

East San Diego
**MOBILEHOME
MAGAZINE**

SERVING Santee
El Cajon, Lakeside,

MAY 2019

VOLUME 2 NUMBER 5



Inside:



The SMOAC San Diego Connection

Since 1991 to help **ALL** mobilehome residents in Santee.

May 2019 Issue

The SMOAC
San Diego
Connection



Incorporation #1975165

Congratulations!! to SMOAC President, Buddy Rabaya being named by the Santee Chamber of Commerce - **2018 Person of the Year!**



*Email: SMOAC92071@gmail.com

SMOAC President & Regional Manager



This past month I was honored with the Santee Person of the Year for 2018. My mom was my real hero.

Although you have been gone so long, I know when you left this world you knew how much I loved you for giving me life on Mother's Day. Sometimes, we would celebrate both Mother's Day and my birthday. I appreciated all the love, forgiveness, and most of all your support throughout the years.

Your life was taken so soon, but I knew that God needed a special angel. I still remember your beautiful red hair and delicate skin. I can still smell the aroma of your flower scented perfume. The words you spoke of comfort and that tomorrow would be another day has always resonated with me. In my mind, your laugh lingers in my memories.

You had the role many times of a mom and dad. You supported me through everything. I could count on you and that thankfulness has never left my thoughts to this day.

You were there through every school year. You put up with my unpredictable, stubborn moods, and countered them with nothing but love and kindness. You had forgiven every child-like comment, every slammed door, and every unnecessary eye roll. Thank you for not holding those years against me. Thank you for seeing the goodness in me even when I didn't see it in myself.

You were my best friend through my first heartbreak; I've never found a more comforting shoulder to cry on. You helped me find grace and strength even through my worst memories. Thank you for reminding me that I deserved a love just as unfaltering as the one you have for me and dad had for you. I never grow tired of your long hugs or back rubs, and I know now that even on my saddest days I'll never truly be alone. You are still by my side.

Any time I've had a bad day or a hard week, I knew a phone call with you would make it all seem okay again. You were a much-needed reality check when I'm overwhelmed, yet you always believe in me more than I did myself.

Thank you for being my role model. There have been so many times when I think of you and wonder how a person could have found such inner peace and gratefulness with the simplicity of their life. "The fruit of the spirit is Love, Joy, Peace, Patience, Kindness, Goodness, Faithfulness, Gentleness, and Self-Control." It took me years, but I can finally appreciate all those qualities, and I've never met someone who embodies them all as magnificently as you did.

Mom, you saw the best in every single person you meet. You loved our family wholeheartedly, and I know you did anything for each and every one of us. You found joy in the smallest things in life: a cat's paws, a bird's nest, a small blooming flower, a long run, or a day out in the garden. The small things you consider daily blessings are beautiful and they, too, help me recognize the joy this world radiates. You enjoyed every moment of life, never wishing it to go faster. You were kind, good, and gentle in every interaction you had with another person. Your faithfulness has not only encouraged me to grow closer to God but also shown me what it looks like to have a healthy, loving relationship. And your self-control was shown in your selflessness— you would put anyone's needs before your own.

This letter honestly should be much longer than it is— there's so much more I should thank you for. But, just know that not a day goes by without me thinking and feeling blessed that you were both my mom and my best friend.

I miss you, and will see you soon, thank you for being my hero.

Happy Mother's Day!

Buddy Rabaya
SMOAC President,
GSMOL Regional Manager
(San Diego & Imperial County)
619 919-8061 SMOAC92071@gmail.com

A graphic featuring the words "Happy Mother's Day" in a red, cursive font. A red heart symbol is positioned to the left of the word "Happy".





AB 3066 - What you need to know

If you wondered why you were charged a \$10 fee on your rent bill, this is why.

The Mobilehome Residency Law governs the terms and conditions of residency in mobilehome parks. That law, among other things, requires the rental agreement between the management of a mobilehome park and the homeowner to be in writing and to contain specified terms and provisions, requires the management to meet and consult with homeowners, either individually, collectively, or with representatives of a group of homeowners, on specified matters within 30 days of a written request to do so, and prohibits management from terminating or refusing to renew tenancy within a park, except for specified reasons and upon giving written notice to the homeowner.

This bill would enact the Mobilehome Residency Law Protection Act. Beginning July 1, 2020, the bill would establish the Mobilehome Residency Law Protection Program within the Department of Housing and Community Development, pursuant to which the bill would require the department to provide assistance in resolving and coordinating the resolution of complaints from homeowners relating to the Mobilehome Residency Law, as provided. The bill would require the department to refer matters within its jurisdiction to its Division of Codes and Standards and authorize it to refer matters not within its jurisdiction to the appropriate enforcement agency. The bill would require the department to select complaints for evaluation under the program, as provided. The bill would require the department to contract with one or more qualified and experienced nonprofit legal services providers and, if a complaint submitted to the program is not resolved during a 25-day period for negotiation between management and the complaining party, the bill would require the referral of complaints selected for evaluation to an appropriate enforcement agency or one of those nonprofit legal services providers, as provided. The bill would require management to provide specified information to the department within 15 business days from the postmark date or electronic transmission of a request for that information and require the imposition of a noncompliance citation of \$250 for each failure to comply.

Beginning January 1, 2019, the bill would require the department to assess upon, and collect from, the management of a mobilehome park subject to the Mobilehome Residency Law an **annual registration fee** of \$10 for each permitted mobilehome lot located within the mobilehome park, to be paid at the time of payment of the annual operating fee imposed under the Mobilehome Parks Act. The bill would authorize management to pass this fee on to the homeowners within the mobilehome park. The bill would require that all moneys collected pursuant to its provisions be deposited into the Mobilehome Dispute Resolution Fund, which this bill would establish, and make those moneys available, upon appropriation by the Legislature, for purposes of implementing the Mobilehome Residency Law Protection Act, as provided.

The bill, on January 1, 2023, would require the department to submit a written report to the Legislature outlining data collected from the program and make that report available on its Internet Web site. The bill would require that the data collected include specified information. The bill would also require the department to additionally report certain information to a task force convened pursuant to specified law to provide input to the department on the conduct and operation of a certain mobilehome park maintenance inspection program.

The bill would repeal the Mobilehome Residency Law Protection Act as of January 1, 2024. This bill would incorporate additional changes to Section 18502 of the Health and Safety Code proposed by SB 46 to be operative only if this bill and SB 46 are enacted and this bill is enacted last.

Special Note: We are rerunning this article to help people understand the new law benefits and requirements better.

COMMUNITY CARE and B.L.I.S.S. Background



Dyna and Kevin Jones have been in the senior care business since 2004, specializing in dementia care. In that time Dyna has been a diehard advocate for seniors and senior issues. Dyna has also performed consulting services to other care providers as trainer and coach to help them improve their levels of care, and become compliant with State regulatory agencies.



Dyna emigrated to the United States from the Philippines in 1999. Dyna performed one on one caregiving for a couple of years during which she fell in love with those seniors and she was inspired to do more for seniors. During that time she also met Kevin.

Kevin's grandfather suffered from Parkinson's disease for many years, and Kevin witnessed the devastation on his grandfather and family from the disease. His grandfather passed away after living in skilled nursing facilities for several years. Kevin's grandmother spent her last 2 years with caregivers in her home, some of which treated her well, and some of which stole from her and didn't give her the dignity and respect she deserved.

When Dyna and Kevin had been married less than a year, an opportunity arose to buy an existing six bed elderly care facility (RCFE). Dyna was so excited to have the chance of having a senior care home, but Kevin, having always worked in construction, never would have seen himself in the senior care industry. Between Dyna's enthusiasm and Kevin's experience with his own family, they knew this was a mission that fit them. That was in 2004. Now the Jones' have 2 care homes, Bosworth Gardens I & II, and run First Promise Care Services LLC which provides caregivers to people in the comfort of their own homes.

In 2018 Dyna had a vision to do something to reach the low income, underserved senior population, who somehow manage to survive on so little, until they can't take care of themselves any more and are relegated to a skilled nursing facility paid for by the state.

The vision is 2 parts: "Community Care Program" and "BLISS" (**Blessed Low Income Senior Support**).

The Community Care Program is based on providing care staff who would be stationed at a senior community such as a trailer park or apartment complex for interested individuals to get assisted care services of as little as 30 minutes a day, instead of paying an industry standard of a 4 hour minimum (at \$25+ per hour). Now these communities of seniors could have affordable help with things as simple as meal preparation, or more help with personal hygiene, and light housekeeping. For those individuals who are not even able to afford that level of care, we are creating the B.L.I.S.S. Program...

As 2019 is already ticking away, the BLISS program is partnering with a non-profit, fiscal sponsorship organization called Mission Edge. By entering this partnership, BLISS will be able to accept tax deductible donations and put those funds toward the fiscal sponsorship of many low income seniors living in senior communities such as trailer parks and low income senior apartments.

The qualifying recipients of this support will be able to receive free care services in their own homes for up to an hour a day from California State certified Caregivers. These services can be split up into 2-3 visits throughout the day to help with food preparation, medication reminders, personal hygiene, and light housekeeping. This level of free service will allow qualified seniors the dignity of having an extended period of time living independently in their own home as well as save the state money by deferring or in some cases eliminating the need for these seniors to go into a Skilled Nursing Facility. There will be 3 income tiers to qualify for these services.

Believe it or not, there are seniors surviving on as little as \$900 per month to cover rent, food, medication, and utilities! BLISS aims to give many of these people new hope and help.

BLISS will be a significant game changer in caring for low income seniors.

BLISS will be starting its focus on San Diego's east county, and will grow from there.

Before the end of March 2019, BLISS will be starting to raise funds. BLISS has already received some pledges, including one private pledge of \$50,000!

Our goal is to have at least \$100,000 in our account before sending out care teams, to ensure that uninterrupted care can be provided to those individuals who qualify.

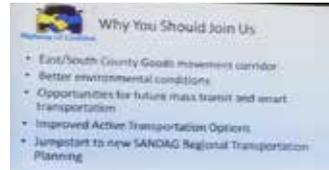
As donations grow, the help of BLISS will grow as well.

BLISS aims to change lives by one act of service at a time!



Traffic Solutions?

We all do not like traffic gridlock, Santee Mayor John Minto formed a Highway 52 Coalition. On April 10th an update was given while noting other cities are now taking notice. If you want to get involved, write a letter of support or donate to the Highway 52 Coalition by contacting the City of Santee.



Special Tribute

Lucia Tabbull (April 13, 1921 - March 27, 2019) Special remembrance as a long time resident in Meadowbrook and Santee. She loved her family and bingo. We will miss your smile and your zest for life as you have touched so many over the years! Our deepest condolences to your family and friends.

Transitional Information Seminar 6/15.

There will be a transitional information seminar on June 15, 2019 from 11a.m. to 1 p.m. A light lunch with refreshments will be served. Some of the topics to be covered are: estate planning, home insurance, care facility placement, home healthcare & hospice. For more information or if you want to RSVP please send us an us an email at SOAC92071@gmail.com.



Utilities

As you may have seen in our parks have seen our gas and electric be converted from master meters to individual smart meters. Although our park streets are a mess during this process, one advantage is that you are now the direct customer and second may be able to find a way to convert to solar. However you will have your meters in the front of your house.



Easter Baskets

We would like to thank those who donated to the Easter baskets and supplies! You will make our seniors and families happy!! Thank you for your support!

May 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Community Center 1pm	2	3	4 SMOAC 10am Meeting
5	6	7	8 City Council 7pm City Hall	9	10	11
12 Mother's Day	13	14	15	16	17	18
19	20	21	22 City Council 7pm City Hall	23	24	25 Santee Street Fair
26	27	28	29	30	31	

Website:
WWW.SMOAC.ORG

Meeting Location:
Lantern Crest Theater
3rd Floor - 10 A.M.
May 04, 2019
800 Lantern Crest Way, Santee, CA 2071



812 Likes

Santee Mobilehome Owners Action Committee, Inc.



Santee, El Cajon, Lakeside, Chula Vista, & San Diego

Send your questions:

SMOAC92071@gmail.com

Affordable rates to reach over 3,000 homes each month!

SPONSORSHIPS

Publishing advertising does not constitute endorsement for product or services.

Q
MOBILE HOME SERVICES
Q

SERVICES

- FOUNDATIONS - PIERS, PADS, SUPPORTS
- LEVELING
- EARTH QUAKE BRACING
- PERMANENT FOUNDATIONS
- PLUMBING REPAIRS & RE-PIPES
- ROOFING
- SKYLIGHTS
- FLOOD RESTORATION
- SUB-FLOOR REPAIR
- SKIRTING & SIDING
- DECKS
- FLOORING
- PAINTING
- HEATING & AIR CONDITIONING
- SWAMP COOLERS

- KITCHEN & BATH REMODELS
- BATHS, SHOWERS & WALK-IN TUBS
- AWNING & PATIO COVERS
- WINDOWS
- COMPLETE ROOM ADDITIONS

25% OFF

ANY SERVICE WITH THIS

COUPON

*Some restrictions may apply

FOR A FREE ESTIMATE, CALL 800.213.7557

Daniel Buksa

Real Estate Agent
CalBRE Lic# 01884457

(619) 368-8371

Team BUKSA

MISSION

REALTY GROUP

SANTÉE PROUD

278 Town Center Parkway #204
Santee, CA 92071

daniel@missionrealtygroup.com

www.danielbuksa.com

CORKYS

ULTIMATE
PEST CONTROL
SERVICE

Includes Special
Misting Treatment!

ASK ABOUT OUR MOBILE HOME COMMUNITY DISCOUNTS!

CALL FOR A FREE INSTANT QUOTE!
1-800-901-1102
CORKYSPEST.COM

SPECIAL
MISTING
TREATMENT!

CORKYS

WE CONTROL PESTS

Collision & Paint Center

Family Owned and Operated

619 448-8768

10% OFF

FREE Pick-up/Drop-off Service

Locations: Santee/Lakeside
Email: lloydsollision@att.net

SPONSORSHIPS

Publishing advertising does not constitute endorsement for product or services.

Computer not feeling well? Running slow? Have annoying pop-ups?

Give us a call! We can help!

Veteran owned and operated since 2000!



10054 Prospect Ave Ste. I Santee

SMOAC Special

Mention this ad and receive **20% off of labor on the first visit!**

We still make house calls!



Dear friends and neighbors of Meadowbrook,

Most of you already know Shelly through social functions and me through my continuing Handyman Service. We are excited to announce our affiliation with Coldwell Banker West, a market leader in Real Estate.

Having worked all over East County, we have our fingers on the pulse of the communities, making us better equipped to serve all of your real estate needs.

BUYING OR SELLING, WE WANT TO BE YOUR AGENTS!
Call either of us for your appointment today.



Shelly Franks-Haas
DRE# 02039316
619.852.4264
sfranks667@gmail.com



Irwin Haas
DRE# 02039317
619.394.4148
irwinhaas@gmail.com

MISSION
HOME HEALTH - HOSPICE

Matthew A. Valiere
Healthcare Liaison

2385 Northside Drive, Suite 200
San Diego, CA 92108
mvaliere@missionhh.com

Cell (619) 313-7055
Phone (855) 848-5433
Fax (888) 971-4253

www.homewithmission.com

CARPET CLEANING
\$115 Double Wide
Organic Compounds, Safe, Non-Toxic
Dries In One Hour
UPHOLSTERY CLEANING
Mike Miles - 15+ Years Experience
619-980-7834

Your San Diego HVAC Specialist

33 Years Serving San Diego • Woman Owned and Operated • Family Owned Business

Sarah Wood
Owner

Heating • Air Conditioning • Solar

★ ★ **ALLEGIANCE** ★ ★
C.S.L.B. #548700

619-449-2469
AllegianceHeatingAndAirSD.com

Our Services:

- Installation of Traditional or Ductless
- Troubleshooting, Diagnosis and Maintenance
- Annual HVAC Maintenance Packages
- High Efficiency, Eco-Friendly Models

— The Allegiance Pledge —
Pledging valuable solutions to keep you comfortable year-round

FREE DIAGNOSTIC
With Any Repair
\$109 value
Can Not be Combine with other offers

With this coupon. Not valid with any other offers. Expires 7/31/2018

SPONSORSHIPS

Publishing advertising does not constitute endorsement for product or services.



MI-Box San Diego is here for all your moving and self-storage needs whether big or small... we can cover it all.

(858) 779-2600

Locally Owned & Operated

- On-site or Off-site storage
- Short Term or Long Term
- Site to Site
- Daily Rates
- Competitive Pricing
- Estate Planning



- Patented LevelLift system
- Smooth interior walls
- Easy to use Roll-Up door
- Delivered to your door
- No Hidden Fees

We partner with many other local businesses that use our services as well...

- Home Restoration
- Realtors
- Home Remodel
- Healthcare
- Business to Business
- City/County Services

UNIT SIZES THAT FIT YOUR NEEDS
YOU CAN CHOOSE FROM 8' x 8', 10' x 8' OR 10' x 10'

Thank you for your support!

Market swings making you uneasy? Let's talk.



Kristopher B Shannon
Financial Advisor
30 Town Center Pkwy
Suite B
Santee, CA 92071
619-448-1007

Edward Jones
MAKING SENSE OF INVESTING

MKT-58941-A

Member SIPC



Best Chicken and Fish in Santee!
www.SDChickenShop.com

Chicken

- Dark / White Meat
- Tenders / Popcorn chicken
- Gizzards / Liver
- Party Wings

Seafood

- Catfish
- Cod
- Shrimp
- Calamari
- Oysters

Sides

- Fries
- Coleslaw
- Mash potato
- Mac & Cheese
- Steam Rice
- Fried Okra
- Onion Rings
- Hush Puppies
- Corn Cob
- Cornbread
- Biscuit
- +MORE!

Call in Order

(619) 631-7967
8929 Carlton Hills BLVD
Santee, CA 92071

Hours of Operation

Mon - Sat 10am - 9pm
Sunday 10am - 8pm

Danny Propp
Call me: (619) 396-3960



License #771980



Full Handyman Service

We give a PERCENTAGE back to help our disabled, elderly and veteran community.

Thank you Dixieline Lumber for your support!

* Free Estimates * Insured * Licensed * Nonprofit



SMOAC



We are at that time of the year to renew your donated membership for 2019.

We appreciate your donations to support SMOAC's core mission and much more.



Your donations can either be mailed in, or **(NEW)** go to **www.SMOAC.org** and click on our donation button. You can even donate on a monthly basis for an amount of your choosing.

We are a 100% all volunteer group that the main purpose is to protect our Rent Stabilization Ordinance (Rent Control). This allows those living in our 12 Mobilehome Parks that exercise a rental agreement of 12 months or less usually monthly to enjoy rent increases to be tied to CPI with rents increasing yearly on January 1st of each year.

We can do more with your support - Thank you!



**All Volunteer - All Donations
Working for your community!**



SMOAC 2019 Membership

We are putting the "ACTION" back into SMOAC

We are accepting 2019 Annual Membership Donations

Please send **donations Individual (\$15.00) Business(\$25.00) (Park Events)** address to:

SMOAC, Inc., P.O. Box 712022, Santee, CA 92072-2022.

Please indicate if you do not want your name published. **Thank-you for your Support.**

We could not do it without you. Please make checks payable to **SMOAC**. Opt Out Electronic

Name/Business: _____ Park Name: _____ Phone# _____

Address: _____ Space# _____ Email: _____

Greater San Diego Mobilehome Magazine

Published by Mobilehome Magazine

Serving California's Mobile & Manufactured Housing Communities

Website: 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

No Group Can Do It All by Frank Wodley

I would think you'd agree if I said "no group can do it all." I personally understand that fact after running the statewide group COMO-CAL (The Coalition of Mobilehome Owners - California) from 2005 - 2016. At the end of 2016, I decided COMO-CAL was not the best organization to serve local homeowners. My thinking extends to GSMOL. As my friend Milt Burdick, ex-GSMOL Region Manager for Region 3 stated: *There should be no misunderstanding, GSMOL is a statewide organization whose primary focus is on statewide issues. Many issues can and should be dealt with at the local level with a minimum of involvement by GSMOL.*

Services. So who should serve local homeowners? The answer is simple, local groups, like OMHA and SMMRA, should serve local residents in Oceanside and San Marcos, respectively. That means being available to answer questions, and provide some legal assistance when needed. I believe any local group can provide homeowners in these services:

- A 24-hour hot-line to help and assist members.
- Limited legal help for members, such as letter writing...
- A monthly, full color magazine for all residents in their respective local area
- Training and education for members.
- A statewide lobbyist via GSMOL

Finances. You might ask, financially, how can a local group do so much? I believe they can do the above and more. Every local group would be free to charge whatever they decide; however, I'd suggest \$24 annual dues. A portion* of the \$24 would go to fund GSMOL's lobbyist. Of course, this means GSMOL's work is funded automatically, no more beating the bushes for members as GSMOL would not longer need members. Every member of every local group would support GSMOL's work! That in it self is a break through. The balance of the \$24 would remain in the local area, serving local homeowners. After all, it is their money, right? Shouldn't they be the ones to benefit, not someone 1,000 miles away?

Only one group. As a homeowner, you would **only join one group**. For example, if you live in Oceanside, that group would be OMHA. OMHA would help fund GSMOL's lobbyist, an attorney, their own work and local park homeowner associations.

Local groups? Let's take San Diego where there are 39,000 mobile/manufactured homes. There are already three local groups in the general San Diego area: OMHA, SMMRA and SMOAC (Santee). However, residents in San Diego, Escondido, El Cajon, etc. are not served.

This can be solved, i.e. everyone served, by forming a new group to serve them - it takes only three volunteers. And as it gets bigger, it can divide. If San Diego has four groups, that means approximately 10,000 homes per

group. If each has just 500 members, that's only 5% membership, a very reachable number. Just watch!

Free magazine for all groups. Mobilehome Magazine has already offered all local groups a magazine. That offer is still good today. Today four groups are taking advantage - OMHA, SMMRA, SMOAC and the Vallejo/Napa group. The way it works is each group uses the magazine as their voice, we supplement content, we print 3,000 or more magazines for each area, and the local groups are responsible to deliver the magazines door to door.

What about The Californian? Today, *The Californian* is published three times a year and is mailed to GSMOL members. I suggest Mobilehome Magazine print *The Californian*, at no cost to GSMOL. There are several benefits: a) Less expenses for GSMOL, b) A better quality magazine and c) It can be printed monthly if necessary. I also suggest all homeowners supported by a local group receive it.. In that case, a portion of each "local" magazine can be devoted to GSMOL's work in Sacramento.

Everyone should have some skin in the game. Everyone wanting to be 'connected' can receive a magazine when they are served by a local group. Those that don't care or don't want to be connected, that's fine also. But I suggest everyone receiving a magazine make a donation of \$5/year to the local group. This way they are connected at a low cost (40 cents per month), and they will appreciate the magazine more.

Additional revenue for groups. I've always said as soon as the magazine becomes profitable, I'll share profits with each local group. This could mean **thousands of dollars additional revenue** for each group!

This reorganization solves issues. I'd like to see all local groups act under a common set of rules. Rules might include a) Transparency, b) Code of Conduct, c) Code of Ethics, d) Guidelines for elections so they are democratic and all members have a vote, e) Good communications, etc.

Competition. Competition can be a good thing. Regional groups can compete against each other in areas such as homeowner satisfaction, member growth, etc. Groups falling behind can be helped to improve. It all leads to an advocacy that better serves the community. And at a cost equal to or less than homeowners pay today.

GSMOL can help. GSMOL can suggest their members join a local group since GSMOL doesn't need members. It gets automatic funding from the regional network. This will super speed up the process! Turbocharged!

***Finances for Lobbyist.** I estimate the cost of a lobbyist at \$42,000 per year. With fifteen participating groups, that's \$2,800 per year per group. If a group has 500 members, that's 23% of \$24 or \$5.60. The balance of the money (\$18.40) stays with the local group.

Finances for an attorney. A group can hire an attorney on its own, or go with an attorney hired by it and other groups. The same figures as above would apply if the attorney were on contract for \$42,000/year.

Who wins? Everyone wins:

- a. Local groups get the funding they need to serve local homeowners. And they have input on future legislation.
- b. Homeowners get a monthly magazine, legal help, training and they have input on legislation.
- c. GSMOL benefits since *The Californian* is free and they automatically receive funds for a lobbyist.
- d. Park associations benefit since they receive funds, from the local group, to carry on their work.
- e. Everyone benefits from a monthly magazine and profit sharing provided by Mobilehome Magazine.

The new reorganization provides checks and balances. It provides uniformity throughout the network. It eliminates territorial issues. It helps struggling groups and rewards those who are successful. It networks all local/regional groups by displaying their magazines online at one website. Every homeowner has the information about his group and other groups around the state.

Making it happen. Just embrace the idea. One group at a time. One homeowner at a time. Others will see the success and start embracing the idea also. Volunteer to form a group in your area if you don't have one.

Survey - The Plan - Is This a Step in the Right Direction?

Mobilehome Magazine is always looking for better ways to serve you. Please read our article on pages 12-13. What do you think? Is this an idea worth pursuing? We'd like to hear your opinions on its content. Here are a few questions:

1. Can one statewide group do it all? ___Yes, ___No
2. Do you agree that a local group, like OMHA or SMMRA, can best serve the local community? ___Yes, ___No
3. Is a membership fee of \$25 reasonable? ___Yes, ___No
4. Our plan means you would only have to join one group. Do you like this idea? ___Yes, ___No
5. Your regional group would “service” you. It would man a hot line. You would receive a monthly magazine, and limited legal services. Plus you would be represented in Sacramento by a lobbyist.
 - a. Is this more services than you receive today ___Yes, ___No,
 - b. Would you join your local group, at least for one year, and give this idea a try? ___Yes, ___No
6. The plan automatically funds a lobbyist. GSMOL would not be required to struggle getting members, in fact it wouldn't need members. Is this a step in the right direction? ___Yes, ___No
7. Today, probably less than 1% of homeowners are serviced by a local group. Ultimately there would be a regional group for **all homeowners**. Is this a step in the right direction? ___Yes, ___No
8. Every group would automatically be a member of a network, i.e. everyone working together. Is this a step in the right direction? ___Yes, ___No
9. Every group would follow a code of conduct, would be transparent, have yearly elections, candidates would be elected not by their popularity, but by their expertise. Is this a step in the right direction? ___Yes, ___No
10. The Plan eliminates many expenses for GSMOL. It eliminates the cost of printing *The Californian*, an office and office staff. Is this a step in the right direction? ___Yes, ___No
11. A reorganization solves many problems. One significant benefit, it gets everyone working together. And it puts resources where they will do the most good. Is this a step in the right direction? ___Yes, ___No
12. The Plan funds an attorney, one who will be available to write letters on behalf of members. Is this a step in the right direction? ___Yes, ___No
13. The Plan means individual parks will have help if they want to form a HOA or homeowners group. Is this a step in the right direction? ___Yes, ___No
14. GSMOL can help accelerate this process. They can ask their members to form regional groups. All it takes is three homeowners to step up. Every additional regional group would mean more homeowners would have protection. Would this be a step in the right direction? ___Yes, ___No
15. The Plan provides groups additional revenue. *Mobilehome Magazine* has always pledged to share profits with the community. Is this a step in the right direction? ___Yes, ___No
16. As a member of your group, you would have a say and you could rate your groups performance - similar to Yelp today. Is this a step in the right direction? ___Yes, ___No
17. Friendly competition works. Groups could compete against each other. Awards for best groups. This is an incentive to do well. Is this a step in the right direction? ___Yes, ___No
18. Groups would be independent. Leaders would lead without interference. Is this a step in the right direction? ___Yes, ___No
19. Advisors will be available to group leaders (those advocates with experience and expertise). Is this a step in the right direction? ___Yes, ___No
20. Will you pledge your support for this Plan? ___Yes, ___No

We believe a reorganization is critical. We want only the best for you. Please take a few minutes to answer the above questions, then mail the completed Survey to *Mobilehome Magazine*, P.O. Box 3774, Chatsworth, CA 91313. We will share results with the community, GSMOL, and local leaders.

Thank You for taking the Survey

California Senior Parks by Donna Matthews

It is my belief that the misunderstanding and confusion concerning the Fair Housing Amendments caused the breakdown of 55+ senior parks, the mainstay of California's low and moderate housing. The reason I say this is, I believe if you read the Act (a copy printed here) and consider the standards and conditions requirements of construction for California senior parks they were specifically designated as "housing for older persons".

When the park owner applied for his Conditional Use Permit he decided what type of park he was going to construct, a senior park, a 55+ park or a family park. California laws granted **special construction concessions for senior and 55+ parks**, because of the lower occupancy per unit, fewer parking spaces were required, and less wear and tear on the park required to be provided park facilities, and park utility installations. These special concessions intended for housing of older persons were the terms and conditions under which homeowners contracted to place their home investments in the parks.

Older persons had raised their children and 55 + parks provided important housing opportunities for older persons, as per the Act, (2) (C) (i). Seniors would have access to making friends of their same age, have their own separate living units, the right to the use of all the significant park required to be provided facilities, attend as many social activities as they wished, help one another if there was ever a physical need, and feel safe.

I believe the misunderstanding and confusion was in the intent of the Act's (2) (C) (i) At least 80 percent of the units are occupied by at least one person 55 years of age or older per unit. When the 20% margin was established by Congress, it was intended to allow for unique situations such as persons residing in such housing as of the date of enactment, surviving spouses not 55 years old, and inheritance age situations, as long as the total did not exceeded 20% occupancy.

I believe the Act firmly affirmed the park owner's duty to abide by the intent of the standards and conditions in his Condition Use Permit, to have a 55+ park, as long as (i i i) the publication of, and adherence to, policies and procedures which demonstrate and intent to provide housing for persons 55 years of age or older. As per (3) Housing shall not fail to meet the requirements for housing for older persons by reason of:

Provided, that new occupants of such housing meet the age requirements of the Act.

(B) unoccupied units: **Provided**, that such units are reserved for occupancy by persons who meet the age requirements of the Act..

I found that because of the misunderstanding, confusion, and lawsuits, many fair housing complaints were accepted before they were proved valid. Many 55 + parks became all-age parks. Seniors who did not have the finances to move to all senior facilities found they were trapped in all-age parks, where there was overcrowding, parking problems, problems because of the additional strain on the utility installations, higher noise level, and more crime causing more police calls..

Knowledge is power. This information may not help now, but I believe it should be known, and if it helps even one person it is worth it. Communities may regain lost 55 + status.



W

MOBILE HOME INSURANCE *Low RATES!* LOCAL SERVICE!

VISA
MASTERCARD

PAYMENT PLANS
Se Habla Espanol!

**DISCOUNT for Combining
Mobile Home and AUTO
Insurance!**

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Fire | <input type="checkbox"/> Replacement Cost MobileHome | |
| <input type="checkbox"/> Wind | <input type="checkbox"/> Replacement Cost Contents | |
| <input type="checkbox"/> Liability | <input type="checkbox"/> Falling Objects | |
| <input type="checkbox"/> Tornado | <input type="checkbox"/> Lightning | <input type="checkbox"/> Theft |
| <input type="checkbox"/> Smoke Damage | <input type="checkbox"/> Water Damage | <input type="checkbox"/> Workers'Comp. |
| <input type="checkbox"/> Explosion | <input type="checkbox"/> Medical Payments | <input type="checkbox"/> Vandalism |

Coverage available to \$400,000!

YOUR CHOICE:

- **Replacement Cost Mobile Home**
- **Stated Value Coverage**
- **Cash Value Coverage**
- **Discounts for Home and AUTO**

*Hughes West-Brook is your Mobile Home Insurance Specialist.
With us, Mobilehome insurance isn't a sideline. It's all we do. Give us a call!*

HUGHES WEST-BROOK

Fountain Valley, California

(800) 660-0204

www.hwbins.com sales@hwbins.com

HWB

Insuring your home for
Over 40 Years
Family Owned Since 1973