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Owners
Magazine*

Sacramento
Edition
Winter 2020



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Published by Mobilehome Magazine

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To God be the Glory

www.mobilehomemagazine.org

“Homeowner’s Insurance”

This article is the opinion of Mobilehome Magazine, and only Mobilehome Magazine. We’ve been an advocate for a long time and we have a suggestion. Every homeowner should be able to easily challenge illegal acts of their park and be protected against retaliation.

Just like driving a car requires a drivers license, the ownership of a mobile home should require “homeowner’s insurance” to protect against illegal acts by their park (cost just \$24/year). Those without “insurance” should be fined or sanctioned. Don’t let that statement upset you, we just want you protected and we can help!

YOU’RE UNPROTECTED

Whether you like it or not, you’re not protected. We’ve said this time and time again. There has never been a viable way for mobile home owners to enforce the Mobilehome Residency Law (MRL). If you don’t believe us, check out the Senate Select Committee Hearing titled “Mobilehome Residency Law Enforcement Problems (Mar. 1987)” at <https://mobilehomes.senate.ca.gov/hearings>.

All 365,000 of us are sitting ducks and the park owners love it. In fact, we believe they are instrumental in making sure we are not protected. The park owner’s group, the WMA, has done a terrific job allowing park owners to violate the law at will. And many do!

IT’S TIME TO BREAK THE CYCLE

Park owners love you. Your apathy means millions of extra dollars in their pockets every year, mostly through interference of

sales. Of course you haven’t had this problem yet simply because you have not tried to sell your home. And park owners will fight our idea of “owner’s insurance” tooth and nail.

Let’s break the cycle. Instead of us begging you to join and let us help you be pprotected, **you should be driven to join on your own**. And you should encourage your friends and neighbors to join also.

THE CATCH

There is one catch. After you join a group, you must be vigilant. Watch to see we remain transparent, i.e. we publish information about membership and finances, and b) watch to make sure we actually do what we say we will.

YOU CAN TRUST MOBILEHOME MAGAZINE

We won’t steer you wrong. We’ve always fought for you. We’ve printed and distributed over 2,000,000 magazine at no cost to you. We’d say we should have earned your trust by now Help us help you. It is time to protect yourself. It is time to break the cycle. Protect yourself against park owners who violate the law!

DON’T BELIEVE IN ORGANIZING?

We believe “organizing” is your only hope. No one individual can fight a park owner. If you disagree, please fill out the questionnaire on page 7 and help us understand your reasoning. Thank You!

We Want You Protected

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

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

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

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

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

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

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

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

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

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

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

Question. How do I join? **Answer.** Send an email to fawodley@yahoo.com with JOIN MHONET in the subject line. Then identify yourself in the body of the email. Please send your mailing address, including park name, and your phone number. (We will not call, just for our information) Send NO \$\$\$. As soon as we reach

the 300 count, we will email you to send us \$24. Make your check out to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313. We will notify you by email when we receive a total of \$7,200 and can launch the program.

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

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

Question. Can you trust us? Might we be taken over by park owners as happened to GSMOL? **Answer.** Absolutely. Remember, Mobilehome Magazine has furnished the community of homeowners 1,500,000 copies of the informative magazine at no cost to the community. That's dedication. And we've run the Coalition of Mobilehome Owners – California for 12 years. (COMO-CAL closed because we decided a statewide group was not the best way to serve homeowners, regional groups were.)

Question. I have questions about the program. How can I ask? **Answer.** It's simple. Send an email to fawodley@yahoo.com and ask away.

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

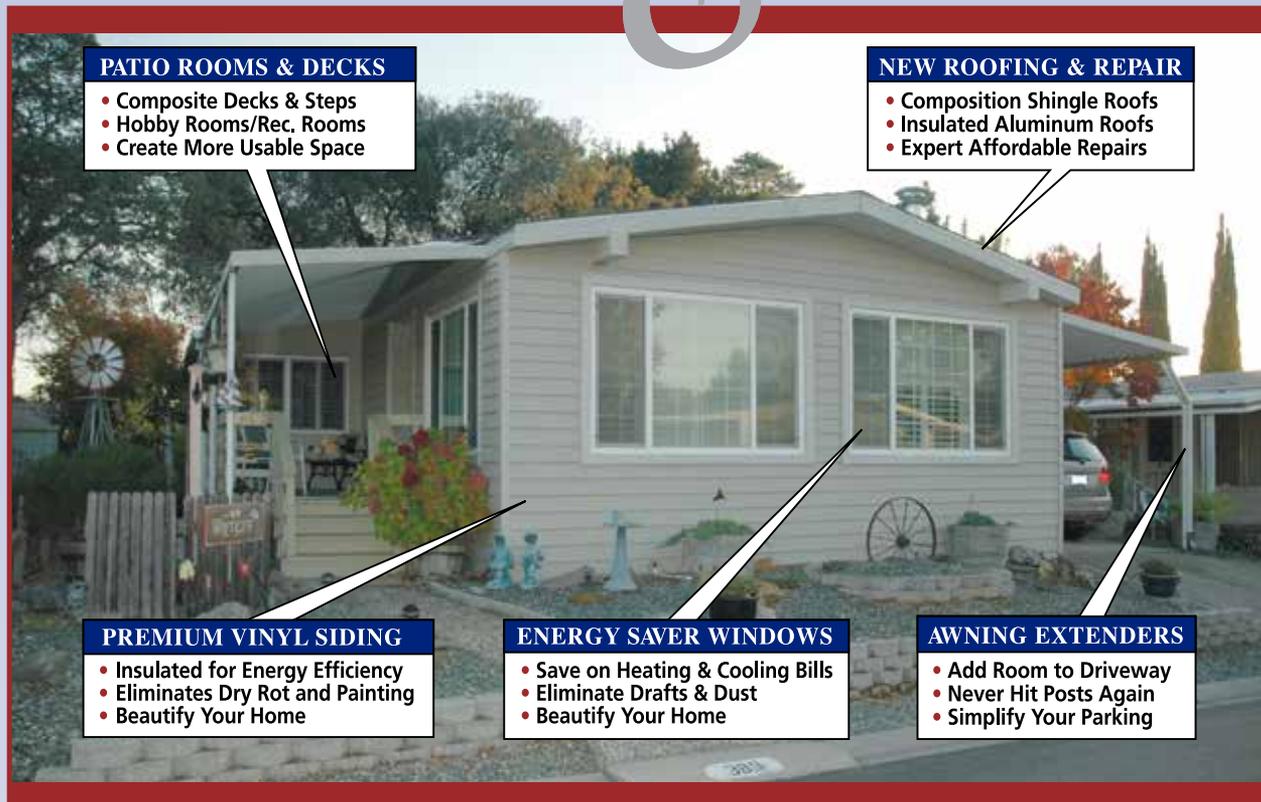
Take Our Survey & Help Us Understand

1. Do you agree you are vulnerable when you lease the land under your home? Yes____, No_____.
2. Do you agree that although you may not have a problem today, you could have a problem tomorrow (parks are often purchased which means your owners can change overnight)? Yes____, No_____.
3. Do you agree mobile/manufactured home owners in California are all in the same boat, i.e. we are a Community? Yes____, No_____.
4. Do you agree that what happens to one homeowner can happen to others? Yes____, No_____.
5. Do you care about your rights and protecting the equity in your home? Yes____, No_____.
6. Would you know what to do if you received a notice (7-day, 10-day, 60-day)? Yes____, No_____.
7. Are you worried about being evicted? Yes____, No_____.
8. Are you worried about retaliation if you speak up or challenge the park? Yes____, No_____.
9. What would you do if you received an eviction notice from your park? (Circle the letter(s) that apply) a) Search for help online, b) Ask a friend or neighbor, c) I'd write a letter to management, d) I don't know what I'd do, e) I'd ignore the notice. f) I belong to MHONET, I'd consult with them. g) Other....
10. Do you feel either the government or a resident organization should assist you? Yes____, No_____.
11. Do you know and understand how joining MHONET benefits you? Yes____, No_____, Not exactly_____.
12. Why have you decided not to join MHONET? (Circle the letter(s) that apply) a) I think it would be a waste of money, b) I don't need legal assistance or information, c) I don't have a problem that would require an attorney, d) I'm afraid if I join management will retaliate, e) I didn't know about MHONET, f) Other (use another sheet of paper to explain).
13. If you'd like to join MHONET, please provide us your email address so we can notify you when MHONET begins its "limited legal" program. I'd like to join. My email is _____.
14. What have you done in the last 5 years to protect your rights and the equity in your home? (Circle the letter(s) that apply) a) Read Mobilehome Magazine, b) Supported Mobilehome Magazine with a donation or by using one of their advertisers, c) Joined GSMOL, d) Joined another group, e) Donated \$\$, f) I haven't done anything. g) Other.
15. Why do you think the Community is so apathetic? (Circle the letter(s) that apply) a) Residents are afraid, b) Residents don't have \$24, c) Residents think they are protected already, d) Residents feel protection should be free, e) Residents have faith the Mobilehome Residency Law protects them, f) Residents believe a government agency (which one?) will help them, g) Residents believe a resident's organization will help them (which one?), h) Residents simply don't care and want to be left alone, i) Residents don't think anything bad can happen to them. j) Other.
16. Are you willing to step up and break the cycle of apathy? That means spending the money to join a group you feel will protect you. Yes____, No_____.
17. Do you want to see Mobilehome Magazine continue providing you information? Yes____, No_____.
18. Do you know you can reach us at fawodley@yahoo.com, 818-886-6479, or by writing us at Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA? Yes____, No_____.

Please help us understand by taking this Survey. You can save a stamp if you copy and paste it in the body of an email and send it to fawodley@yahoo.com with your answers circled. We'll also record your answers if you call us at 818-886-6479. If you decide to join MHONET, don't send any money, just let us know you want to join when our "legal" assistance program begins. Let's break the cycle. It's past time. But only you can do it, we can't do it for you. Trust us. We only want what's best for you. **Thank You from Mobilehome Magazine.**

Serving the Mobile Home Community Since 1972

GOODIE & SONS



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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