

Vallejo Area

Mobilehome Magazine

Serving
Vallejo, Benicia, Yountville
American Canyon, and Napa

AUGUST 2019

VOLUME 2 NUMBER 8



**We need rent stabilization !
in
City of Napa, Yountville, and
St Helena !**

Now!!!!!!

Your Full Service Mobile Home Contractor

GOODIE & SONS

RENOVATIONS • REPAIRS • REMODELS

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AN "EXTRA" MEETING FOR AUGUST WILL BE A "RALLY"

When: AUGUST 25, 2019 / Time: 2 PM



Where:

Vallejo Mobile Home Community &RV Park
1867 Broadway Street, Vallejo, CA 94591

We Are Protesting
"HIGH RENT" ----- "LONG TERM LEASES"
"We Will Meet You There"

CALL FOR DETAILS: 707-648-6155
Please Leave a Message for a Call Back



DISCRIMINATION IS RARELY THIS OBVIOUS, BUT IT'S JUST AS REAL. AND JUST AS ILLEGAL.

If the landlord gives you the runaround or says:

"We don't take kids."

"The apartment you asked about on the phone has been rented."

"We only take people who speak English clearly."

"We don't take teenagers."

"The ad was wrong - the rent is really \$50 more."

"I can't assign you a handicap parking space."

THAT COULD BE HOUSING DISCRIMINATION. The only way to stop housing discrimination is to report it, so we can investigate it.

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The federal Fair Housing Act prohibits discrimination because of race, color, religion, national origin, sex, family status or disability.



VALLEJO MOBILEHOME COALITION, INC 707-648-6155
Membership Form

Protecting the Rights of Mobilehome Owners
Protección de los propietarios de casas móviles

One Year VMC Membership \$20

First Name Initial Last Name

Spouse/Second Occupant

Park Name

Street Address

City State Zip

Day Phone Cell

Email Address

Signature

- New Member
Renewing Member

Check #
You can also contribute to any of the following GEMOC dedicated fund

Legal Fund

Comments

email: vallejomobilehomecoalition@gmail.com
like us on Facebook@vallejomobilehomecoalition
FILL OUT AND RETURN THIS FORM ALONG WITH YOUR CHECK TO
VMC 173 Frieda Cir., Vallejo CA 94590



Our 1st Rally at the Vallejo City Hall (But Not The Last) and Organized Meetings

Do We Need Rent Stabilization For Mobilehome Residents?

The following information goes along with what Miss Terri of the VALLEJO MOBILEHOME COALITION has been constantly saying for many, many years (over 16). It is also why if you do not “completely” understand all of the documents someone wants you to sign, please give us a call and leave a message for a call back. This is do to the “high” volume of tele-marketer calls, we do get back to you as soon as possible, if you leave a message. It is also why we got organized to help mobilehome residents in Vallejo to get their Rent Stabilization back that was “accidentally” thrown out, yes it was a long drawn out process that was very stressful for all of us, but it was put back in place, not perfect, but better than not having any at all. You will find it well worth your while and very satisfying when you are protected under Rent Stabilization, it is also a really good feeling when you know that you helped to get it. Even if it was from the “sidelines” or “marching” on City Hall as many of us “seniors” did here, more several times. We are working on getting Rent Stabilization for Napa, Yountville and Saint Helena. American Canyon has “Rent Stabilization”. It will take “teamwork”, having at least 10 people from each park in your city going to City Council Meetings to tell them why this is much needed and necessary for the well being of all that could be affected with the high and at times exorbitant rents being charged that could be raised high enough to price many of you out of your homes, along with letter writing, emails, organizing meetings and marching to protest what is being done to you all and to let the officials know you mean business. Vallejo’s rent rate increases are under the CPIU which is the Consumer Price Index Urban, because “Urban” is for “poorer areas”. We have enclosed 2 letters to let our Governor and Senator know to not let the Rent Control Item #'s 1482 and 1482 pass or go through, because neither does anything to help mobilehome residents and little to help “stick” home/apartment renters.

It really needs some revising, as an example it could allow rents to be increased up to 10% a year and over a period of time that could amount to considerable rent increases, someone needs to go over the numbers and have a reality check. Please write or call on these “Items”.

Should I Sign A Long Term Lease? Probably Not!

It’s typical that park owners will offer long-term leases to keep as many residents as possible out of the “Rent Control Activist” group. Fewer residents will be motivated to speak out, fewer will be affected by any local government action, and so local government can more easily justify a decision or passing a Rent Stabilization Ordinance. Unfortunately, some residents feel compelled to sign offered leases when they do not have to sign anything. The Civil Code makes it clear that after initial move-in, no homeowner has to sign a new rental agreement or lease of any length”. No resident should ever sign a lease because they think they have to. They should only sign a lease where it is voluntary, they understand all of its terms, and because it makes the most sense for them. Always remember this rule when renewing an offered lease document! Note that prospective purchasers are not protected by the MRL provisions until they become tenants of the park, so a park owner can make a buyer sign a long-term lease unless there is a local Rent Stabilization Ordinance which states otherwise.

THE VALLEJO MOBILEHOME COALITION BY: M. Robbins, Volunteer

Terri's Letter and Message

Well this is the last month of Summer! It's time to get prepared for the Fall and Winter, do you realize that Christmas is only four months away? You can see by the cover of the July Magazine we are trying to go forward with the Rent Stabilization for Napa, Yountville, and Saint Helena! This is going to take some work, as it is not just not done overnight, so prepare yourself for about a year's worth of misery and hard work! We are going to prepare and do this the correct way. I will need 10 or more volunteers for each park in Napa, Yountville and Saint Helena to go before the City Council and say we need Rent Stabilization, because the way I see it is that the Napa Valley is a destination! We all realize that a bed-and-breakfast has a two night minimum and it is \$800 a night, to me that adds up to \$1,600 dollars for two days. We need to form committees in each park and have no negativity, or any kind of social club fighting with each other, we are all in

the same boat we have Rent Stabilization where I live and now I'm trying to get it safe for you to live and stay in your mobilehomes without being priced out of them! We would like to start this process in September 2019 and present it to the City Council and work from there. What is the advantage of having Rent Stabilization over a long-term lease? What is the advantage of judging how much you pay, the CPI(U) the (Consumer Price Index) or (Consumer Price Index Urban) every year? It is that the constant worry and stress, it adds up to how much your rent is going to go up each year on your when you get that 90 day notice? I will be holding meetings in each clubhouse and to answer your questions correctly. We will have a Mobilehome Attorney handling most of this for us and writing this up to present to the City Council so that it is fair to the owner of the park as well as what is fair to the residence of the park!

If you are on a long-term lease or any kind of lease (depending on the type) this will not apply to you, until you are out of your lease and this tells you, "Do Not Sign a Long-term Lease" or any kind of lease. As a park can say your on a month the month, they won't tell you it is a long-term lease, this is against the MRL, in the California housing law also fair housing in California.

A lot of you probably do you not know that we have laws and rules that are signed by the governor! I know that in the city of Napa you have an item called the MOU this is a Memorandum Of Understanding) this paper has not been updated since 1995 and is antiquated, some of the owners are not the owners of the park anymore that have signed this MOU, some have passed away and not all mobile home parks in Napa are on this list of the MOU! I have talked to several attorneys about having an MOU and they tell me this is an old thing, it is just a piece of paper, if one of these owners decide not to be on the MOU they can sign off at any time, it is only a piece of paper! If you look up mobile homes on the Internet you will see the ones that are listed with rent stabilization it gives a list,

Rent Stabilization is the only fair thing between the owner and the tenant. Get ready and don't forget, I need 10+ people in your park to go before the City Council and ask for this, we all have 3 to 5 minutes at every City Council to talk about whatever we want to talk about, and now it is Rent Stabilization Time! Please give us a call at area code 707-648-6155 and if you are not understanding it please call us will help you out or visit our website www.Vallejo Mobilehome Coalition.com Please only discuss this with us and not the park owner or the manager, people try to talk you out of it, it doesn't hurt them, they still make the same amount of money. Do you want to live in peace that is not costing you an arm and a leg?

If you miss our meeting on the third Sunday of the month at the Moose Lodge in Vallejo located at 337 Nebraska right off of Sonoma Boulevard, in September we will be starting something new, if we have your email address from one of our seminars or meetings we will send you the meeting details so you never miss out on important information.

We get a lot of phone calls about the management of the park that is generally the manager there either bullying you, talking down to you, scaring you, and causing you to not want to go to the office about any complaint! That is what we are here for, we are here to take care of those problems for you, you can not be scared of anything, a manager, owner or neighbor when you live in a mobilehome park you have to stick up for your rights! If you need to speak to the management sometimes it is easier to just get a hold of the owners, they are supposed to have the owners necessary information at the office and to give it to you, they don't need an answer as to why you need it. I suggest you always contact the owners in writing and never give it to the managers, because chances are it will be thrown out with the garbage, they want to show the owners of the park they are doing their job but sometimes the managers can be doing more than their job and try to "Bully" you, if that is happening to you, we will call the necessary Agencies, including the Police that are there for your protection! If you are a senior you have even more rights, we will call the Adult Protective Services!

If you had dealings with HCD that is Housing Community Development that we have for the inspections of our park, problems, licensing permits etc. we would like to know about this since they are under a state-wide audit for not doing their job.

Please give us a call at 648-6155 (Please leave a message for a call back), It is time we all stick up for our rights, remember we only rent the land and we own the house! Remember you have rights too! It is time to STOP being taking advantage of.....

Miss Terri Pohrman

MEETING

VALLEJO MOBILEHOME COALITION

When: Sunday, August 18, 2019

Where: Vallejo Moose Lodge #468

337 Nebraska Street

Vallejo, CA 94590

2 to 4 P.M.

Plenty of Off Street Parking

**Please Mark Your Calendar for Every 3rd Sunday of the Month
(Unless It Is On A "Holiday")**

Come Find Out The Latest

And What Is Planned For Dates To Come

COME AND PICK UP YOUR 2019 MRL

Bring Concerns and Questions to the Meeting

You Do Not Have To Be A Member To Attend Our Meetings

We Are In This Together

Light Refreshments Will Be Served

Terri is willing to meet with you and your neighbors at individual parks so that problems and concerns can be discussed

Please Do Not Sign a Long Term Lease

Any Questions Please Call

The VMC HOTLINE 24/7 at (707) 648-6155

For a Call Back: "Please Leave a Message"

NEW Website: www.Vallejo Mobile-home Coalition.com

vallejomobilehomecoalition@yahoo.com

[Vallejomobilehomecoalition on Facebook](#)

Protecting the Rights of Mobilehome Owners

No Park Owners or Management Allowed

Reunion

Coalición Casita de Vallejo

Cuando: agosto 18, 2019

**Vallejo Moose Lodge #468
337 Nebraska Street
Vallejo, CA 94590 2 to 4 P.M**

Por favor Marque su Calendario para cada 3er Domingo Del Mes

Venga a descubrir lo que está sucediendo en nuestra zona

Y

Conoce a tus compañeros Del Vecindario y Propietarios

Traer inquietudes y preguntas a la reunión

Estamos juntos en esto

Se serviran refrigerios

Terri esta dispuesta a reunirse con usted y sus vecinos en particular Parques.

Para que los problemas y preocupaciones se puedan discutir

Por favor, no firme un contrato de arrendamiento a largo plazo

Cualquier pregunta por favor llame o texto

La linea directa VMC 24ll en (707) 648-6155

Protección de los derechos de los propietarios casita

No se permiten propietarios de parques ni gestión

Governor Gavin Newsom 1303 10th Street
Sacramento, CA 95814
916-445-2841

Dear Governor Newsom,

I live in a Mobilehome. Please Veto Bills # 1482 and # 1481 (5% plus the CPI if passed) the Author is Assemblyman David Chiu representing South San Francisco. This will leave me and many, many others "Homeless". We rent the land but own the home, it is unfair to the last "Affordable" housing in America.

Please give this request serious consideration. Rents can increase up to 10% per year and over a period of time that can add up to a large sum, that too many of us just can't afford, people on fixed incomes which includes Seniors, Veterans, many of the people that will be affected have illnesses some are terminal along with disabilities of which some are severe, none of whom deserves more stress in our lives.

Thanking You in Advance for Your Heartfelt Consideration,

By: The VALLEJO MOBILEHOME COALITION

Senator Bill Dodd
1315 10th Street Room 4032
Sacramento, CA 95814
Phone: 916-445-2841
Email: <https://sd.03.senate.ca.gov>

Senator Bill Dodd (Vallejo Office) 420 Virginia St. Ste. 1C
Vallejo, CA 04590
Phone: 707-551-2389
Fax: 707-551-2390

Dear Senator Dodd,

I live in a Mobilehome. Please do not pass Bills # 1482 and # 1481 (5% plus the CPI if passed) the Author is Assemblyman David Chiu representing South San Francisco. This will leave me and many, many others "Homeless". We rent the land but own the home, it is unfair to the last "Affordable" housing in America.

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Thanking You in Advance for Your Heartfelt Consideration,

By: The VALLEJO MOBILEHOME COALITION



Article By Sen. Bill Dodd

Mobile homes are an important piece of the puzzle when it comes to providing housing for everyone. By one estimate, more than 20 million people -- or 6% of the U.S. population -- live in mobile home parks.

And that number is expected to grow as the current California housing crisis worsens. For many seniors on fixed incomes and working adults, mobile homes are among the few, remaining affordable options.

That's why I am working to protect this valuable source of housing. This year I introduced legislation that addresses several issues mobile home residents care about. Senate Bill 274 does three things:

- It clarifies when a mobile home resident who lives alone can have a companion.
- It allows tenants after wildfires the first opportunity to move into a rebuilt mobile home park.
- And it defines the process for a prospective purchaser of a mobile home to be approved for park tenancy.
- We all know California is experiencing a serious housing shortage. Soaring costs and lack of new housing construction make it increasingly difficult for Californians to find housing that meets their needs in their own communities. Seniors, particularly those living on fixed incomes are especially impacted by this housing shortage.

The Mobile Home Residency Law governs residency in mobile home parks and includes provisions that are applicable to those who have an ownership interest in a subdivision, cooperative, or condominium for mobile homes, or a resident-owned mobile home park.

Existing law authorizes any mobile home owner who lives alone to share their mobile home with one person per calendar year regardless of the terms of their lease and without having to pay a fee.

Existing law allows park management to consider the gross monthly income or means of financial support when determining if a purchaser has the financial ability to pay the rent and charges of a mobile home park.

This bill provides protections for mobile home residents in three ways.

First, it clarifies companion language from SB 147, adopted in 2017. SB 147 provided for mobile home residents who live alone to designate a companion to live with them without a fee. Some park owners have interpreted the one companion per year as one companion total per year. This bill clarifies that a resident may have one companion at a time, up to three total per calendar year.

Second, in cases where a mobile home park is destroyed by wildfire or natural disaster and the management rebuilds, it gives previous homeowners right of first refusal for tenancy in the rebuilt park.

Third, it clarifies the process by which a prospective purchaser of a mobile home will be considered and what information that purchaser can provide to management.

My bill has received overwhelming support in the Senate and has been referred to the Assembly to be heard in committee. I'm confident that by the end of the legislative session, it will go to Gov. Gavin Newsom for his signature.

Senator Bill Dodd represents California's 3rd Senate District, which includes all or portions of Sonoma, Napa, Solano, Yolo, Sacramento, and Contra Costa counties. You can learn more about Senator Dodd at www.sen.ca.gov/dodd

Vallejo Area Mobilehome Magazine

Serving Mobilehome Owners in American Canyon, Benicia, Napa, Vallejo, and Yountville

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To God be the Glory

www.mobilehomemagazine.org

***The Great Deception* is Available by Frank Wodley, MHMag Publisher**

Finally, my book *The Great Deception*, is available to purchase. It affects you and every other mobilehome owner in California. It is about a 30 year conspiracy against our community. It provides 30 years of evidence and lets you solve the mystery yourself. Trust me, this conspiracy deals with many of the laws in the MRL, the lack of enforcement over the years, and your rights. It is a must read! Here is just one of many testimonials.

*We have known Frank for many years when we started advocating for residents in our mobilehome park. He has been a great friend for us and we attest to his passion and dedication for the welfare of mobilehome residents. We are grateful for his help and encouragement, which brought us success with the Los Angeles County Board of Supervisors approving a motion for regulation of rent in LA County. We applaud Frank for publishing *The Great Deception*, bringing to light what was hidden to most of us. It is a must-read for all mobilehome residents. --Ken and Sam Meng
1441 Manufactured-Home Residents Association*

My hope is you will support my work and purchase a copy. It is available on Amazon (\$24.95 + shipping/tax). I've discounted it \$10 for all my friends and neighbors (\$19.95 total) if you order it through Mobilehome Magazine. Fill out the order form below & I'll get it in the mail direct to you.

Yes, I Want To Order The Great Deception (Book)

NAME: _____ Date: _____

MAILING ADDRESS: _____

SPACE #: _____ CITY: _____ ZIP: _____

PHONE #: _____ PARK NAME: _____

E-MAIL: _____

_____ I want to order *The Great Deception*. Enclosed is my check (\$19.95) \$ _____

Make Checks Payable **Mobilehome Magazine**

MAIL TO: Mobilehome Magazine, P.O. BOX 3774 , Chatsworth, CA. 91313

8/2019

THANK YOU FOR YOUR SUPPORT!

The GREAT DECEPTION

California Mobile Home Owners -
Victims of a 30 Year Conspiracy

The “*Great Deception*” is about a non-profit organization formed to “promote the general welfare” of the approximately 1.2 million mobile home owners living in California.” *The Golden State Manufactured-Home Owners League (GSMOL)* was formed in 1962 by a small group of mobile home owners in San Jose and grew into a powerful organization of 100,000 members with an annual revenue of \$1.5 million.

Then, about 30 years ago, GSMOL mysteriously began losing members, until today only 7,000 are left and the organization is in debt. This is a true catastrophe and effects every homeowner, even if they never heard of GSMOL. The “*Great Deception*” makes public never before seen information and strives to provide answers to the many questions. It is a must read for all mobile home owners.

This book details important, previously hidden information on events between 1987 through mid-2019. It strives to provide answers to the following questions:

- » What precipitated the decline? How could this happen? Who was involved?
- » What happened to the \$20 million in member’s dues collected between 1987 and 2019?
- » Why didn’t GSMOL leaders reverse the decline; although, the Community continuously offered suggestions and help. Why didn’t GSMOL leaders provide important information, such as finances and membership totals?
- » Although GSMOL pledged to find a viable means to enforce the Mobilehome Residency Law in 1987 testimony, California homeowners still required to hire an attorney and go to court, a method GSMOL has known is not viable.
- » Why are there no solutions to manager abuse, the interference of sales, the distribution of information and the use of park clubhouses, still an issue in some parks?
- » Was there a conspiracy against the mobilehome community? What was the goal? Did someone have a hidden agenda? If so, what was their agenda?
- » Did GSMOL’s last 30 years actually hurt or benefit homeowners?

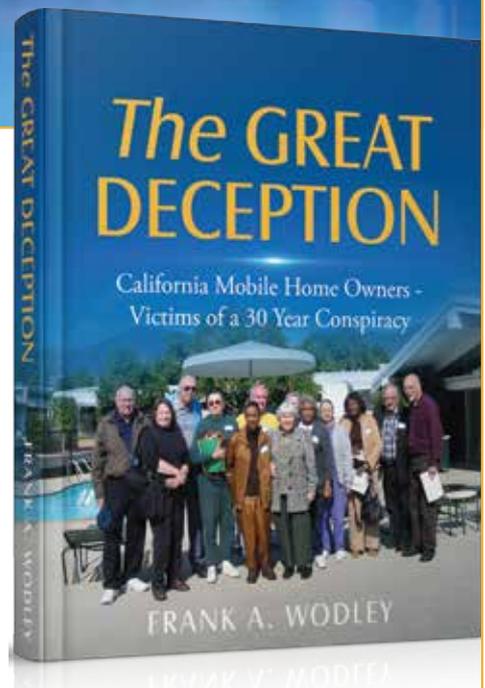
Book Details:

- » Publication Date: June 1, 2019. Self-published through Kindle Direct Publishing (You may order on Amazon).
- » Paperback, 350 pages 8” x 10” Black & White. Cost \$24.95 + state tax & shipping. Total: \$29.95
- » **Order through Mobilehome Magazine, P.O. Box 3774, Chatsworth CA 91313.**
- » Need more information? Call the author Frank Wodley @ 818-886-6479 or email him at fawodley@yahoo.com
- » A companion book will be published prior to the end of 2019. Website: www.mobilehomemagazine.org

Testimonials:

*“I’ve had a sneak peak at Frank’s new book **The Great Deception**. I highly recommend it to all mobilehome owners. It provides compelling evidence that we’ve all been “hoodwinked” by our long-time, go-to statewide organization, namely GSMOL. Frank recommends an immediate reorganization into regional groups. Margaret and I couldn’t agree more. **Miss Terri Pohrman and Margaret Robbins (Vallejo Mobilehome Coalition).**”*

*I have worked with Frank and find him truthful. His interest is with the Mobile Home owners and making our lives easier. Believe in what he has to say. He worked hard for us keeping us informed on things we need to know. **Jane Riach, Carson***



Shocking News from Mobilehome Magazine

To my friends in the greater Vallejo Area:

You probably didn't know this, but today there is a serious crisis facing mobile/manufactured home owners in California. Someone is challenging GSMOL, our beloved statewide advocate. Why would anyone challenge GSMOL? Although GSMOL has seen some rough times over the years, it is still the strongest, most effective advocate for mobilehome owners in California. We are still represented in Sacramento, and of course, GSMOL still has attorney Bruce Stanton. We're protected, right?

Well, actually we are **NOT PROTECTED**. You might ask yourself, who is Frank Wodley and what makes him so high and mighty to challenge GSMOL. I'll try and explain. I've been a "student" of GSMOL for 16 years and have a huge "file" on the organization. I joined GSMOL in 2002, became a Chapter President for my park, and an Associate Manager for the San Fernando Valley. I was a convention delegate in 2004, and attended most board meetings between 2003 and mid-2005. I've studied many aspects of GSMOL, especially their legal funds, lack of transparency and lack of enforcement of the MRL. I've worked with GSMOL leaders as the President of Coalition of Mobilehome Owners – California (COMO-CAL).

I've always been pro-homeowner. I started Mobilehome Magazine in 2011 as a way of reaching many homeowners at little cost. Today, I've provided 1,500,000 magazines to the community at no charge to them. And yes, I've challenged the policies and actions of GSMOL leaders many times over the years.

A couple years ago I started writing about my experiences as a homeowner and advocate. Eventually, I chose to write about GSMOL and just published a book called *The Great Deception*. As per the back cover: *The Great Deception* began as an unremarkable review of GSMOL. After presenting thirty years of evidence, it offers an opinion on some critical questions: What caused GSMOL's thirty-year decline, were homeowners left vulnerable and what or who was responsible? Did GSMOL actually do its job or was it all a Great Deception?

I take no pleasure in writing this, but I believe GSMOL was taken over by pro-park owner individuals who conspired to deceive us. These "traitors" have secretly run GSMOL all these years. They have been working to benefit park owners, not mobilehome owners. I'm convinced of it. There were huge, negative consequences to our community. One consequence was the devastating decline of GSMOL. Around 1987, membership began to drop from its high of almost 100,000, to today's approximately 7,500. That's less than 2% of all homeowners. And revenue dropped from over \$1.5 million to about \$175,000.

There is another important consequence. In 1987, the Senate Select Committee held a hearing on enforcement of the Mobilehome Residency Law (MRL). GSMOL and other advocates testified that the usual method, i.e. hiring an attorney and litigating in court a violation of the MRL, didn't work. And it didn't work for several reasons. GSMOL leaders even pledged making a viable means their number one priority. However, it took GSMOL 31-years to legislate another means, namely AB3066 (which I have questions about). 31-years!! Yet GSMOL continued to write new laws, knowing full well there was no viable way to enforce them; thus, leaving homeowners unprotected all these years (31).

No enforcement is just one of twelve points I use in the book as evidence "bad apples" took over GSMOL. I believe I'm 90% right. Anyone questioning my opinion should read *The Great Deception* and make up their own mind. Until someone is able to disprove my conclusion, I think it prudent that our community, namely the 1.2 million living in manufactured housing in California, assume GSMOL is the enemy. That means

do not support GSMOL in any way. Do not join, do not renew, and do not trust anyone who continues to promote GSMOL. I know some GSMOL leaders may be your friends, but just like the rest of us, they have been **hoodwinked**. Everyone has, including me. All mobilehome owners need to read the book. You'll see I have fallen on my sword for GSMOL and spent a lot of time promoting them and gaining members. Don't throw darts at me, or do nothing, read the book first and then decide who you will support. We are all vulnerable, so there should definitely be some form of advocacy in California.

So now what? The last five-years I've been brainstorming ways to reorganize. I finally chose an approach called the Regional Group Plan. You might have read about it in Mobilehome Magazine. The first article was published in November 2011 (Power to the People). You can view, even download the article by going to www.mobilehomemagazine.org/archived_magazines (click on 2019 magazines to get to the drop down menu).

I believe the Vallejo Area Coalition is the key to a better future, as are the other regional groups across California. I believe the Vallejo Area Coalition should become a full-service advocate, providing you 1. a monthly magazine (I'll still provide a free The Digest, as I have for a couple years), 2. someone you can call about your problems and issues, 3. limited legal help (letters and advice) and 4. a lobbyist in Sacramento. The Vallejo Area Coalition would be one of perhaps 15 or 20 regional groups working together, yet independently, serving their regional home owners. All groups would follow a set of guidelines, one being 100% transparent. This helps provide the checks and balances to prevent another takeover and guarantees homeowners retain their power.

Change can be difficult, but it is necessary for our protection. Most regional groups today are pro-GSMOL and are not about to change, but change they must given this new information about GSMOL. They must be open enough to read the book, view the evidence and then make a decision for themselves. I believe they will agree with me that the only scenario that makes any sense is a takeover by pro-park owners.

Let me state it again: GSMOL was taken over by pro-park owner folks in 1989. They have all but bankrupted GSMOL and made GSMOL impotent. I'd venture to say all the laws introduced since 1989 by GSMOL are suspect and should be evaluated to determine if they actually protect homeowners. By the way, this traitorous group does not want to destroy GSMOL. It has been a real asset for them and they want to stay in control. That's why a reorganization is so important. WE MUST REORGANIZE.

That being the case, they must immediately stop supporting and promoting GSMOL. And no one from this point in time should send GSMOL any money. I've confronted GSMOL leaders and they are not about to change, so cutting off their life-blood is the only way to kill the disease (those "bad-apples" who have taken over).

By the way, the Plan provides funds for attorney services (letter writing, consultation) and a lobbyist in Sacramento. It also allows GSMOL to continue to be our representative in Sacramento; however, GSMOL will no longer be in control, they will be an agent of the regional groups and work for and be funded by us.

I'm always at your service. You can reach me (Frank A. Wodley) at 818-886-6479, fawodley@yahoo.com, or via Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313. Thank you for reading and caring. There is hope, it's yours if you want it. Please consider a donation! Make checks out to Mobilehome Magazine.

Frank A. Wodley
Publisher of Mobilehome Magazine (The Digest and others)
Publisher of *The Great Deception*

“Frank Talk” by Frank Wodley

As an owner of a mobile or manufactured home living on someone else's land, you know you are vulnerable. And if you don't realize that, you need to wake up and quick. If you have a “good, benevolent” park owner, you should consider yourself lucky. But please know that can change over-night. Mobilehome parks are often sold, and most buyers are large corporations that do not care for you. They only care for their bottom line. Owners like Kort and Scott or Sam Zell are examples. Protection requires organization. Remember there is **strength in numbers**.

Believe me when I say you are essentially alone today. There is one honest regional group, the Vallejo Mobilehome Coalition, so those of you getting this magazine are lucky. You're in the Vallejo Mobilehome Coalition general area. All other groups that I know promote and support GSMOL. I don't blame them, we were all hoodwinked by the best. We were all taken. And the “bad apples” did a good job keeping us all in line, making sure they acted in secret, without anyone knowing they were actually pro-park owners. But today is a new day.

Today is a new day! Today is a new day. The word is quickly getting around about the takeover and that GSMOL is not our friend, and hasn't been for 32-years. So think what that actually means to you and your life as a mobile home owner. In my opinion, you have two choices.

1. Stay apathetic, stay complacent and **you will never be protected**. You will be vulnerable to everything your park owner does - 7 day notices, manager abuse, etc. And when you go to sell, your park may interfere with your sale, costing you hundreds or even thousands of dollars. I'm not kidding. I don't make this up!
2. **Embrace those of us who work hard to help you protect yourself. I guarantee your life will have less stress and your investment will be protected, especially when it goes to sell.**

What is the cost? Let's talk about the cost of your two options:

1. **Continue to be Apathetic.** Your initial cost is zero. Zero money. Zero effort. Stay in your easy chair and watch your TV. No one is going to bother you. Life is sweet. But what are you going to do when you receive a notice from your park manager or God forbid, the park attorney. Then you will wish you had joined a group. By the way, the threat is real. I've seen homeowners lose their homes. Once the park has you in its grip, your helpless. There is money for the manager, the park attorney and the park owner. Just like sharks circling. **That's what your complacency has cost you.**
2. **Let us help you be protected.** The financial cost to join a regional group is between \$20-\$25 per year. I'd call that peanuts! And I'm sure if you are on a fixed income and struggle to make ends meet, the group will discount that amount lower.

What are the benefits of joining? Actually, eventually the benefits will be huge! As more and more regional groups form and gain members, the NETWORK will hire an attorney and a lobbyist. I see an attorney providing assistance to homeowners, in the form of consultations and letters. We'll finally be standing up to these park owners who break the law, something that has rarely happened in the past. To me that's huge.

Attitude Change. Number one, I believe the mobile/manufactured home community **needs to change their attitude about advocacy groups** like the Vallejo group, about Mobilehome Magazine, and about my advocacy (COMO-LAC, COMO-CAL, MHONET, etc.). You protection is your responsibility, no one else's. Miss Terri and Margaret do a yo mans job having meetings, putting out the monthly Magazine, answering questions and keeping the Coalition operating.

Mobilehome Magazine. What can I say? I've sent out 1,500,000 magazines at no cost to the community and thousands of letters to homeowners asking they to form regional groups, deliver magazines in their parks, etc. This all takes a lot of my time and my money. Right now I think I'm the only honest, responsible advocate you have going for you. I'd sure appreciate a DONATION! Even \$5 or \$10. I know you didn't ask for my help, but I think my work is extremely important and must continue. **Send donations, made out to Mobilehome Magazine, to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313.** Thank you, thank you!

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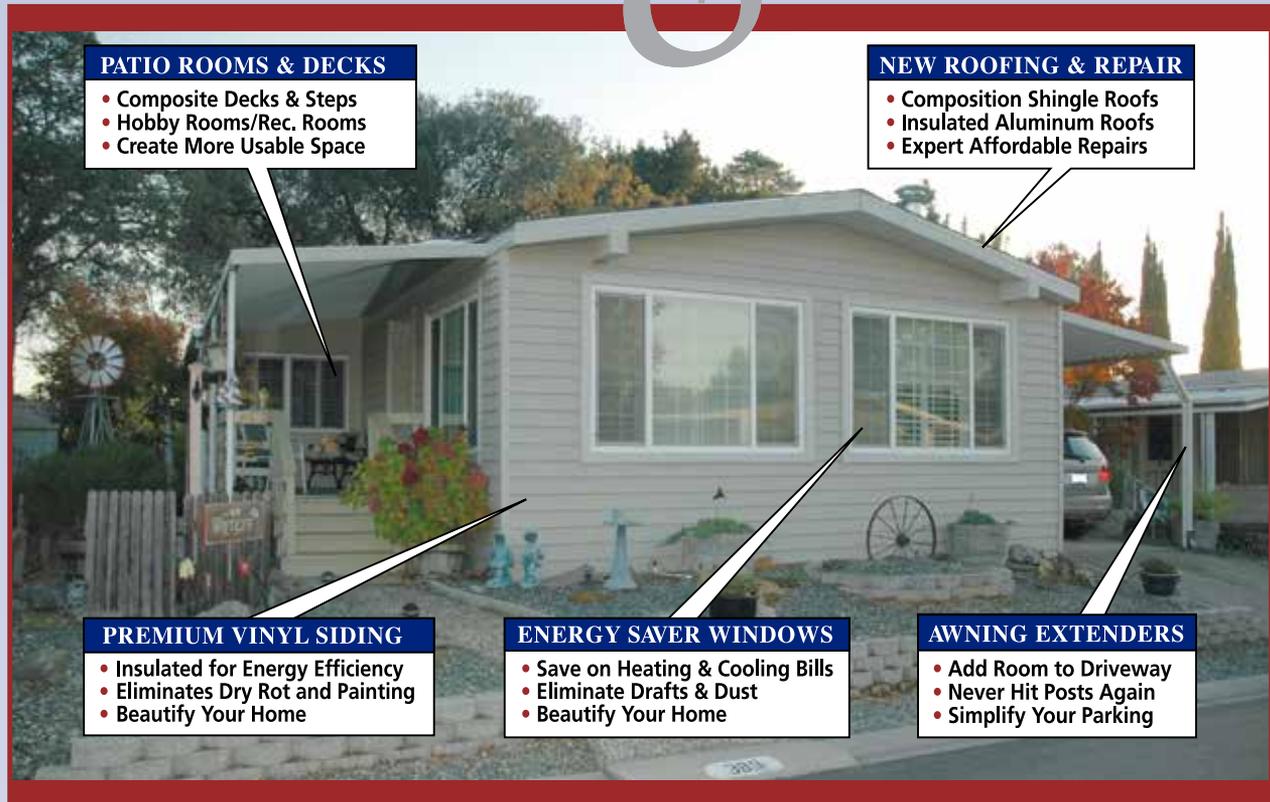
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