

# Vallejo Area

Mobilehome Magazine

Serving  
Vallejo, Benicia, Yountville  
American Canyon, and Napa

**SEPTEMBER 2019**

VOLUME 2 NUMBER 9

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# Vallejo Area Mobilehome Magazine

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

**PUBLISHER FRANK A. WODLEY**

**CONTRIBUTING EDITORS**

P.O. Box 3774, Chatsworth, CA 91313

Phone: (818) 886-6479 / (800) 929-6061

E-MAIL: [fawodley@yahoo.com](mailto:fawodley@yahoo.com)

To God be the Glory

[www.mobilehomemagazine.org](http://www.mobilehomemagazine.org)

Miss Terri Pohrman, [missterriwigs@yahoo.com](mailto:missterriwigs@yahoo.com)

Margaret Robbins, [rmrobbins@juno.com](mailto:rmrobbins@juno.com)

## From the Publisher of the Vallejo Magazine

Miss Terri sent me an email regarding the negative reaction some homeowners have had to my recent articles about GSMOL. I understand your reaction and I'll try to explain.

Golden State Manufactured-Home Owners League (GSMOL) has been California's go to advocate for mobile/manufactured home issues. Since 1962, the one million mobile home residents have counted on GSMOL to protect them. In the late 1980's, GSMOL was a very strong and effective organization, with about 100,000 members and an annual revenue of \$1.5 million. It was unstoppable or so we thought.

Many, including myself, worked hard to promote GSMOL, to build membership and to make GSMOL better. If you read *The Great Deception*, you'll understand I probably did more to "save" GSMOL than anyone else. I'm not gloating, it is just fact. I've always wanted GSMOL's leaders to make improvements and to stop the loss of members. But for some odd reason, they never responded in a way to save GSMOL. The loss of members continued year after year. At the end of 2017, all funds, including \$400,000 in legal funds, had disappeared and GSMOL was \$50k in debt. The Crowder administration stole/embezzled the last cash assets of GSMOL. They have never been brought to justice. That money was your money, and my money. We gave it to GSMOL to protect us! In retrospect, I don't think this was part of the take-over, it just happened.

It wasn't until February, 2019, after reviewing all the evidence, that I realized what probably happened. Something cataclysmic happened and after reviewing all the evidence, I was convinced [GSMOL's leadership was taken over by pro-park owner individuals about 1989 and they have been in charge ever since, including TODAY!](#)

Sure, perhaps some of your friends work for GSMOL. I'm the first to say the volunteer network has done some wonderful work over the years. In fact, I was part of that volunteer network, and gained several hundred members for GSMOL. But we all were hoodwinked. The pro-park owner individuals were very slick, and very stealth. They and they alone are responsible for the demise of GSMOL. They saw to it that there was never a viable means to enforce the MRL. Their actions meant you and I and the other million homeowners were without any rights. The Mobilehome Residency Law hasn't been worth the paper it was written on, simply because very few could enforce it (only those with lots of money and time).

I know it is confusing, but if you are skeptical about my conclusions, then I encourage you to read the book and make up your own mind. It presents 250 pages of evidence. I'm as shocked as anyone. The last thing anyone wanted was to lose GSMOL. But it happened and there is no going back. All we can do now is pick up the pieces and reorganize. I'm starting an interium statewide advocate, Mobile Home Owners Network (MHONET). Please join. As soon as there is a viable regional group in your area, I'll transfer your membership to them. We must be united working together! That's our only hope. Please use the application on page 15 to order the book, join MHONET or volunteer to help out. Feel free to call me (818-886-6479), or email me ([fawodley@yahoo.com](mailto:fawodley@yahoo.com)) to chat. Thank you for listening. May you have a blessed September. **Frank Wodley, Publisher**

## Hello Residents of Mobile Homes



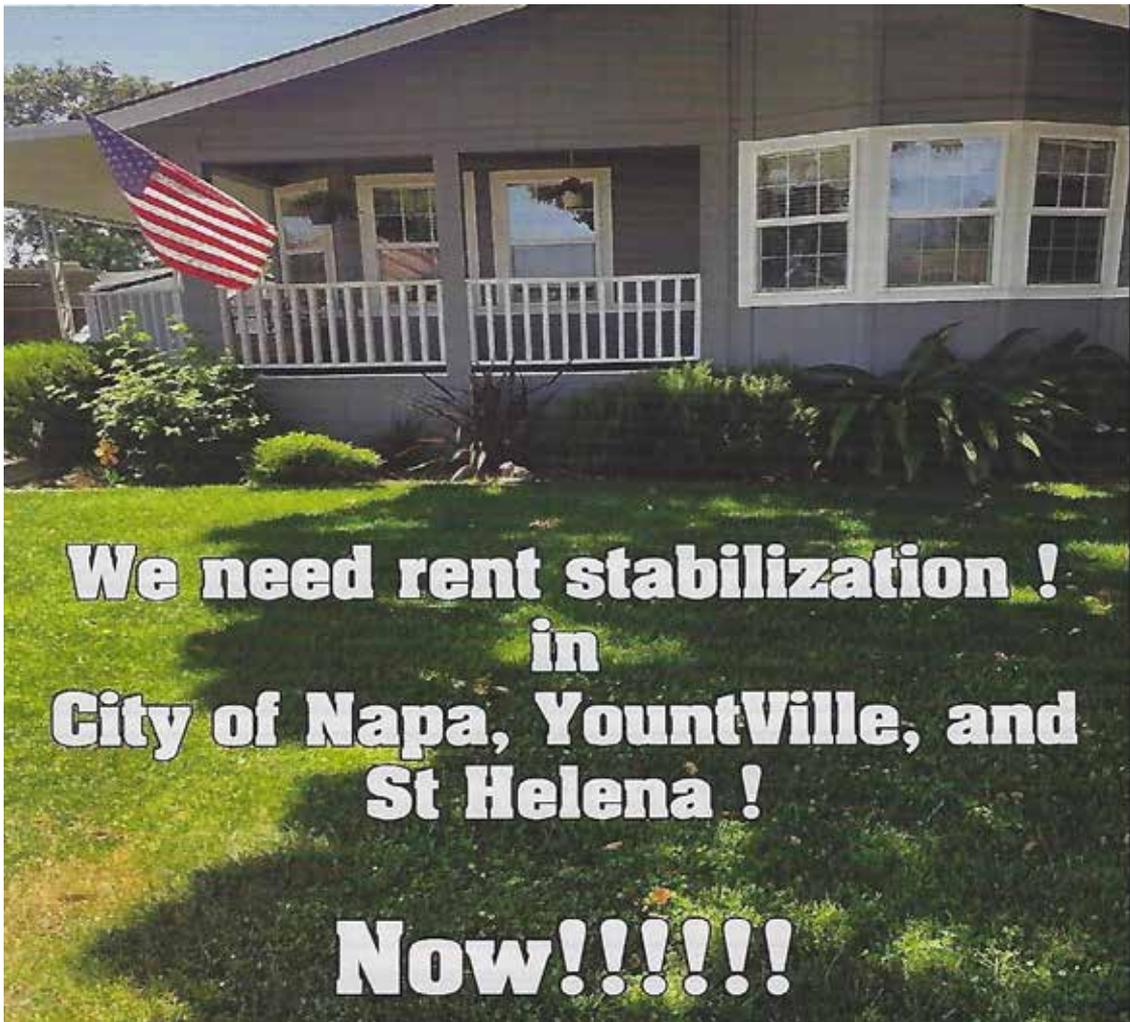
**Well it's time to Batten down the hatches, because Autumn arrives this month. Hope you have had time to do all those repairs to your mobilehomes, like paint your roof with sealing, and repair all the necessary fixer-upper things that you need to do to prepare for winter? You should still have some time, because our fall usually runs well into November without any rain. Get those chores done now!**

**This month once again we are going to talk about permits you should have. Always refer to the MRL which is the Mobilehome Residency Laws of California, before you do any building or repairs on mobilehomes you need to see if there is a permit you must obtain!**

**I have walked through most of the parks or driven through all the parks delivering our magazines every month and see there are a lot of things that are being done without any permits. Are you aware that the state can inspect your work and make you stop what you are doing with the building or repairs on your mobilehome and make you take out the work you have done and have already paid for and then tell you to get a permit or don't do or finish what you are doing without that permit. Before you start building you need to ask questions, you call us at the Vallejo Mobilehome Coalition, leave a message for a call back, I will help you out, I can tell you if you need a permit or not! Example if you need a new hot water heater, you do need a permit from HCD and it is \$75, you must have this permit to put a new one in, or they can make you take it out, then after you get the required permit, you can put the water heater back in, but you have to have it done by a California licensed plumber! I see a lot of building onto mobilehomes by several people, that you just cannot do this without a permit, please check on the permits, because if the state comes in, you will have to get the permits!**

**Please Do Not Forget, all "Mobilehome" residents of Napa, Yountville, and Saint Helena we are very busy working on your Rent Stabilization.**

**Please check all three of your meters on the side of your house if you are master metered or even if you are not, these meters should not be any older than 10 years old, if they are, all of them must be replaced, or if any of them are over 10 years old and needs to be replaced you need to call Weights and Measures in your area, Solano County or Napa County! You should never mess with the gas lines, you and your mobilehome could go up like a "Rocket" most if not all the mobilehomes have gas lines that run under the center of your mobilehome, you do not want to mess around with these lines or anything connected to these meters, they can cause problems for you and cost you extra money. Get them checked by Weights and Measures. Your property manager really doesn't care about these things, because many of them are 15 to 20 years old and because the park owners get money for the maintenance and such. They get paid every year for the gas lines, water and electricity. And they tell me they do not have to do repairs, but they are supposed to, they pocket the money. If you have had a service charge on your bill, call me! These are illegal service charges put on bills by someone for the owner of the park. Call me immediately to straighten this out! Please pay attention to these articles. We are giving you information that is right, truthful and honest and in your best interest, if you live in a mobilehome and want help with concerns or problems you are having pertaining to mobilehome living CALL. You Next Month! Miss Terri, VALLEJO MOBILEHOME COALITION.**



**The VALLEJO MOBILEHOME COALITION has, “Meetings In The Works” in September for getting Rent Stabilization. These will be held in the “Clubhouse” at Belle Vista and Rancho De Napa!!!! “Time and Dates” to be announced. We are also working on a “Summit” in Napa As Soon As Possible.**

# **NEVER NEVER NEVER**

## **SIGN A LONG TERM LEASE**

### **ATTENTION: All Mobilehome Residents**

Rent Stabilization is “Protection” against “Exorbitant” Rents. Do you want to pay \$1,000.00 or more per month for a plot of “DIRT”? You own the Mobilehome, but you Rent the “DIRT” it sits on.....

The following was received from a well respected, very experienced Mobilehome Attorney when asked about Month to Month vs Long Term Leases.

“YES”! See 798.18 (page 5) of the Mobilehome Residency Law (MRL). **The park must give them a month-to-month on request. There is no requirement that they must sign a long term agreement. Requiring that is against the law”.**

Packets went out to City Officials in Napa, Yountville and Saint Helena. We Need 10 (or more) people from each Mobilehome Park to go to City Council Meetings. Everyone living in a Mobilehome should write letters/emails to let your City and State Officials know the importance of having the protection of “Rent Stabilization”.

Please Do Not Be Afraid of your Park Owners or Management, by law as is written in the “MRL” 798.51a, 1, 2, 3 and b, c, d and e. They cannot “Bully”, “Harass”, or otherwise intimidate you, nor can they prevent you from “Peacefully Assembling” or “Meet in the Park”@ reasonable hours for any lawful purpose, canvass and petition and distribute needed information.

**For More Information Please Contact:  
The VALLEJO MOBILEHOME COALITION  
707-648-6155 Leave a Message for a Call Back  
[www.vallejomobilehomecoalition.com](http://www.vallejomobilehomecoalition.com)**

# MEETING

## VALLEJO MOBILEHOME COALITION

**When: Sunday, September 15, 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"**

**We Will Get Back To You As Soon As Possible**

**NEW Website: [www.vallejomobilehomecoalition.com](http://www.vallejomobilehomecoalition.com)**

**Protecting the Rights of Mobilehome Owners**

**No Park Owners or Management Allowed**

## **Reunion**

**Coalición Casita de Vallejo**

**Cuando: septiembre 15, 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**

## Letter Sent to HCD And Other State of California Officials

### VALLEJO MOBILEHOME COALITION

173 Frieda Circle Vallejo, CA 94590

707-648-6155

[www.vallejomobilehomecoalition.com](http://www.vallejomobilehomecoalition.com)

Executive Director Housing and Community Development (HCD)

Over the last 15 plus years I have been involved with Mobile Homes/Parks and the issues involved with them. First of all I was Vice President of Golden State Manufactured Home Owners League, I have also started the VALLEJO MOBILEHOME COALITION that includes mobilehome residents in the surrounding areas of American Canyon, Benicia, Napa, Yountville and have recently added Saint Helena.

Over the years I have contacted you about inspecting mobile home parks many with lots of infractions, not too many have been written up or given any attention from your agency. We rely on you as the agency appointed to manage and govern mobile homes and you have and are failing us! I get tired of hearing about we cannot find inspectors, we have lots of positions available, it seems what you all do is just sit around and have coffee and talk about things and mobile home parks that need help but nobody comes to the rescue. I am quite tired of your organization being so disorganized and some inspectors don't even go out into the parks they just look at them online or on Google maps! Park inspections are a failure, too many parks after five to eight years get put back into the fishbowl and get reinspected because they are small and they are easy to do. Nobody wants to work anymore?

I have contacted Senators, the Governor and other agencies about the failure to maintain by HCD! And now you want to collect \$10 from each mobile home in California so you can put the money in the bank and get a big interest, that is ludicrous and criminal! I am not the only person that thinks this but I have talked to over 100 people that have been around for about 25 years and we all feel the same way. I hope to talk with one of the auditors about the situation or to the panel of auditors that are auditing as we speak! Your work ethics stink and you have no shame! We have reported over and over again lots of infractions in parks that we represent between Vallejo and Yountville California. Some of these parks have been inspected twice in the last 8 years because they are small and they are easy targets, somebody is not doing their job! You should be so happy that there is somebody in our organization that goes out and looks at these infractions of these parks and then calls you as the 'Grande-dame to come out and to investigate, but you do not. Please clean up your act or perhaps maybe the Governor would like to make a new agency for the mobile home communities!

Miss Terri Pohrman  
Vallejo Mobilehome Coalition  
Vallejo, California

CC:

Governor Gavin Newson  
Congressman Mike Thompson  
Senator Bill Dodd  
Senator Leyva Office/Auditors  
Attorney General of California  
CA Mobile Home Organizations  
Fair Housing Napa Valley



## IN THE WORKS AND COMING SOON

There have been many things going on and more will be happening soon.

We have been quite busy working on and lining things up for events in September, October, November and December and even into the "New Year".

There are going to be 2 meetings in Yountville, the dates to be announced soon. One will be held in the Rancho De Napa Clubhouse and one will be held in the Belle Vista Clubhouse. Many "Thanks" to those that are helping with these meetings. There is a lot involved with getting Mobilehome residents together, what with everyone's busy schedules both work and fun, we understand the difficulties, BUT these meetings are for your benefit and what could happen to "all" of you if "your" Rent Stabilization is not sought after and put in place. Remember, your "Space" rent is for the patch of "DIRT" your home sits on. I'm pretty sure in most cases those "patches" have been paid for years and years ago, unless the owner(s) have taken out a loan on your park for repairs and such, LOL, which means, "Not Your Circus" "Nor Your Monkeys" and you shouldn't have to pay for any of it with the rent increases that could be forthcoming. PLEASE ATTEND THESE MEETINGS and any others that you may hear of too. Spread the word about them as is your right according to the MRL, and if you don't know what the MRL is, you need to find out and get your "free" copy from one of those meetings. They are for "Yours and All Residents Living in Mobilehomes Benefit". As you can see in some of the other articles in this magazine, there are "Repeated" messages and or statements. The reason for this is that they really bear repeating and cannot be stressed enough because of their importance to all of you as mobilehome residents and the need to have more and more important information. So "KEEP READING" and "LEARNING" and "GOING TO MEETINGS". And "**NEVER - NEVER - NEVER**" SIGN A LONG-TERM LEASE.

By: M. Robbins VMC Volunteer

## **VALLEJO MOBILEHOME COALITION**

**173 Frieda Circle Vallejo, CA 94590**

**707-648-6155**

**[www.vallejomobilehomecoalition.com](http://www.vallejomobilehomecoalition.com)**

The Vallejo Mobilehome Coalition (VMC) is an all-volunteer, non-profit mutual benefit organization of mobilehome owner/residents advocacy groups. Formed in 2017, our purpose is to promote, maintain and protect the best interests of all mobilehome owner/residents in our surrounding areas, there is a monthly meeting to inform and educate mobilehome owners/residence of important issues that may concern them. We work in a collaborative manner, developing to maintain a working relationship with many organizations, private and public that may have any connection with mobilehome living these include HCD, WMA, Elected Officials at every level, GSMOL and others.

We have a "Free", informative monthly magazine that is hand delivered to well over 5,000 residents in over forty mobilehome parks situated in the Solano/Napa County areas comprising of over 4,861 park spaces of which does not include the total number of RV spaces in the Solano/Napa County areas that have more than 700 RV spaces. The Residents that we help and deliver to are seniors, veterans, disabled persons and retirees of all ages as well as families with children, that we feel could be in need of and use the services that you the advertiser can provide to and for them. In order to continue our "Free" and informative area magazine that is delivered to Benicia, Vallejo, American Canyon, Napa and Yountville and other rural areas. We are required to have just one of each type of "Advertiser", such as in 1 Realtor, 1 Plumbing, 1 Heating/Air, 1 etc., etc., etc. this is to help offset printing and delivery costs from our well established Publisher and Printer in Southern California. Your advertisement in our one of a kind Vallejo Mobilehome Magazine will be "Greatly Appreciated".

Thanking You In Advance  
Miss Terri Pohrman  
The Vallejo Mobilehome Coalition

Please Contact, Terri Pohrman by email: [missterriwigs@yahoo.com](mailto:missterriwigs@yahoo.com)

## Rock Bottom Rates for Magazine Display Ads

Remember, we are not the magazine out of Sunnyvale. We are offering rock bottom rates to new advertisers. No one comes close to our rates. Imagine, less than 10 cents for a full page in color! Our delivery is second to none. If you want to target certain parks, just let us know and

we'll work on putting something together. Each magazine is 3,000 copies. All pages are available, except the back page. All magazines are displayed at [www.mobilhome-magazine.org](http://www.mobilhome-magazine.org). Call Frank at 818-886-6479 to get your order in.

Display Advertising Rates / Size of Ad					
Size of display ad	Business Card	Eighth Page	Quarter Page	Half Page	Full Page
Cost/3,000 copies	\$75	\$85	\$135	\$195	\$295
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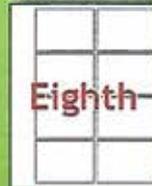
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## RECOGNITIONS

Congratulations the “**Blue Ribbon Award**” goes to Jim and Susan Syar, owners of Olympia of Vallejo LLC located on Enterprise Street in Vallejo for being voted the “Best” Park. This park is neat, clean and well maintained and has a “Great Staff” on board.

We want to wish our park managers Don and Donna a “Fond Farewell” and “Happy Retirement” as they make the move to “New Adventures” after the many years spent here at Carquinez Highlands. Thank You and Enjoy Your Retirement.

We have no clue who is coming in as management, but time will tell.....

Rancho Benicia has new management. “Welcome” and “Best of Luck” to you. You are working in a park with “Good Residents”.

### **A BIG SHOUT OUT OF THANKS TO:**

Senator Bill Dodd and his dedicated staff, especially Tom who is “always” there to help, Senator Connie M. Leyva and her staff which includes Eric. Both offices for following up on information about issues they receive, also just so you know, Senators Dodd and Leyva are how you get your MRLs. The Vallejo Moose Lodge and the friendly members and staff that have helped with a meeting place, fellowship and friendship. Frank Wodley publisher/owner of this magazine. Advertisers (that we need more of), they help to defray the costs of printing, postage for shipping from Southern California, we deliver to over 5,000 people and places. VMC Members past, present and new. All VMC Volunteers (too many to name) that help and continue to help. And last but not least Miss Terri Pohrman for caring and working so diligently and being so committed (non STOP) to get this organization going and keep it going.

“You Are All Greatly Appreciated”

*“Happy Fall Y’All”*

# Order Form

Please use this order form to join MHONET, order The Great Deception, send Mobilehome Magazine a donation or volunteer to help reorganize.

Everyone joining will receive a free 36 page Handbook of Frequently Asked Questions and Answers proving information on 58 separate issues, including leases, pets, lot lines, trees, manager abuse, and many more. Plus articles by our ex-attorney Jon Heim. The Handbook is a valuable reference all homeowners should have at the ready.

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- I believe in the cause and your good work. I want to donate. \$ \_\_\_\_\_
- I want help start a regional group. I understand I will be paid \$1,500. I'll call
- I will volunteer to help reorganize.  I will help deliver magazines free.
- I will subscribe only to your bi-monthly newsletter..... (\$10/year) \$ \_\_\_\_\_

Make Checks Payable **Mobilehome Magazine**

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8/2019

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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.”



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**  
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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 \_\_\_\_\_  
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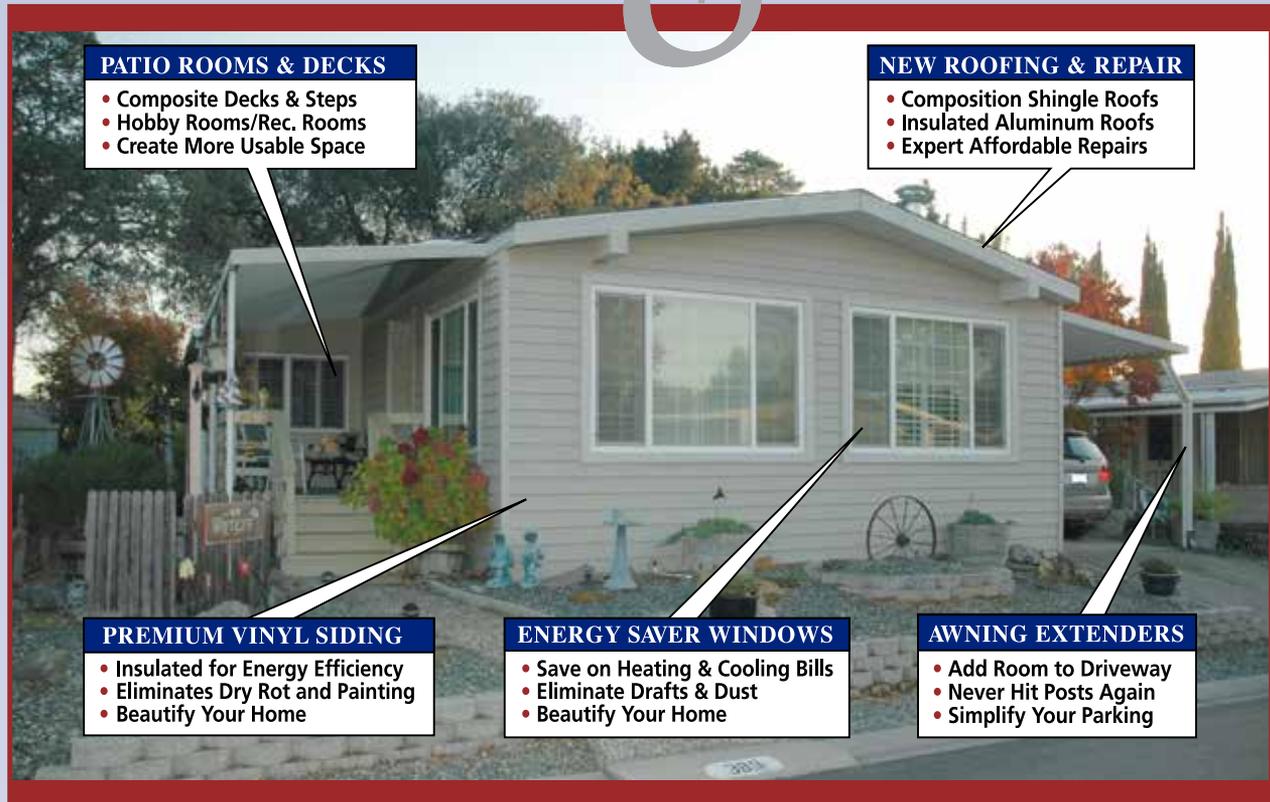
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**VMC 173 Frieda Cir., Vallejo CA 94590**

*Serving the Mobile Home Community Since 1972*

# GOODIE & SONS



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- Create More Usable Space

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

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