

Mobile Home Owners Network (MHONET)

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Oceanside, San Marcos & Vista*

JANUARY 2020

VOLUME 3 NUMBER 1



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North County Mobilehome Digest

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Frank A. Wodley, Editor/Publisher. *To God Be The Glory*

(818) 886-6479 / (800) 929-6061 E-MAIL: fawodley@yahoo.com

What is MHONET?

OUR HISTORY

We are mobilehome owners just like you. Our goals are to provide you information (Knowledge is Power), to help you organize (Strength in Numbers) and to empower you to protect your investment and way of life. We first organized in 2004 as the Coalition of Mobilehome Owners - Los Angeles County. We served the community through 2016 as COMO-CAL.

In the beginning of 2017, we became Mobile Home Owners Network (www.mhonet.org, pronounced Monet, like the painter Claude Monet). We believe in Strength in Numbers and Knowledge is Power. We believe in teamwork, working together and UNITY.

In September 2011, we began publishing Mobilehome Magazine. It is our voice. During that time we have printed and distributed over 1,000,000 magazines to the Community of mobilehome owners in California, at no charge!

No ENFORCEMENT = No RIGHTS

Trust us when we say you have no rights. The Mobilehome Residency Law is just a smoke and mirrors. It does not protect you simply because there has never been a viable means to enforce the law. Skeptical? Read the 1987 Senate Select Committee Hearing on Enforcement. GSMOL pledged 32 years ago to legislate a viable means of enforcement, yet never did. And don't think AB3066 is the answer because we don't think so.

WE WANT YOU PROTECTED

Mobile Home Owners Network (MHONET) is

organized to provide our members with low cost or no cost legal services, like letter writing and consultations. This is one way to enforce the MRL and break the cycle.

Our services will only activate when we have received notice from a minimum 300 mobile/manufactured home owners who want to join. Simply fill out the "Membership Request Form" and we will add you to our growing list.

TOTALLY NEW LOOK AS OF FEBRUARY 2020

We didn't quite make January 2020, but as of February our magazine will have a totally new look and a new name: Mobile Home OWNERS Magazine. Our goals and priorities remain the same; however, we now have a sales staff which means we can reach many more homeowners across the state.

NEW DISTRIBUTION

As of February 2020, we will mail all magazines (no hand delivery). We have divided California into 21 areas having between 9,000 and 10,000 spaces. Many homeowners will receive a magazine in the mail on a quarterly basis.

PLEASE SUPPORT US

We have survived these last 16 years. Please support our efforts and we may be able to assist you another 16 years. Make a donation - use the form in the back of the magazine.

Happy New Year!

Oceanside Manufactured Homeowners Alliance, Inc. January, 2020

www.omha4oside.com

PRESIDENT'S MESSAGE, by Bob Markley

THE OMHA BOARD OF DIRECTORS wishes everyone a healthy, happy, and prosperous New Year.

In the November 22 OMHA combined meeting, nominations for the positions of Treasurer and President were turned in. There was only one person nominated for each position by the deadline: Barry Horton for Treasurer and Bob Markley for President. Therefor, both were re-elected by acclimation. There was no nomination turned in at the meeting for Director at Large, so, per the OMHA bylaws, nominations for that position were held open until someone was nominated. Donna Cooper, Park Representative for Mission View West, was nominated at the December 13 meeting, and, since she was the only candidate, was elected by acclimation to be Director at Large.

There is a referendum underway to reject the City Council's approval of the North River Farms project. Signature gatherers must collect about 12,000 valid signatures within 30 days of the City Council vote to adopt the project, which was Wednesday, Nov. 20. To sign a petition form, you must be a registered voter in the City of Oceanside. At the time of writing this newsletter, the signature collecting is underway, and by the time you read this, the deadline for collecting will have passed. After the signatures are collected, they are turned in to the City Clerk, who has 30 days to verify the validity of each signature. If there are enough verified, valid signatures, by state law, the City Council must either (a) repeal their approval of the project, or (b) put the issue on the ballot for an election and let the voters decide. This is the same procedure that was followed in 2011 and 2012 when the Vacancy Decontrol ordinance was rejected by voters. During the November 22 OMHA meeting, the membership voted that OMHA not take a position in support of, or opposition to, the referendum. Individuals are free to support or oppose the referendum as they see fit,

There is also a recall effort being pursued, to recall City Councilman Christopher Rodriguez, who represents District 2. He was served on Nov. 20 with a notice of intention to recall, but there was a flaw in the notice document. That means the organizers had to start over. They finally got an acceptable notice served on him, and he responded to it. Then, the recall proponents have 10 days to prepare a petition and have it approved by the City Clerk. Both the notice and his response will appear on petitions when they are circulated for collecting signatures. About 4,500 valid signatures, which is 10% of the registered voters in District 2, must be collected within 120 days of the start date, at which time they will be turned in to the City Clerk. Since Mr. Rodriguez was elected by the voters of District 2, only registered voters in District 2 will be allowed to sign a recall petition. The result will be reported when it is known. During the November 22 OMHA meeting, the membership voted that OMHA not take a position in support of, or opposition to, the recall effort. Here also, individuals are free to support or oppose the recall as they see fit. **There has been a complaint** filed with the state Fair Political Practices Commission (FPPC) stating that Mr. Rodriguez had a conflict of interest in the South Morro Hills issue, because he owns land in South Morro Hills. If the complaint is upheld, his vote on Nov. 20 to approve the project could be nullified. If THAT happens, the vote total would become 2 for and 2 against, which would be enough to turn the project down. Stay tuned for the results of the FPPC complaint and the recall effort.

There has also been a lawsuit filed against the City by Preserve Calavera, a local non-profit environmentalist group, that seeks to overturn the City Council's passing of the approval of the North River Farms project. They describe the project as "the worst kind of sprawl development."

OCEANSIDE CITY ELECTIONS will be held in November, 2020. It is still very early, but several candidates have already submitted their intention statements to run for Mayor: Esther Sanchez, Zack Beck, Jack Feller, Rocky Chavez, Ruben Major, and Perry Alvarez. In the Dec. 13 OMHA meeting, the membership voted to endorse Esther Sanchez for Mayor because of her long and vigorous support for mobile home rent control.

Other declared candidates are:

City Council District 3: Amber Newman

City Council District 4: Jane Marshall and Michelle Gomez

In the March, 2020 primary, there will be an initiative for residents to vote on: whether the positions of City Clerk and City Treasurer should remain elected positions or changed into positions filled by appointment by the City Manager. If they remain elected positions, the November, 2020 election will include those positions.

OMHA Director at Large Donna Cooper has new contact information. See "Board of Directors" box on next page.

THE NEXT TWO OMHA COMBINED GENERAL MEMBERSHIP and BOARD OF DIRECTORS

MEETINGS: Friday, January 24 in Laguna Vista’s clubhouse, 276 N. El Camino Real, Oceanside 92058 and Friday, Feb. 28 in MiraMar’s clubhouse, 900 N. Cleveland Street, Oceanside 92054.

IMPORTANT MEETINGS—MARK YOUR CALENDAR!
CITY COUNCIL: Wed., Dec 18; Wed., Jan. 8; and Wed., Jan. 22, City Council Chambers

OMHA BOARD of DIRECTORS

President	Bob Markley	(760) 435-1126	Secretary	Frank Crowley	(760) 685-2380
Vice President	Thom Taylor	(760) 721-2429	Ombudsman	Dwight Johnson	deetleye@yahoo.com
Treasurer	Barry Horton	(760) 757-2337	Director-at-Large	Donna Cooper	The donnacooper@gmail.com

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	thedonnacooper@gmail.com
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.
 2020 Membership Application.

Name _____

Second Occupant _____

Park Name _____ Spc.# _____

Phone # _____

e-mail address _____

2020 dues \$10 (covers all persons 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.

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 SOME EXERCISE?
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 Representative and
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 OMHA newsletter in
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NEWSLETTER EDITOR: Dr. Ginger Marable, 760-439-1786, drginger10@cox.net

MHONET'S Philosophy & Goals

OUR PHILOSOPHY

We feel it is important that homeowners, managers and park owners understand, right from the start, our philosophy. There are lots of misconceptions and now is a good time to make OUR position clear.

- We believe all residents living on someone else's land are vulnerable and need assistance.
- We believe Knowledge is Power. That's why we've spent so much of our time and resources to provide you Mobilehome Magazine.
- We believe you should be served by strong, regional groups that are efficient and effective.
- We believe all advocates should be working together.
- We believe there is Strength in Numbers. We believe in UNITY.
- We believe both residents and managers need accurate information, as both have rights and responsibilities. Mobilehome Magazine is not anti-manager or anti-park owner.
- We believe all laws are essentially worthless without a viable form of enforcement.

OUR GOALS

To provide California mobilehome owners the best possible service at the lowest possible cost. We'd say we have accomplished this goal. We provide more benefits for less money than any other advocate.

Knowledge is Power. We have successfully provided important information to the community over the last 16 years with The Voice and Mobilehome Magazine.

UNITY is one important goal we have not reached. Homeowners will only be UNIFIED when they support our Regional Group Plan. Eventually local leaders will take over from us and run their own individual region. At that time we will only play a supportive role.

We understand rental parks are a business, but we also believe that homeowners have a right to a stress-free life, free from the many negative situations that are a reality in so many mobilehome parks today. We hope our work with homeowners results in a better life for all.

MHONET wants:

- To provide you a viable means to enforce the Mobilehome Residency Law (MRL), rather than to have to hire an attorney and litigate.
- To provide you ways to save your hard earned

money and to provide ways your community can make money to run their advocacy.

- To provide resources to your park group and local groups (a magazine, a legal fund, an attorney and a lobbyist as well as financing for all groups.
- To provide you money saving suggestions you can use to improve your financial situation and diminish some of your stress.

Ultimately, our goal is to have managers, owners AND residents all follow the law. To that end, Mobile Home Owners Magazine will continue providing the tools so everyone knows their individual rights and responsibilities. No one is enforcing the law for you, and if there is to be enforcement, it is on your shoulders. Enforcement requires that you at least have a basic knowledge of the law. It is next to impossible for you to enforce the law on your own. Park owners know this. That's why it is so important to join MHONET, i.e. Strength in Numbers.

YOUR ROLE IN THE FUTURE

The key to breaking the cycle of no enforcement is you and you alone. Our latest survey showed that most homeowners believe they are protected by a) The Mobilehome Residency Law, or by b) an advocate like GSMOL or the government. Unfortunately, this is not the case. You're probably skeptical, but we'll prove it in 2020.

When our list of homeowners wanting to join MHONET reaches 300, we will notify everyone of them it is time to pay the \$24 per year to join. And if you'd like to volunteer to help out, please let us know. We can't do this on our own and our cause is so important to the welfare of every mobile homeowner in California.

DISTRIBUTORS WANTED

Mobilehome Magazine is looking for residents who want to make a little spending \$\$\$. Help us deliver The Digest door to door in your park.

Keep the magazine coming to Vista, San Marcos and Carlsbad (Oceanside is covered). Make as much as \$.15/magazine. Call or email Frank @ 818-886-6479 / fawodley@yahoo.com.

You'd make \$30 for a 200 space park. Not bad for an hours work! Call today!

Testimonials

Editor's Note: Although our name has changed over the years, we are basically the same organization. Our goals and philosophy haven't changed since our inception in 2004. If anything, we have more experience now and are better able to serve you, California mobilehome owners.

Butte County Mobilehome Owners Association(BCMOA) SAYS: *"COMO-CAL.....Best potential for helping mobilehome residents in parks... Has the best newsletter- THE VOICE...becoming increasingly effective in Sacramento...certainly deserves the support of mobilehome residents."*

The Modesto Advocacy says: *"COMO-CAL instantly became a vital resource for material and data we didn't even know existed. The organization is for park residents throughout California who are striving for survival. COMO-CAL's newsletter, THE VOICE, provides information on current and future challenges we confront, and help is a phone call away. A bonus is the ability to become involved in State legislation that affects all of us. Become an active member of COMO-CAL and join "the force" fighting for YOUR rights."*

The Park Home Residents Action Alliance (PHRAA) in the United Kingdom says: *"The one great weapon mobile homeowners in California have to your advantage is that you have CoMO-CAL administered by a team headed by Frank, Sally and others all equally committed to the cause. These are the people*

who have voluntarily pushed up their heads into the firing line to win the extremely difficult, and at times very dangerous, battle for your rights, freedom from persecution to enjoy your chosen lifestyle in the peace and quiet you have earned and rightly deserve. PHRAA is proud and privileged to be associated with CoMO-CAL and looks forward to enjoying a long and fruitful relationship with its terrific team."

Mel Robinson, Lakefront Mobile Home Community Lakeside, Ca: *I would like to first congratulate you for the Professionalism of THE VOICE. The publication is filled with very important and informative information for those of us that live in Mobile Home Community in the state of California. I am the past President of COMPAC, INC (County Mobilehome Political Action Committee) in San Diego County, and have watched the growth of the Coalition of Mobilehome Owners in the state. Congratulations. A great job with the issues of legislation at the state level. We sure have to work hard for our rights don't we?*

Roger Svensson, Rancho Santa Barbara MHP: *CoMO-CAL is a group that calls an ACE an ACE and a SPADE a SPADE! If you want answers, example and direct help, this is the organization to be a part of. I have been involved in mobile home park politics for over 5 yrs. and can say this organization is outstanding. They pull no punches when it comes to greedy and dishonest park owners who are numerous in Ca. We are vulnerable to them if not well informed.*

Network (MHONET) Membership Request

NAME: _____ Date: _____

MAILING ADDRESS: _____ E-MAIL: _____

SPACE #: _____ CITY: _____ ZIP: _____

PHONE #: _____ PARK NAME: _____

Yes, I want to be protected. Let me know when MHONET activates.

I want to purchase a Handbook (\$5 + \$2 mailing) \$ _____

I believe in the cause and your good work. I want to donate. \$ _____

I will help out. I will promote MHONET.

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1/2020

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