park owners feet to the fire on the issue of abusive managers is misdirected. And advocates that tell you otherwise are only protecting park owners. It is time to do the right thing to protect homeowners from such conduct. Chime in. How would you solve the problem of abusive managers?

W

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