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Owner's Network
(MHONET)*

Sacramento
Edition

NOVEMBER 2019

VOLUME 1 NUMBER 2



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Why Should I Choose Foundations Plus?

Jonathan , the owner of Foundations Plus, started out in the manufactured home industry at age 16 working summers with his dad. Foundations Plus is really a family trade and Jon is the 3rd generation. Upon graduation from high school, Jon went to work full time with his dad. He was a quick learner, and had a mechanically inclined mind, great communication skills, and a charismatic personality. His performance was exceptional. Six months after starting with his dad, he was the lead on a crew of two.

A few years after starting a family, Jon looked to broaden his skill base to include all types of mobile home services. He doesn't settle for the status-quo and consistently looks for ways to improve and excel in his performance.

Jon has been working for highly reputable company the past 12 years. This experience taught him the ins and outs of manufactured home services, from roofs and decks, to customized complete remodels, duct cleaning, sales estimates, time management, and leadership. His goal is to exceed customer expectations, he doesn't take short cuts, and provides clients with honest, written, upfront fair estimate. Jon's goal is to keep keep returning customers by upholding his work-ethic.

When working with retired individuals on fixed incomes, Jon makes sure they don't get unnecessary services or charges. Jon does all his own work, so you can count on excellent work at a fair price. He will give a 10% discount on all work to seniors and veterans. All re-levels get a free report. Like Foundation Plus on Facebook and Jon will wave his service call fee.

We at Mobilehome Magazine ask you to support all of our advertisers, as they are the life-blood and allow us to publish a magazine for the mobile/manufactured home community. Let us know how everything works out if and when you use their services. Thank you!

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Mobile Home Owner's Network MHONET

Serving Mobilehome Owners in California

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To God be the Glory

www.mobilehomemagazine.org

"Homeowner's Insurance"

This article is the opinion of Mobilehome Magazine, and only Mobilehome Magazine. We've been an advocate for a long time and we have a suggestion. Every homeowner should be able to easily challenge illegal acts of their park and be protected against retaliation.

Just like driving a car requires a drivers license, the ownership of a mobile home should require "homeowner's insurance" to protect against illegal acts by their park (cost just \$24/year). Those without "insurance" should be fined or sanctioned.

YOU'RE UNPROTECTED

Whether you like it or not, you're not protected. We've said this time and time again. There has never been a viable way for mobile home owners to enforce the Mobilehome Residency Law (MRL). If you don't believe us, check out the Senate Select Committee Hearing titled "Mobilehome Residency Law Enforcement Problems (Mar. 1987)" at <https://mobilehomes.senate.ca.gov/hearings>.

All 365,000 of us are sitting ducks and the park owners love it. In fact, we believe they are instrumental in making sure we are not protected. The park owner's group, the WMA, has done a terrific job allowing park owners to violate the law at will. And many do!

IT'S TIME TO BREAK THE CYCLE

Park owners love you. Your apathy means millions of extra dollars in their pockets every year. And they will fight our idea of "owner's insurance" tooth and nail.

Let's break the cycle. Instead of advocates begging you to join their group, **you should be driven to join on your own**. And you should encourage your friends and neighbors to join also.

THE CATCH

There is one catch. After you join a group, you must be vigilant. Watch to see the group you joined is a) Transparent, i.e. publishes information about membership and finances, and b) Actually does what they say they would.

YOU CAN TRUST MOBILEHOME MAGAZINE

We won't steer you wrong. We've always fought for you. We've printed and distributed over 2,000,000 magazine at no cost to you. We'd say we have earned your trust. Help us help you. It is time to protect yourself. It is time to break the cycle. Protect yourself against park owners who violate the law!

Please Help Us Understand

We are having a hard time understanding the decision making process of mobile home owners when it comes to protecting the equity in their homes and their rights as residents in a mobile home park where they lease the land under their homes.

In our experience, owners don't like to discuss advocacy and usually go out of their way to avoid it altogether. We've been at this for sixteen years. We've publishes hundreds of issues of magazines and printed and distributed over two million copies of Mobilehome Magazine since its first issue in September 2011. All at no cost to the community. We believe our dedication shows we are genuinely interested in helping you. Our question, however, is do you want our help? Our many suggestions fall on deaf ears. Your lack of response speaks volumes and we often ponder whether or not we should continue. We need your help to understand why you feel as you do.

BACKGROUND

We believe there should be no debate on the following:

- If you own your home and pay rent to a landlord, you are very vulnerable, including the value of your home and your rights as a homeowner.
- The present system used to enforce the Mobile-home Residency Law (MRL) doesn't work (we're talking about hiring an attorney and litigating violations of the MRL). In fact, it is the one and only way homeowners have had to enforce the MRL. If you're a student of such matters, you know your advocates testified in 1987 that hiring an attorney and going to court doesn't work. That's 32 years ago!

In other words, you as an owner of a mobile/manufactured home have never had any rights. Never! The MRL is valueless, not worth the paper its written on. It doesn't protect us because we have no viable means to enforce it.

We have advocated under a few different names: Coalition of Mobilehome Owners - Los Angeles County (COMO-LAC), Coalition of Mobilehome Owners - California (COMO-CAL), Mobilehome Magazine, The Digest, Mobile Home Owners Network (MHONET), etc. And we have provided the California Community more information over the last 16 years than any other advocate. Our friends at Sham Conversions gave us a nice

promotion many years ago: *"Hands down the absolute best mobile home newsletter out there. Worth the price of membership just for that alone. Started by Frank Wodley and run people who actually live in a mobile home park like yourselves. I urge you to become a COMOCAL member."*

Today, Mobilehome Magazine is growing. We're reaching over 12,000 homeowners. Although we shut down COMO-LAC and COMO-CAL, because we felt there was a better way to help you, Mobilehome Magazine and MHONET continue to try to protect you and the other million folks living in mobilehomes in California.

- We are offering a low cost / no cost way for you to enforce the Mobilehome Residency Law and protect yourself. We are working to compile a list of attorneys who are versed in the MRL and who will consult with and write letters on your behalf. In our experience, that's often all that's required to get your manager off your back. If enough join, we should be able to offer NO COST legal services to all of our members.
- We won't activate MHONET'S "legal program" until 300 homeowners have emailed us they want to participate and are willing to pay \$24/year for the service, which also includes a help-line, and a quarterly magazine.
- Mobilehome Magazine (The Digest, the Vallejo Mobilehome Magazine, the Sacramento Mobilehome Magazine) continues to provide homeowners with information, as we have over the last 16 years. Mobilehome Magazine has even offered to share profits with those that support us (help us get more advertising and support our advertisers). These profits can be considerable. In the case of one magazine in the North San Diego area, one magazine nets over \$10,000 in profits every month. A significant portion of that \$10,000 can be yours, to help you protect yourselves.
- Joining MHONET provides you peace of mind. You have someone to consult. And if and when you need legal assistance, we will provide it to you at a low or no cost. Isn't a payment of \$24/year worth the peace of mind?
- Please take our survey on the next page. Help us understand why there is so much apathy amongst the mobile home Community.

Take Our Survey & Help Us Understand

1. Do you agree you are vulnerable when you lease the land under your home? Yes____, No_____.
2. Do you agree that although you may not have a problem today, you could have a problem tomorrow (parks are often purchased which means your owners can change overnight)? Yes____, No_____.
3. Do you agree mobile/manufactured home owners in California are all in the same boat, i.e. we are a Community? Yes____, No_____.
4. Do you agree that what happens to one homeowner can happen to others? Yes____, No_____.
5. Do you care about your rights and protecting the equity in your home? Yes____, No_____.
6. Would you know what to do if you received a notice (7-day, 10-day, 60-day)? Yes____, No_____.
7. Are you worried about being evicted? Yes____, No_____.
8. Are you worried about retaliation if you speak up or challenge the park? Yes____, No_____.
9. What would you do if you received an eviction notice from your park? (Circle the letter(s) that apply) a) Search for help online, b) Ask a friend or neighbor, c) I'd write a letter to management, d) I don't know what I'd do, e) I'd ignore the notice. f) I belong to MHONET, I'd consult with them. g) Other....
10. Do you feel either the government or a resident organization should assist you? Yes____, No_____.
11. Do you know and understand how joining MHONET benefits you? Yes____, No_____, Not exactly_____.
12. Why have you decided not to join MHONET? (Circle the letter(s) that apply) a) I think it would be a waste of money, b) I don't need legal assistance or information, c) I don't have a problem that would require an attorney, d) I'm afraid if I join management will retaliate, e) I didn't know about MHONET, f) Other (use another sheet of paper to explain).
13. If you'd like to join MHONET, please provide us your email address so we can notify you when MHONET begins its "limited legal" program. I'd like to join. My email is _____.
14. What have you done in the last 5 years to protect your rights and the equity in your home? (Circle the letter(s) that apply) a) Read Mobilehome Magazine, b) Supported Mobilehome Magazine with a donation or by using one of their advertisers, c) Joined GSMOL, d) Joined another group, e) Donated \$\$, f) I haven't done anything. g) Other.
15. Why do you think the Community is so apathetic? (Circle the letter(s) that apply) a) Residents are afraid, b) Residents don't have \$24, c) Residents think they are protected already, d) Residents feel protection should be free, e) Residents have faith the Mobilehome Residency Law protects them, f) Residents believe a government agency (which one?) will help them, g) Residents believe a resident's organization will help them (which one?), h) Residents simply don't care and want to be left alone, i) Residents don't think anything bad can happen to them. j) Other.
16. Are you willing to step up and break the cycle of apathy? That means spending the money to join a group you feel will protect you. Yes____, No_____.
17. Do you want to see Mobilehome Magazine continue providing you information? Yes____, No_____.
18. Do you know you can reach us at fawodley@yahoo.com, 818-886-6479, or by writing us at Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA? Yes____, No_____.

Please help us understand by taking this Survey. You can save a stamp if you copy and paste it with your answers circled in the body of an email and send it to fawodley@yahoo.com. We'll also record your answers if you call us at 818-886-6479. If you decide to join MHONET, don't send any money, just let us know you want to join when our "legal" assistance program begins. Let's break the cycle. It's past time. But only you can do it, we can't do it for you. Trust us. We only want what's best for you. **Thank You from Mobilehome Magazine.**

Mobile Home Owners Speak Out to Mobilehome Magazine

Recently, Mobilehome Magazine received emails from a couple of mobile home owners. We thought you might be interested in what they had to say:

ELAINE WOODRIF, PETALUMA CALIFORNIA

Elaine Woodriff received a letter, one of several thousand sent by Mobilehome Magazine to mobile home owners around California in July 2019. It contained a promotion for *The Great Deception, Mobile Home Owners - Victims of a 30 Year Conspiracy*. I received the following emails from Elaine:

(August 29, 2019) The residents of Capri Villa are not active with mobilehome associations. As far as I know, I am the only one who is a member of an association. Capri Villa is a small park. No meeting room, just a laundry room, and a swimming pool. Mixture of Hispanics and Whites. Very little resident communications. I have been a GSMOL member since sometime soon after moving into this park in 1997. Though I have not ever received much if any mailings from GSMOL and didn't know much about it, I continued to pay annual dues in the belief that if I ever had park legal problems, GSMOL would help out.

(October 13, 2019) I am at Chapter 52 in your book The Great Deception, which I ordered from you on 8/23/2019 after receiving your order form. Now that I have read most of your book, I realize that they probably wouldn't do much for me. So I will not be renewing my GSMOL membership.

(October 13, 2019) From what you publish in your book, The Great Deception, which I have almost finished reading, makes it very clear that the owners took over GSMOL. It figures. Same as everything else in life. Our government and all its acronym departments are a good example. That goes for the state governments and most big corporations. It goes on and on and on, ad infinitum.

(October 13, 2019) I'm very glad that I bought your book (glad that I happened upon the mailing from you that somehow landed in my mailbox--otherwise I would never have known about GSMOL.) The Great Deception is an excellent book with much valuable information for mobile homeowners. Thank you for putting it together--much effort and time on your part.

RESIDENT IN CHATSWORTH CALIFORNIA

This Chatsworth resident volunteered to help organize the park by writing a flier to distribute to the 200 homes. This is her email:

(October 8, 2019) After much research and numerous starts the overall message became to depressing with no real solution.

Realizing that the owners of mobile home park hold all the cards leaving "tenants" with little recourse to fight or demand better. Just looking at this park, the lease amounts increase each year yet the roads within the park deteriorate as do resident driveways, one would think that the owner of the park would reinvest in maintaining the facilities, therefore justifying the lease increases. This simply does not seem to be the case, yet the residents pay-up and go on with life as usual.

There is little recourse for residents of mobile home parks who have their homes on leased land, they are, as one of the biggest investors in mobile home parks states; "as if tied to the booth at a Waffle House", ripe for being taken advantage of with no real recourse. I assume most of the residents here feel rather safe as the park has remained under the same ownership for years and until something happens that truly upsets the status quo they will continue to simply go along, regardless of any efforts to organize or gain even the minimal amount of participation.

People here live in fear of retribution if they were to be seen as "causing trouble".

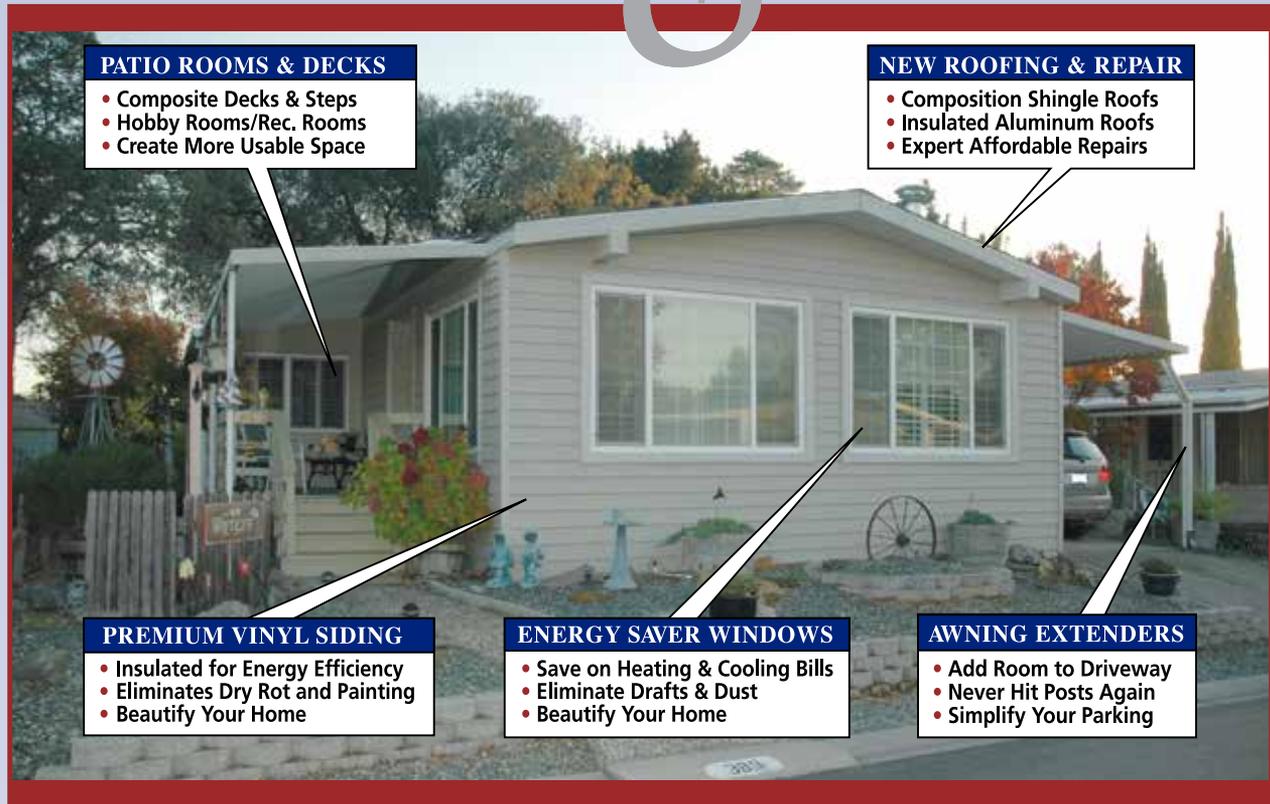
I truly think that the entire mobile home model of owning a manufactured home and placing it on leased land is a recipe for grave abuse by the land owner and that unless mobile home owners wake up and get their prospective states and legislators to change this model they will continue to be seen as less attractive and marginal temporary homes. With rising home costs, cost of apartment rental and cost of living in urban areas rising at rates unsustainable for low to middle income, manufactured homes need to be reconsidered as a viable alternative to traditional stick built homes.

Residents need to wake-up! And it is highly unlikely that this will happen unless something changes that affects them and their home directly.

Name withheld upon request.

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

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