

YMRA

October 2018
Volume 2, Number 10

YUCAIPA MOBILEHOME RESIDENTS' ASSOCIATION

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

Our Next YMRA Open Monthly Meeting will be October 13, 2018

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

Oh, have a sense of humor!

The other day, my wife asked me to pass her lipstick, but I accidentally passed her a glue stick. She still isn't talking to me.

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From the YMRA Chairman - Tony Slaick:



After moving into a Yucaipa mobile home park a number of years ago, I had heard about YMRA. At the time I knew nothing about the organization except that living in and owning a mobile home, I had some kind of obligation to join; so I did. After all, it was five bucks for the year (at the time and it's only \$7.00 now) and they were on a mission to look out for folks like us ... the mobile home park residents.

Len Tyler was chairman and by my understanding he had been looking to retire for some time. Upon Len's retirement, it appeared to me that the organization might have been faltering. Although I did not know a thing ... or much, about the organization, I offered to help ... just help. I did not want to be on the YMRA committee; I just wanted to help. It wasn't long before one thing led to another and I was soon, in fact, on the committee ... just temporarily though, until they could find some people to serve on a permanent basis. After all, I barely knew anything about this and just wanted to help some. It wasn't long after that, that I was asked to take a Vice Chair position. I did not want to, but did ... just temporarily though, until they could find someone permanent. I was learning ... but still didn't want this to be a regular thing. It seemed like it was only a few weeks later when I was told I needed to take the Chairman position. I didn't want to, but was told the organization needed ... ooh, hmmm ... was I a sucker? It was only for a little while though, until we found some permanent people to fill the

positions. Well, here I am, more than four years later now if I am correct; **and I'm all in!** It's become a full time job.

Early on in the learning process and as my involvement grew deeper, it wasn't long before I met and talked with many people in surrounding cities, people that advocate for mobile home park residents, people from the GSMOL organization (Golden State Manufactured Homeowners League), people that work hard everyday for mobile home park residents and their rights. These were people that were well in tune with the Mobilehome Rent Stabilization Ordinances across the state. What I learned and was told many times by many people was that the City of Yucaipa was a leader in drafting the Administrative Rules and the Mobilehome Rent Stabilization Ordinance and that many cities around the state of California have adopted Yucaipa's mobile home rent ordinance.

What I learned made me very proud to be the Chairman of YMRA in the City of Yucaipa, ... the very city that so many of these people had told me was the city that set the standard that so many other cities around the state had followed when their ordinances were first established. What a monumental challenge that must have been. And opposition? I can only imagine. In the end however, the ordinance and the City of Yucaipa have become legendary for their work and achievement in protecting the mobile home owners living in Yucaipa mobile home parks. The city did not only establish an ordinance that protects residents from large or unfair rent increases, they also included a provision to guarantee park owners that they will always be entitled to a fair and reasonable return on their mobile home park investment; a very fair and necessary clause in it's proper context.

As proud as I was with the city and the creation of this ordinance, I've learned that over the years, that the very language in the ordinance that was meant to protect the residents and park owners has become the very language that allows opportunistic ... or predatory **investors** to gain outrageous rent increases.

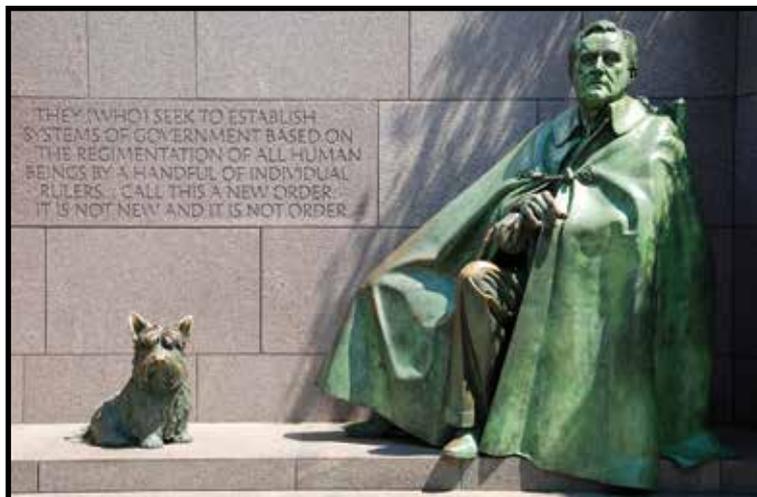
Unfortunately, unscrupulous **investors** have exploited what have now become loopholes ... (and they are loopholes), that as small and insignificant as they appear on the surface, are like black holes leading to an abyss of misery for those that are affected. We know the realities and we know there is work to be done.



CORRECT ANSWER: THE RIGHT WAY! ... Just do what's right.

The City of Yucaipa is at a cross roads where they will either be remembered for being the city that addressed the injustices and made the necessary corrections (that cities all across the state will most likely adopt), or the city that has turned their back, kicked the can down the road or buried their head in the sand. We do not want to see a diminishing of any type, whatsoever, to existing park owners; our issues are with greedy opportunistic investors. It's important to recognize that some of the most vulnerable citizens in the community have been and continue to be impacted in detrimental ways that have turned their lives upside-down. We are looking forward to locking arms with city staff and council while together we seek real solutions.

I was reading a little history —Franklin Delano Roosevelt’s State of the Union “Four Freedoms” (January 6, 1941)



*Franklin Delano Roosevelt’s January 6, 1941, State of the Union address introducing the theme of the Four Freedoms: Throughout his political career Roosevelt championed the cause of human rights. In his annual State of the Union address to Congress of January 6, 1941, which was delivered at a time when Nazi Germany occupied much of Western Europe, he asked the American citizens to support war efforts in various ways. He stated his vision of a better future, founded upon four freedoms: “In the future days which we seek to make secure, we look forward to a world founded upon four essential human freedoms,” some traditional and some new ones: **freedom of speech, freedom of worship, freedom from want, and freedom from fear.***

*Roosevelt’s January 6 State of the Union address became known as his “Four Freedoms Speech”, due to its conclusion that described the President’s vision of a worldwide extension of the American ideals of individual liberties summarized by these four freedoms. To put it another way, FDR’s speech was known for “identifying the objectives of the war and revealing his hopeful view of the postwar world”. **The speech helped to awaken Congress and the nation** to the dire war calling, articulate ideological aims of the necessary armed conflict and appeal to the universal American belief of freedom. Domestically, the Four Freedoms were not something that Roosevelt was able to achieve through simple legislation, although they provided a theme for American military participation in the war. Of the Four Freedoms, the only two described in the United States Constitution were freedom of speech and freedom of worship.*

I thought this was an appropriate piece for our October YMRA Newsletter as we are quickly approaching 2019 and another review of the Mobilehome Rent Stabilization Ordinance. You see, here we are nearing the end of 2018, and though solutions are possible to protect mobile home owners living in Yucaipa mobile home parks, many folks all around in the mobile home community are living in fear and have experienced severe hardships. Since the recent purchases of Executive Estates, Wishing Well, North View Estates and not all that long ago, Carriage Trade Manor, we’ve seen a convincing pattern. We know from what has happened in mobile home parks across the state, that mobile home park investing has become a real estate investment of choice; with a cycle of purchasing parks and jacking up rents in Rent Stabilized communities by investors that ‘walk in’, knowing the economics of the parks they purchase and if those purchases will be profitable or not. We’ve tried to enlighten ‘The powers that be’, however, they have either been in denial or simply just haven’t cared. In the past, we’ve been told “What are we suppose to do?”, “We have to follow the law.” I’ve been told this by the very people that could actually change the law; which actually happens to be certain aspects of our Municipal Code. We are growing optimistic in that we may soon at least be able to have discussions and even a new dialogue. We will keep you informed.

I was looking for a word that describes a person (or people) that challenges the status quo ... the accepted standard or set policies, that in reality, are clearly just plain wrong.



Dissident: dis-si-dent /'disedent/noun

1. a person who opposes official policy, especially that of an authoritarian state.

Merriam-Webster: disagreeing especially with an established religious or political system, organization, or belief.

Political dissidents are people who question and criticize state policy or the 'dominate narrative' which is broadcast by mainstream media and accepted by the majority of the population. A dissident, broadly defined, is a person who actively challenges an established doctrine, policy, or institution. When dissidents unite for a common cause they often affect a dissident movement. The word has been used since 16th century in context of religion.

I'm not sure if 'dissident' really is the right word, however, I am wondering who we are in that we so badly need a certain amount of change, yet want to have a good rapport with city staff and officials. We realize we have some rebuilding to do; however, it seems that so many people in high positions say that things are so (the way they are), in good order and can't or shouldn't be changed to the point it is believed by all and considered to be true ... and that is the only way and there is no changing it. We respectfully beg to differ. We are optimistic that we might soon have an opportunity to discuss the issues in the kind of detail necessary to actually see some progress ... and ultimately, some change and solutions.

Are we all dissidents at this point, living in our mobile homes, waiting to see if our park will be targeted as the next opportunistic investors choice to make a play for a massive rent increase? I think we are. And I think we have no choice but to speak up.

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YMRA Nominating committee to present nominees ...



At our September 8, 2018 Open Monthly YMRA meeting, we had established our Nominating Committee as per our YMRA By-Laws. In turn, the committee selected Jo Sutt, from Wildwood Canyon mobile home park as their Chair. Other committee members are Irene Vasquez from Grandview West, Yvonne Hulsebus from Yucaipa

Crestview, Theresa Hernandez from Yucaipa Village and Wayne Schroder from Lakeview. We want to thank all of you for your support in volunteering to help expedite this YMRA obligation.

The Board positions that are open for election/re-election are the YMRA Chairman and the YMRA Treasurer. As you should all know, Tony Slaick is the current YMRA Chairman and Priscilla Holdridge is our Treasurer. The rest of our committee has not been on board long enough to complete a term.

The open positions that are not filled are Recording Secretary and Assistant Treasurer. We still have an open position for a Parliamentarian. The Parliamentarian is an appointed position.

If you would like to make nominations for any of the YMRA Executive Board positions, please attend the October 13, 2018 Open Monthly YMRA meeting, call 909-797-9732 or email ts.ymra@gmail.com.

Notice: YMRA Executive Board elections will be held at the November 10th YMRA open monthly meeting. Nominations for Executive Board positions will be taken at the October 13, 2018 Open Monthly meeting.

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Congratulations to the residents at North View Mobile Estates!



In a meeting with Peter Wang (investor/owner of Carriage Trade Manor, North View Estates and Executive Mobile Estates), North View manager Lori Silivera, and a few folks from Executive Estates, Peter Wang assured the group that the residents at Executive could relax and have nothing to worry about as he will only charge the residents \$24 a month per space for fifteen years (that's just under \$650,000.00) for the Capital Improvement of the street repaving (based on a yes vote of agreement from the residents) and will only raise rents by "\$15.00 OR LESS" next year; basically enough to cover the increased cost of taxes, insurance, etc.

Peter Wang spoke of the happy cohesive environment that he helped create and how the **residents at North View are so pleased with the outcome of their \$95.00 per month rent increase**; after all, they voluntarily chose this and why wouldn't they have? Lori agreed in affirmation. As obvious as this was to Peter Wang and Lori, I did interject with the fact that we had talked to many of the folks at North View that agonized over their decision to accept Peter Wang's \$95 per month rent increase offer. It was clear to us that they accepted the offer because they felt fighting it would result in the same outcome as Carriage Trade, which was not only a ~\$95 per month rent increase, but also cost them legal fees.

In the meeting with Mobile Home Park Investor Peter Wang

Peter Wang's admitted strategy: aggressively raise rents, buy mobile homes within the parks he owns and offer them as rentals to avert rent control.

Peter Wang, was very candid in describing some of his primary basic business tactics. Asked about his intentions, he very openly stated "We are looking to aggressively raise rents", however, he added, 'one thing to keep in mind is that I take good care of the park'. When asked about mobile home purchases and if he planned to rent or sell the mobile homes he acquires, he answered that he would be renting them, as "renting them is the best way to avert rent control." Asked if he ever blocked the sale of a mobile home by rejecting a potential buyer from qualifying to live in his parks, he replied that, that is illegal and state law prohibits that. Also, he stated that with as many parks as he owns and as many years as he has owned mobile home parks, if that were true, there would have been an investigation, people would have found something online and he would have been arrested. There was much more.

Conclusion, if Peter Wang has bought your park, expect your rents to go up as high as 'legally' possible (Peter Wang does have a team of experts and lawyers). Also, expect resident owned mobile homes to gradually become rentals as Peter Wang purchases them and does what he does to 'avert' rent control.

Clearly, Peter Wang has found Yucaipa to be the city of choice for buying parks and jacking up rents. Why Yucaipa you might ask? There are clearly a number of reasons and we are in hopes that we might soon be able to address the issues with a serious open receptive group of leaders that can make a difference.

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It bears repeating...



Alright, what do we have to do? If you are not on this list by the time the issue surfaces, we might just form a spanking committee. These will be the people that come over, knock on your door and paddle your ... well, it was only a thought. This is important though. If you do not do this, you really could end up with a spanking and it won't be from us.

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.

If you would like to review YMRA's submissions (or listen to the study session) regarding the 2017 review of the ordinance, go to: <http://yucaipa.org/wp-content/uploads/mhp/10192017Web-2.pdf> (Attachment B, beginning on page 30)

Also, you can read or listen to additional content (Carriage Trade Manor, etc.) at:

<http://yucaipa.org/government/commissions-and-committees/mobilehome-rent-review/>

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We have had inquiries from people that feel they might have been overcharged for their utilities. We have included a section from the Frequently Asked Questions compiled by the California State Senate Select Committee on Manufactured Home Communities:

#13 Where can residents get help if they suspect they are being overcharged on utility bills?

Most parks are “master-meter” operators that own, operate and maintain the electric, gas and water distribution system within the park and bill their residents with the monthly rent statement. Under the state Public Utilities Code, master-meter customers (parks) shall charge no more than the local serving utility would charge a resident, including passing through any low-income rebates or discounts, such as “CARE.” Residents can call County Weights and Measures (W&M) to have them check the accuracy of their meters and assure they have been correctly calibrated. Some W&M offices are willing to look into billing complaints, such as failure to provide proper billings or post rates, but most only check the accuracy of the meters. The California Public Utilities Commission (CPUC) is required to take informal complaints (800-649-7570) from residents in master-meter parks. The CPUC often refers these complaints to the serving utility to work out with the park management. If a third party billing agent prepares the utility billings for the park, the management shall disclose the contact information of the billing agent on residents’ billings. (Civil Code §798.40(b))

Recap:

- The resident must prove overcharges.
- CPUC is required to take informal complaints (800-649-7570).
- Contact information for the third party billing agent must be disclosed on the residents’ utility billings.

According to ... Eric Glasser, Crestview Mobile Estates:



SENIORS - Sooner or later you will find yourselves in the same boat that I found myself in recently. I was trying to put together my final papers, we all know about that, but do you know about getting them notarized? I was unaware and unfamiliar. Well, I was informed that AAA would do it, yes but bring your witness and your check book. Also, our senior center has someone come in once a month? I was told that there is a mobile notary, but can't find. If you can let us know. Finally right here in Yucaipa, in the Stater Bros. Shopping Center, there is the UPS store that has a notary on staff all day and they will provide witnesses, for a small fee.

I'm telling you this so you will not have to go through all the things that I did. I hope I'm saving you time and money.

There may be other services for us that we are not aware of, especially services for seniors, that we may be in need of later on, so we all can be informed,

Eric Glasser, Crestview Mobile Estates

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AB 3066 Awaits Governor's Decision



The Legislature passed AB 3066 (Stone) the Mobilehome Residency Law Protection Act. At the time of this writing, the Governor had several more weeks to sign or veto AB 3066 (Stone).

As Governor Brown considers several hundred bills passed in the California Legislature, he will most likely have already signed or vetoed this bill before you receive this publication. According to the Governor's office, the

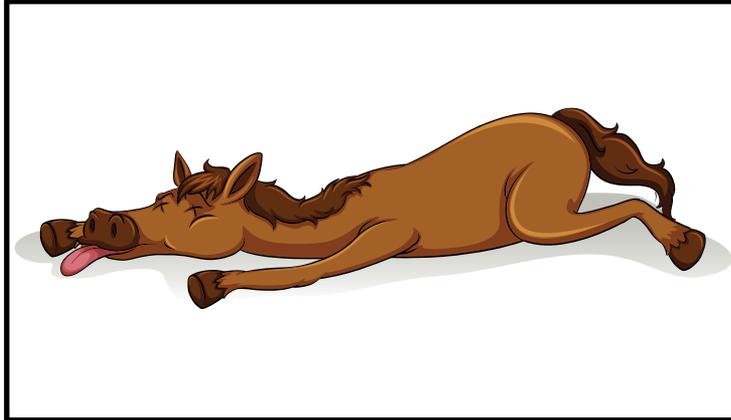
Governor had 919 bills to consider.

You can continue to keep in contact with your GSMOL Chapter President or Legislative Contact, GSMOL Associate or Region Manager, or GSMOL Zone Vice President.

Find Zone and Region leader information at www.gsmol.org/contact or contact Ann Anderson (GSMOL) 805-895-8319, email a.bushnellanderson@gmail.com. Please be respectful of her time.

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Are we kicking a dead horse?



(No offense meant to horse lovers). It's an old expression and I'm using it as saying, it seems we've been giving that nudge, like that tap, tap with your foot, on the dead horse ... hey get up! It ain't gonna happen. Is that the mobile home resident community? We've asked for someone to volunteer for our Recording Secretary position for six months now, as well as asked for mobile home office volunteers to staff the office. It's already covered for the most part (Mon, Wed and Fri from 10a.m. to 12p.m.), however, we need a little back up or 'fill in' from time to time. If you're willing to help, please contact us. Thanks.

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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.

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

Come to our next open monthly meeting Saturday, October 13, 2018 from 10 -11am. Located at the Yucaipa Women's Club Building, 35215 Avenue A, Yucaipa, CA 92399

This publication was printed at no cost to YMRA members. This magazine is supported by the advertisers.
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YMRA Membership Renewals



The Yucaipa Mobilehome Residents' Association (YMRA), is a 501(c)(4) Non-Profit Organization that has been **servng 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 _____ Optional

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Notes: _____

Please Join or renew today

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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

A Few Thoughts from Publisher Frank Wodley

You are one of 15,000 mobilehome owners in California receiving a regional magazine every month. It takes a TEAM of dedicated volunteers to bring this to you: a) Tony Sliack, YMRA President, provides the content and I put it together, b) I pay for printing and deliver the magazines to Tony, and c) Numerous folks volunteer their time to walk the many parks to deliver the magazine door to door to you.

We all love what we're doing; otherwise, we wouldn't be doing it. And we do it for YOU! We want you to be informed, and be able to protect yourself. We want you to know you are not alone, that there are folks who care about you and will help you.

NEW FEATURES

I'm entertaining several new items for the magazines:

- **A photos page(s).** Send me your high resolution photos from park get-togethers, parties, pot-lucks, and meetings. Everyone likes to see themselves, so here is your chance. Email to: fawodley@yahoo.com
- **A park newsletter.** If you have a park group, like a Home Owners Association or other resident's group, let us print your newsletter. Or if you, as an individual, want to start a park newsletter, I can help. We'll do it absolutely free of charge. You might even make a few bucks. **Call Frank at 818-886-6479 or email him at fawodley@yahoo.com.**

DON'T BE SHY

We love your **feedback** because that's the only way we know what you think about the magazine. Is there something we can do differently, something we can add, or something we need to eliminate. **Let Tony and I know.** Our contact information is in every magazine.

DON'T TAKE US FOR GRANTED

The magazine is here today, but it can be gone tomorrow. Only you can guarantee its continuation. You can do that: **a) With your feedback, b) By supporting those businesses that advertise in the magazine and c) By calling those businesses that advertise in other magazines and asking them to advertise in this magazine.** Why would you do that? Because we are the only magazine that is focused on helping you. We will even share our profits once the magazine becomes profitable. So **it's to your benefit to support our efforts.**

Thank You!

W

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