

North County Mobilehome

Digest

*SERVING Over 25,000 Residents
in Carlsbad, Encinitas, Escondido,
Oceanside, San Marcos & Vista*

MAY 2019

VOLUME 2 NUMBER 5



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OMHA NEWSLETTER, May, 2019

Oceanside Manufactured Homeowners Alliance, Inc. www.omha4oside.com

PRESIDENT'S MESSAGE by Bob Markley

More information for mobile home sellers: Please make sure your realtor informs every prospective purchaser that Oceanside has rent control on mobile homes, and also inform them yourself if you meet them. You can also leave a notice inside your home informing potential purchasers of that. For a sample of such a notice, send an e-mail message asking for the sample to me at rmarkley33@yahoo.com, or call me at 760-435-1126. You should also inform potential home buyers that if they sign a lease or rental agreement of more than one year, **THEY WILL NOT BE ELIGIBLE FOR RENT CONTROL**. If potential purchasers know your home is covered by rent control, it will be easier for you to sell it. You should also remind your realtor of that fact.

I encourage every mobilehome owner who is selling or thinking about selling their home to read ARTICLE 7 of the Mobilehome Residency Law (MRL). ARTICLE 7 in the on-line edition starts on page 24 and ends on page 33. If you do not have a paper copy of this year's edition, you can read it on OMHA's website. On the home page, click on "Laws, Regulations & FAQs." On the next page click on "Mobilehome Residency Law."

Have a problem you can't seem to solve yourself? Think you might need to sue someone to get your problem solved? Small Claims Court hears cases where the money damages are up to \$10,000. Want to learn about the Small Claims Court? You can read a 53 Page booklet prepared by the California Department of Consumer Affairs, Legal Affairs Division entitled "The Small Claims Court. A Guide to its Practical Use" You can find it on-line at: https://www.dca.ca.gov/publications/small_claims/small_claims. A free paper copy is available from that department by calling 800-952-5210. Please allow a week for delivery.

Got wild raccoons? Rancho Calevero does, and here is an article about them by Rancho Calevero resident Bonnie Wright:

If you have a raccoon problem in your park, as we do in ours, you probably are aware that they are not just a nuisance, but also they can be destructive to property. Our residents have tried ammonia, mothballs, lights and whistles, you name it--all to no avail. There might be less awareness, however, regarding the serious threat of diseases they can transmit to us. There are three that are serious threats to people, the worst being Raccoon Roundworm, from eggs the roundworm deposits that dry up and become airborne. They attach to clothes and hair and can be inhaled without your even realizing it. Larvae then hatch within us and attack organs. Effects can be felt within a week or two. If raccoons are a problem in your park, you might want to do a little Google search on raccoon diseases and raccoon latrine removal safeguards. There are many sites available. Try Rhode Island's Department of Environmental Management at dem.ri.gov, and on the home page, enter raccoon in the search box; then click on the small icon in the right-hand side of the box. You can also try skedaddlewildlife.com

Want to earn some extra money? Are you good at selling over the telephone? If so, you may be able to sell advertising space in the North County Mobilehome Digest and earn a nice commission from doing so. The publisher is looking for new advertisers who are not in the insurance business, since they are already well-covered for insurance. Just call Frank Wodley at 818-886-6479 for more information.

IMPORTANT MEETINGS—MARK YOUR CALENDAR!

CITY COUNCIL: Wed., May 22, Wed., June 5 and Wed., June 19, City Council Chambers
OMHA COMBINED GENERAL MEMBERSHIP and BOARD OF DIRECTORS MEETINGS: May 24 at 1 p.m. in MiraMar’s clubhouse, 900 N. Cleveland St, Oceanside 92054.

OMHA BOARD of DIRECTORS

President	Bob Markley	(760) 435-1126	Secretary	Vikki Schaffner	(406) 459-0953
Vice President	Thom Taylor	(760) 721-2429	Ombudsman	Dwight Johnson	deetleye@yahoo.com
Treasurer	Barry Horton	(760) 757-2337	Director-at-Large	Donna Cooper	(760) 453-7054

OMHA PARK REPRESENTATIVES

PARK	Name	Contact	PARK	Name	Contact
Cavalier	Ken Rollins	unlisted	Mission View Manor	Donna Morel	unlisted
El Camino 76	Frank Crowley	(760) 685-2380	Mission View West	Donna Cooper	(760) 453-7054
La Salina	Vacant		Rancho Calevero	Kevin Moyer	(760) 419-8217
Laguna Vista	Vikki Schaffner	(406) 459-0953	Rancho San Luis Rey	Debra Johnson	(714) 651-8224
MiraMar	Dwight Johnson	deetleye@yahoo.com	Terrace Gardens	Larry Schrack	(760) 453-7297
			TRICO	Debbie Mastro	(760) 529-5322

“For years, OMHA, an ardent supporter of our Oceanside Mobile Home Rent Control Ordinance, has worked diligently and effectively in educating mobile home owners regarding their rights and responsibilities. I highly recommend that every Oceanside mobile home owner join!” *Esther Sanchez, Oceanside City Councilwoman since 2000*



OMHA Oceanside Manufactured Homeowners Alliance, Inc.
 2019 Membership Application (please print legibly)

Name _____

Second Occupant _____

Park Name _____ Spc.# _____

Phone # _____

e-mail address _____

Annual dues \$10 (covers all eligible voters listed above)

Please make check payable to **OMHA** and bring to a meeting or mail to: **OMHA, P.O. Box 642, San Luis Rey, CA 92068**, or hand it to any Board member.

**WANT TO GET
 SOME EXERCISE?
 WANT TO MEET
 NEW FRIENDS?**
 If so, contact your
 park’s
 OMHA Park
 Representative and
 offer to help deliver
 the
 OMHA newsletter in
 your park!

NEWSLETTER EDITOR: Dr. Ginger Marable, 760-439-1786, drginger@cox.net

SMMRA

MOBILZER

San Marcos Mobilehome Residents Association
P.O. Box 4104 San Marcos, CA 92079-1015
Website: SMMRA.ORG



San Marcos Mobilehome Residents Association
P.O. Box 2285 San Marcos, CA 92079-1015

SMMRA MEMBERSHIP APPLICATION

PLEASE PRINT

Name: _____ Spouse _____

Address: _____ Park name: _____ Space # _____

Phone: _____ Email Address: _____

I want to volunteer for:

Membership Committee

Event Committee

Resident Representative

Political Action Committee

\$10.00 Yearly Dues **\$5.00** Legal Fund **\$5.00** PAC Fund Contribution

\$15.00 Family Dues

Check enclosed for \$ _____ payable to SMMRA and mail to: P.O. Box 2285 San Marcos, CA 92079-1015



Enforcement, And AB 3066. The “Mobilehome Residency Law Protection Act” By Lloyd Rochambeau

The law takes effect as of January 1, 2019 to allow time to collect the \$10.00 annual fee to finance the administration of the law. Collecting complaints of violations of the MRL will begin July 1, 2020 and the program ends on January 1, 2023.

There will be a review and a written report filed by HCD to the Legislature on data collected, one year prior to the expiration date. This report will include:

The total number of complaints filed.

The types of complaint allegations received and the most common ones.

* The amount of fees collected for and expended on the program.

* Recommendations for any statutory or administrative changes to the program.

* In addition, HCD shall report on the program activity at the semi-annual MPM Mobile Home Park Inspection Program meetings in Sacramento, in February and August each year.

Item one and two are extremely important since the frequency and number of complaints filed by homeowners will be essential to ensure renewal of the law, as well as impacting the validity of, and need for the enforcement of the MRL.

Therefore, every Park HOA or Resident Association needs to religiously seek that complaints of violations are submitted without fail. This is how the Legislature will be aware of the quantity and seriousness of the violations homeowners have suffered under for many years due to a lack of effective enforcement. Even though the inclusion and assessing of the violations will not be reported upon until January 1, 2020, filing of complaints becoming second nature will ensure the efficient reporting of the issues in the report. Begin ASAP, or yesterday, to make certain that no complaint is left unfiled.

If complaints are not filed, Homeowners will lose their fight for effective enforcement. Filing legitimate complaints without fail is how AB 3066 becomes a winning and effective law.

GSMOL and SMMRA are not seeking an unfair solution and Park Owners should not be seeking obstruction of justice.

The MRL was meant to provide protection and justice for the Homeowners without forcing them into the courts to ensure the law is being enforced.

Wanted

Contributors, Authors and Testimonials

The North County Mobilehome Digest has been in existence for 16 months as of this issue. Ninety percent of all the articles have been written by either Bob Markley, President of the Oceanside Manufactured Homeowners Alliance, Inc. (OMHA), or by myself while President of the San Marcos Mobilehome Residents Association (SMMRA).

Having stepped down from the Board, the Office and from even being a SMMRA member due to having sold out (not to WMA or the Investors operating the parks) I will also be phasing out as an activist due to age and energy, but never as an advocate for the protection of mobilehome dwellers, I am seeking participation in the cause. While I have had something like 40 or 45 articles in the magazine over these 16 months, there could and should be many who could keep up with the issues and fill the magazines pages. I suggest having an editor to whom such submissions could be made. I would think that Lucy Wheeler might agree to take on the task, especially if there were co-editors.

I am urging some of you folks to pick up the pen (or more likely turn on your computer) and write articles for publication. The objective of such articles is to expose situations where the Mobilehome Residency Law (MRL) is being violated, or the City's Rent Stabilization Ordinance (RSO), or even your Park's Rules and Regulations are discriminating against selected residents. Anyone willing to step up and take pen in hand should have copies of these documents. If you need help obtaining any of them, just ask the SMMRA Board to help you.

As far as I am concerned, I believe the function or role of the magazine should be to educate and alert homeowners to the violations that are occurring in their park, and just as importantly, in other parks in the community. If the magazine falls silent, violations of the rights and protections of the park residents will only result in a growth of such injustice and mistreatment.

A Free Press is every bit as important in the parks as throughout our country. Communication is key, E-Mails don't reach everyone, a newsletter is often controlled by Park Managers, postal mail service is expensive and telephones and rob calls often miss the recipient. That leaves the magazine as the most dependable communication. Whether it is the San Diego Union Tribune, NY Times, or Wall Street Journal, not everyone will agree with what is published, but that does not mean that everything printed is bad. So feel free to submit articles for publication. If you need help in telling your story or sharing what you believe is important. Angie Tilaro at San Marcos Mobile Estates, or Lucy Wheeler at Palomar Estates East will help you as they have me.

Lloyd Rochambeau

MEMBERSHIP PROPOSALS By Lloyd Rochambeau

Over the past several years SMMRA memberships have evolved from \$25.00 a year to \$10.00 a year, and even included one offer of “3 years for \$20.” Perhaps it is time to consider a variety of membership opportunities. Currently, only residents or homeowners of a mobile or manufactured home are eligible to be members.

*What if we allowed San Marcos community residents to show their support by offering SMMRA memberships for the 3 years for \$20 rate? Such members may be friends or relatives who wish to be supportive of the SMMRA mission. They would not have voting rights, but SMMRA could welcome their comments in attempting to help the mobile home dwellers.

* What if we welcomed trade or service or vendors to join as “Service Members”? Mobile Home Dealers could also be a membership class. Service Providers such as Painting Contractors, Re-leveling firms, Roofing Contractors, Gardening Services, Realtors, and Mobile Home Repair Contractors, Pest Control firms, Plumbing contractors, Electrical Contractors, Carpet Cleaners, Window Blinds, Insurance Companies, Tax Services, Computer Helpers, Heating & A.C Contractors, etc.

As you can see, the possibilities are almost endless. Say you can recruit 40 members at \$25 each, you have \$1,000 income. Say another class entails a membership fee of \$50 per year, the income is \$500 a year for just 10 members. If an annual fee of \$1,000 was collected from just 4 dealers (like Pacific Homes Cole & Associates) the income would be \$4,000. These service members would also not have a vote. Considering the profit pulled out of Park Homeowners buying new homes from the Dealers, a membership fee could justifiably be a \$1,000 a quarter (\$4,000 a year). The Dealers are making their profits from the Homeowners, and currently are probably paying even larger membership fees to WMA (Park Owners and Investors who use those funds to lobby and support efforts to fight rent control and passage of laws which favor the Park Owners.

There could be a fee structure which reflects the size and the commercial revenue these businesses pull from the residents. Changes in SMMRA’s By Laws could be made that would strengthen the association, involve more people in the efforts of the homeowners and enable more activities of the Board by providing additional financial strength.

*The By-Laws could also be amended to provide for a community representative as a voting board member, such as an Attorney or Homeowner’s family member, or former City Council members such as Kristal Jabara (former Council member).

A committee could be appointed to analyze the membership potential in supporting SMMRA and increasing SMMRA’s financial strength to enable it to be much more effective. It is a job that could pay big dividends for the association in a variety of ways.

A COMMUNITY ADVOCATE

After living in and advocating (sometimes agitating) for mobile homes, their owners and residents, for over 32 years, I am no longer classified as such. I sold my manufactured home in Lakeview Mobile Estates over a year ago and moved into a studio apartment, and later into a tiny one bedroom apartment.

I remained as President of the San Marcos Mobilehome Resident's Association (San Marcos Mobilehome Residents Association), unable to find someone to replace me. Now, after three months out of the position and off the Board of Directors, and according to the SMMRA By-Laws, not even a member of the Association.

I will continue to be an advocate as long as my health permits, and going on 89, that may not be very long. Being in this position prompts me to make some suggestions for changes that very well may help SMMRA thrive in the coming years and to get support that could make the difference in issues that are very important to the mobile home residents in San Marcos. Please refer to the article in this issue of the Digest titled "Membership Proposals."

I want to be clear in assessing the living conditions of mobile and manufactured home residents here in San Marcos. I am referring to those who live in one of the eleven (11) parks which are owned by investors. While I suspect that each of these park owner or operators are guilty of violating the MRL (Mobilehome Residency Law) in a variety of ways, many do seek to be in compliance. Not all Managers are bad, most are likely striving to be fair to the residents, while some owners are guilty of forcing their managers to ignore the laws and to do as they are told. The efforts of some HOA's (Homeowners Associations), SMMRA and individual homeowners have done much to keep faith with the MRL. The City Rent Stabilization Ordinance (which by the way was voted in by the voters in the whole City) has been a tremendous help to the mobile home community, although it is not being fully enforced by the City.

While everything is not perfect, not everything is bad either. The park residents in San Marcos enjoy lower rents than those in Escondido and Vista, and much lower than those in places like El Cajon. SMMRA and the citizens/voters in San Marcos can, or should be thanked for that.

But if the bad is affecting even 20 percent of the residents, it needs to stop before it grows to 40 or 50 percent being cheated, abused or intimidated.

You may see me attending SMMRA meetings or even appearing before the San Marcos City Council to give my two cents worth on behalf of the mobile home community.

Lloyd Rochambeau

Community Advocate

This & That by Frank Wodley

The Plan. Homeowners in Oceanside and San Marcos are fortunate. You have two terrific groups looking after your interests. Very, very few homeowners across California are so lucky. In fact, I can count only 10-12 groups in the whole state, serving perhaps 1% of all homeowners. I'd say we can do better. The Plan provides the foundation to have local/regional groups in all areas of California.

So, if you embraced The Plan in your area, what would it mean to you? It would mean you'd only join your local group, at a cost of \$25. Your group would serve you and provide a monthly magazine, a hot line, limited legal help, advice, etc. In fact, all groups in the network would follow a unified plan - be transparent, have a code of conduct,All groups would contribute funds to hire a lobbyist to represent all of us in Sacramento, and an attorney, to be used to write letters for members and consult.

The Plan puts resources where they are needed, i.e. locally. And you are served by leaders who are best equipped to handle local issues. Remember the saying "strength in numbers." I'd guess local groups would soon be growing. After all, more and better services, with less waste, mean more homeowners will want to join. This means a stronger organization.

On a personal note. I've been an advocate since 2003, when I was a GSMOL Chapter President, and a GSMOL associate manager. In late 2004, I helped form the Coalition of Mobilehome Owners - California which I ran, pretty much on my own, for 12 years. The first *Mobilehome Magazine* was published in September 2011. I'd guess I've printed and distributed over 1,500,000 copies, the great majority at no cost. I've always wanted what's best for mobile/manufactured home owners. It seems we get the "short end of the stick" all too often.

In the early days, I wanted to learn as much about GSMOL as I could. In 2004, when I found out GSMOL was in a serious decline, I formed a committee of eight managers and together we wrote a lengthy report offering the board suggestions to improve GSMOL. Later I offered GSMOL the services of *Mobilehome Magazine* so it could promote itself and gain membership. I also offered to print *The Californian* free of charge. And yes, I spoke out about GSMOL's leadership because they allowed GSMOL, our once strong, proud and effective advocate, to continue to decline. I'm sure you would have done the same thing, had you known what I did. Few others, if any, took the time to "save GSMOL."

Over the years, I've been the target of a few individuals claiming I've always worked against GSMOL and wanted to destroy it or take its members. These rumors are absolutely false. They, in fact, have been spread by the very folks who have orchestrated GSMOL's decline. Their goal was to shift focus from themselves and make me the bad guy.

The Digest. I'm proud to be a part of *The Digest*. I take content, provided by Bob Markley and Lloyd Rochambeau, and make it into *The Digest*. Often times, I provide content, as in this issue. My offer to any and all groups, like SMMRA and OMHA, is a free magazine. I'm happy to pay all expenses to print *The Digest* and get it delivered to Bob and Lloyd. I even pay to have it delivered door to door in several parks.

My hope is that homeowners will embrace *The Digest* as their own. Take Lloyd's suggestion and contribute to the content of the magazine. You can also send in high resolution photos and captions of gatherings in your park.

The Digest provides a way for everyone to have a voice. You might like to know that every copy of *The Digest*, as well as all other magazines, are displayed at "mobilehomemagazine.org." Take a look.

A word about revenue. *The Digest* is not the only magazine you receive, but I'd like it to be. Some of you receive a magazine devoted to happenings in your park. If there is enough interest, Mobilehome Magazine can begin printing those magazines. But why would you support a change? Because we offer you a share of our profits. No one else does. And I don't mean 10% or 20%. I mean something over 70%, and it's negotiable. Profits can be considerable. Up to \$10,000 per month! I want you to have that revenue to help protect yourselves. But only you can make it happen. Let me know if you'd like me to print your park magazine. If there is enough interest, I'm sure I can make it happen! Call me at 818-886-6479 or email me at fawodley@yahoo.com.

North County Mobilehome Digest

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(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?

Did you read the article “Let’s Help GSMOL Help Us” in last month’s magazine? If you did, terrific! If you did not, please take a look at pages 10-11. I’ve renamed it “No Group Can Do Everything.” 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

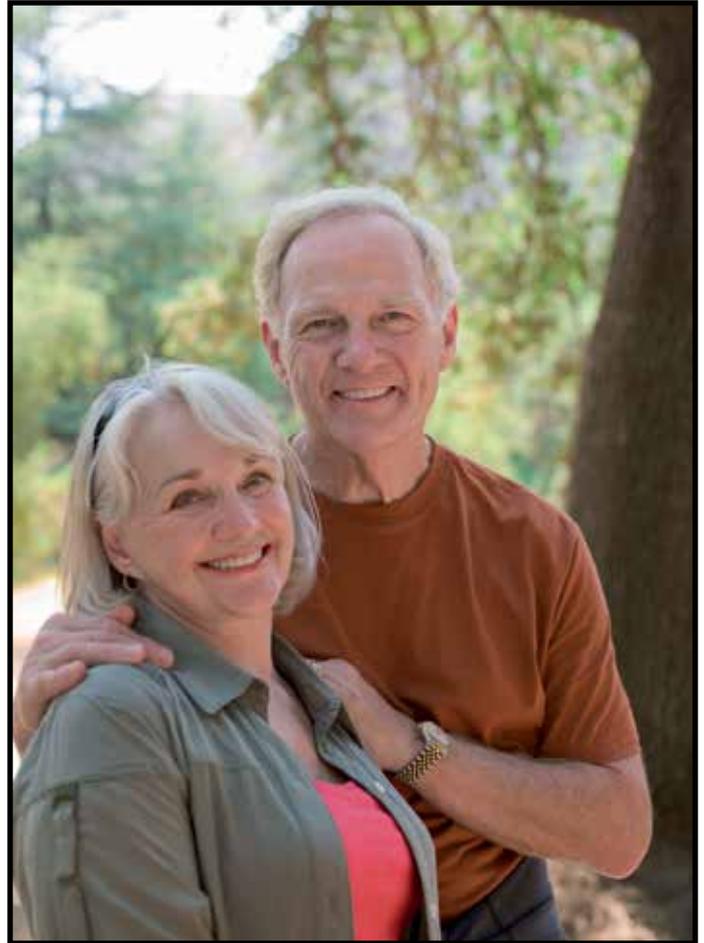
It is my belief that the misunderstanding and confusion concerning the Fair Housing Amendments caused the breakdown of 55+ senior parks, the mainstay of California's low and moderate housing. The reason I say this is, I believe if you read the Act (a copy printed here) and consider the standards and 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 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.

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