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Owner's Network
(MHONET)

Sacramento
Edition

OCTOBER 2019

VOLUME 1 NUMBER 1



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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

PUBLISHER FRANK A. WODLEY

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To God be the Glory

www.mobilehomemagazine.org

We Want You Protected

Never in history have owners of mobile/manufactured homes had a viable means to enforce the Mobilehome Residency Law (MRL). And laws without enforcement are worthless. That all changes today! Mobilehome Magazine and the Mobile Home Owners Network have teamed to bring all California homeowners an inexpensive, simple, and effective way to enforce the law, to receive important information and organize, all very critical to protect your home equity and rights.

Beginning today, we welcome your email letting us know you want to be part of this new program. Simply send an email to fawodley@yahoo.com, write JOIN MHONET in the subject line and provide us with your contact info in the body of the email. Send no \$\$\$. We will email you when we launch the program.

Here are some questions/answers that will help you understand how the program works:

Question. When will the program be launched, i.e. when can we get legal help, receive the magazine and call for advice? **Answer.** For the program to be viable, we will launch only after 300 homeowners have pledged to pay \$24/year. That will provide us \$7,200, enough to hire an attorney, and administer the program.

Question. How much does the program cost per year? **Answer.** Only \$24/year, \$2/month or 7 cents a day. Peanuts to most homeowners!

Question. What if I don't need the legal portion? Can I join and get a discount. **Answer.** Sure, how about \$14/year to join without legal.

Question. I'm afraid if I join, management will retaliate. **Answer.** a) Management has NO WAY of knowing unless they can intercept your emails. b) Retaliation is against the law. c) Now you have the support of MHONET and an attorney who can advise management that it is illegal to retaliate.

Question. I'm reluctant to give you my email address and contact information. You might sell it or give it to others. **Answer.** Trust us, we will keep your information confidential. NO ONE will see it.

Question. I'm concerned that you will call me, perhaps asking for more money or something else. **Answer.** There is no need to worry. It won't happen! We simply have no need to call you, nor do we have the time.

Question. Why is it critical I join? I've never joined anything in the past and seem to be ok. **Answer.** a) This is a huge opportunity for homeowners to finally organize, be informed and get low cost legal assistance. b) You are not protected today. The Great Deception let the cat out of the bag – our statewide "advocate" is not helping us, it is helping park owners. c) The threats are real. There are unscrupulous park owners who are not satisfied collecting rents, they want a chunk of your home equity, and often get it at time of sale. d) While you thought others were protecting your rights, park owners took over GSMOL. Your apathy and complacency helped park owners. Now the homeowner community is without protection. Don't let that happen again. Join MHONET!

Question. How will I benefit? **Answer.** (1) You will receive an informative magazine every-other month by email – 6 total. Eventually, as the program develops, you will receive a hard copy magazine, perhaps monthly – 12, (2) You will receive discounts on the books we offer – The Great Deception (\$20), Our Frequently Asked Questions Handbook (\$7), Mobilehome Wars by Donald DeVore (\$15), and Don't Call Them Trailer Trash (\$25), (3) You will have access to our HELP-LINE (hours and days to be determined), (4) You will be able to submit complaints to us which we will address in a timely manner. We will decide if a consultation or a letter from our attorney is warranted. There may be a small co-pay for these services. Remember, there are very few attorneys that have experience with the MRL. Those that do may charge between \$175-\$250 per hour. (We, before we became advocates, paid \$1000 to an inexperienced attorney for one letter.) We expect the co-pay for a consultation to be \$50 for a half-hour, and about \$100 for a letter.

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Question. What about homeowners without email? **Answer.** They will not be able to participate without an email address; however, as the program develops, they will. We will explain that transition later. If they can use the email of a friend or relative, they can join by using that email.

Question. Is this a good deal? **Answer.** No. We feel this is an excellent deal. Remember, homeowners have no rights today and are not being protected by any organization, private or government. Sure, there are a handful of regional organizations that are doing good work; however, none of them offer a viable means to enforce the MRL. We are the only ones that do.

Question. Can you trust us? Might we be taken over by park owners as happened to GSMOL? **Answer.** Absolutely. Remember, Mobilehome Magazine has

furnished the community of homeowners 1,500,000 copies of the informative magazine at no cost to the community. That's dedication. And we've run the Coalition of Mobilehome Owners – California for 12 years. (COMO-CAL closed because we decided a statewide group was not the best way to serve homeowners, regional groups were.)

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Those members in the Sacramento area will be transferred to a viable Sacramento regional group if and when it is formed. Our goal is to start the process.

Don't Give Up Your Power

We are a community. What happens to one of us can and probably will happen to other mobile home owners. Our community is very large, with 365,000 individual mobile homes in California. Over one million Californian's live in mobile/manufactured homes. I'm one and have lived in my park for over 21 years. The last 16 I've worked full time to help you and others protect themselves.

The community has tremendous buying power. Just think about food purchases. We'd guess every family's monthly budget is at least \$600/month on groceries. That's \$220 million! What about insurance or maintenance? We'd estimate \$25/month on insurance. That's about \$9.1 million a month! And it is easy to spend \$300 a year on maintenance - that's another \$9 million. Why do you think magazines are offering free magazines to parks? Simply because they can make lots of money. One magazine in the Sacramento area makes between \$.50 and \$.75 profit on each magazine they print. At 6,670 magazines for the general Sacramento area, that's over \$4,000 per month profit. That could be yours! Your regional group could use the \$50,000 per year towards providing the Sacramento area members legal services, that once and for all would mean the Mobilehome Residency Law could be enforced. Remember, no enforcement, no rights. Homeowners have NEVER had rights, simply because there NEVER has been a viable way to enforce the law.

Mobilehome Magazine is your ally. Starting a magazine from scratch isn't an easy task. Just ask us at Mobilehome Magazine. But you have an ally in us. We've been publishing and delivering magazines to the community since September 2011. Don't believe us, go to www.mobilehomemagazine.org and click on Magazines/Archive. In fact, Mobilehome Magazine has delivered over 1,500,000 magazines to the community in the last eight years, more than any other advocate. And, while others charge, our magazines have all been free.

It can happen! All that is required is one person (our park liaison) to step up and help out for their park (simply call us at 818-886-6479 or email Frank at fawodley@yahoo.com. They would be responsible for the door to door distribution of the magazine. Many find it easier to organize with "block captains" so the task is spread out amongst several homeowners. Then, every month, this person will receive enough magazines for every home in the park. For instance, Lamplighter in North Highlands has 172 spaces (perhaps less with vacant lots). So we'd send 172 magazines. Magazines usually arrive the last week of the month. Our contact would have a week to ten days to get them distributed. No rush!

How do park residents make money? Mobilehome Magazine has long had a policy to donate profits back to the community. It hasn't happened yet, because we've never had enough advertisers to pay our expenses. But as soon as that happens, and it will with your support, you'll start receiving checks every month.

That ain't all. We have a way to double the amount of money you receive each month. Watch for future editions of this Sacramento Edition of MHONET and we'll explain what to do.



THAT COULD BE HOUSING DISCRIMINATION.
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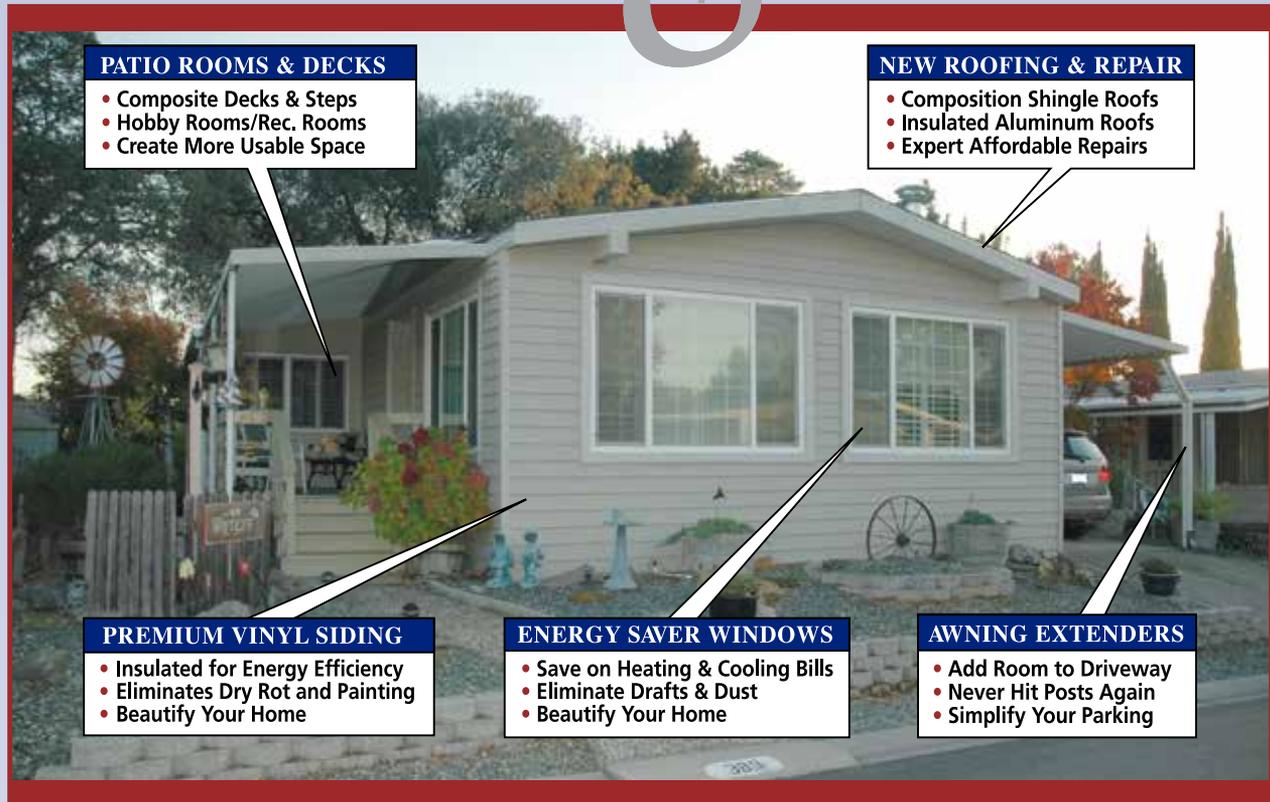


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Gerry Goodie, your professional mobile home contractor/consultant has been working in the mobile home industry for over 45 years. The first 15 years were spent on the new home side, having started at his father's mobile home factory in 1972. The past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

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