

*Napa/Solano*  
Mobilehome Owners  
Magazine

Serving Vallejo,  
Fairfield, Benicia, Yountville  
American Canyon, and Napa

**JULY 2020**  
VOLUME 3 NUMBER 7



HAPPY

**4<sup>TH</sup> OF JULY**

INDEPENDENCE DAY

## Attention Vallejo Residents

I am sure about two months ago that most residents that are on the Care Program which is the PG&E program that gives you a little bit of discount on your utilities, you might have also gotten in the mail recently a letter from the City of Vallejo Sanitation Department about the sewer charges, many of you have called me about this. The situation is this, the way it works is you have to go to the owner of the park to get your five dollars back they do not automatically take the five dollars off your sanitation bill, this is for your sewer you have to go and chase the money from the owner for your part, which I think it is a waste of time. They are doing it wrong, so why they ask you if you are on the Care Program is a mystery, because they are not billing it like the Care Program from PG & E.

Do not send this back would be my advice, not over five dollars. I am going to argue with the City Council about this because it is not really a savings for Seniors, but it gives at the end of the year all the people that are in the Care Program gives the owner a tax write off of five dollars each, who wants to go fight with the owner? I don't think it is worth it, so do not return the item to them, because it is of no benefit to you! I have argued with them, I have gone back-and-forth and they are not going to bend, they want it done this way and this is very antiquated, so do not fill the paper out for the City of Vallejo as they have your information. If you have returned this information to the City of Vallejo Sanitation Department, you will have to go and fight with the owners about your five dollars a month because that is the only way you are going to get it, if you get it at all, so my advice is do not sign up for it, it is not a good thing for us.

Also...

The Governor of California has extended to January 2021 about the rent payments being late, they can not collect any kind of late charges or fees and if you are late that is just the way it is, but you still have to pay the rent when you have the money or they have the right to evict you so if you do not have the money to pay the rent you have to write them a letter so that you have documents and they have documents that you can not pay the rent this month and just get it paid as soon as possible if you need assistance please call us at 707 648-6155.

We are now looking for some new park walkers if you would like to walk your park magazines around once a month give us a call at 707-648-6155. We will deliver them to you and will give you instructions to not put them in the mailbox, and please do not put them anywhere so that the magazines can blow away.

# Napa/Solano Mobilehome Owners Magazine

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

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## Manager Abuse in Parks By Frank Wodley

Manager abuse has been an issue for me, personally, ever since I moved into Chatsworth Mobile Home Park in 1998. It was exhibited itself as intimidation, harassment, and retaliation by management. I was not the only one feeling the attacks. In fact, most park residents who were not friends of the manager were targeted. Sound familiar? If you've been "abused" by your management, you know the feeling. I believe parks use that tactic to keep residents "in line." And you'll see later, there is a much more sinister motive.

In 2002, I began advocating for residents rights and was elected the President of our park's GSMOL chapter in April 2003. This was the reason I was taken to court. I believe the park owner's state-wide group Western Manufactured Housing Communities Association (WMA) suggested a lawsuit might provide the park (and the park owner) a way to remove me. Eventually the park filed a lawsuit and took me to Superior Court in 2004. Fortunately, it didn't work; however, it cost me \$4,000 in attorneys fees. I've written about some of the details of this abuse in my 2019 book titled "The Great Deception." (Available through mobilehome magazine - \$20 including tax and shipping - send me an email - fawodley@yahoo.com). Have you experienced manager abuse? If you have, I'd like to hear about it. Please send me a short summary by email (fawodley@yahoo.com).

**The Senate Select Committee on Manufactured Home Communities.** As per Stephanie Reid, Principal Consultant wrote in an article for Mobilehome Magazine in 2016:

*In the early 1980's, the Legislature created the Select Committee on "Mobilehomes" to research and find legislative solutions to various issues that were of concern to the thousands of mobilehome park residents in the state. Since then, the committee has conducted informational hearings, managed bills through the legislative process, coordinated mobilehome conferences for legislators in their districts, and answered numerous phone calls from residents, managers, and park owners, as well as reporters, out-of-state residents, and research institutes.*

So why am I writing about the Select Committee? Simply because in 1982, management abuse was the Committee's very first hearing. To me, that means it was the #1 issue at that time. So what has happened since? It has been 38 years since that first hearing. Today's chairperson, Senator Connie Leyva, and our state-wide advocate Golden State Manufactured Home Owner's League, recently proposed new legislation to train and certify managers. In other words, they are still trying to find a solution. Or are they?

Every mobile home owner should be questioning their "advocates." The coronavirus has given everyone time to take a hard look at their way of life and how they might improve it. The operative word is "they." No one will do it for you! I believe now is the time for you to educate yourself. With knowledge comes power. Please let us hear your voice by answering the questions on page 13. I will report a summary of responses later this year. Thank you for reading! Be safe.



Dear Residents of Mobilehome Parks,

I hope everybody has had a great month and you are wearing your masks and obeying the rules and regulations from the State as well as the Federal Government about watching yours and the health of others! This month I'd like to talk to you about myself walking through the parks and seeing all the violations that are created by people that live in the mobilehome parks! One thing we have to remember is when we live in a mobile home park we rent the dirt our mobilehome sits on and we own the mobilehome but we rent the dirt, we live on private property and we must obey the rules and regulations that you are given when you buy the mobilehome! We also have to remember that it's not always the managers fault because they write you up because your lot is not in shape or because your mobilehome is falling apart or because you have built onto your mobilehome without a permit or perhaps maybe you have taken your stairway to the front door away.

This month I will be enclosing a list of things that you have to watch out for and you need to have permits for HCD Housing and Community Development, also will be including their phone number and their email. If you don't have an MRL (Mobilehome Residency Law ) for 2020 give us a call 707-648-6155. This book comes out once a year generally in January February and these are laws

that have been signed by the previous governor as well as the immediate governor, you are to obey these rules and regulations. If you don't, the inspector will write you up and you will be fined! There are many violations in and all of the mobile homes that we cover in Solano County as well as Napa County, you need to clean them up and clean them up now! Do you know if you have built onto your mobilehome or your skirting is off, some of these things are fire hazards by the state fire code, just don't build onto your mobilehome or alter anything without asking questions. if you are a first time mobilehome buyer you probably don't know and you just start building like that the Winchester Mystery House!

I know a lot of managers like to bark, disobey rules and bully or try to affect you for no just cause, some of them are very valid if you don't keep your mobilehome/space up, but just because you move into private property does it mean they have to be a dictator. Remember it is your responsibility to keep your mobilehome in shape and looking good, if the owner is keeping the park in great shape such as keeping the weeds out of the gutter, cutting the grass making the clubhouse presentable and open to residents.

One of the phone calls we got many of this month was about the swimming pools opening these pools are covered by the State of California, city by city by Environmental Services. The pH balance of the swimming pools are supposed to be taken daily when the pool is open. The management then puts the readings in a ledger so the inspector can look to see if they are taking the pH balance daily, if you notice that the water is dirty or smelly call environmental services and your city. They will come out and take the pH balance to make sure it is up to code. Right now they are not opening any swimming pools in the State of California unless it is a private swimming pool at somebody's house, no apartments, no mobile homes, no properties that involve commercial use. So be patient and we will see if they get up and running in the summer, perhaps not!

It is not the park management or the owners that are doing this it is the County, the State trying to keep you safe! Remember I am giving you a list of things that you need to look at before you start building onto your house like the Winchester Mystery House, or altering the plumbing, the roof, the water heater or or any piece of your mobile home that requires a permit. Try to follow these guidelines if you have any questions, please call us the Vallejo Mobilehome Coalition 707-648-6155! Remember we also need some local advertisers for the magazine, please call us and also we need some park walkers to walk to magazines. Please help us out, you are getting these magazines free, they are full color, coffee table display worthy magazines can you help us out?

Also you cannot park on the streets, the streets are narrower than regular streets, if you let read your park rules it says no street parking, do you want to unload your groceries or passengers, make a delivery to a neighbor you basically have 10 minutes with flashers on and then move your car. No parking on the street, except for emergency vehicles only! Read your park rules.

Miss TERRI Pohrman Executive Director

Vallejo Mobilehome Coalition 707-648-6155

# **THE NEXT MEETING IS**

## **VALLEJO MOBILEHOME COALITION**

**When: Sunday, July 19, 2020**

**Where: Terri's House - In the Carport**

**173 Frieda Circle**

**Vallejo, CA 94590**

**2 to 4 P.M.**

**Social Distancing Will Be In Effect**

**Plenty of Guest Parking Available**

**Please Come Early - Rides Will Be Available To and From Guest Parking**

**Hope To See You There**

**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**

**Bring Concerns and Questions to the Meeting**

**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**

## Housing and Community Development HCD “Northern CA” Contacts

<b>Field Operations - Northern Area Office</b> <b>9342 Tech Center Drive, Suite 550</b> <b>Sacramento, CA 95826</b>	<b>(916) 255-2501</b>
<b>Manufactured Housing Section</b>	<b>(916) 445-3338</b>
<b>Mobilehome Assistance Center (Complaints)</b> <b>Office of the Ombudsman</b>	<b>(916) 263-4742 or (800)952-5275</b> <b>(916) 323-9801</b>
<b>Mobilehome and Special Occupancy Parks Program</b>	<b>(916) 445-9471</b>
<b>Occupational Licensing</b>	<b>(916) 323-9803</b>
<b>Plan Check - Northern Area Office</b> <b>9342 Tech Center Drive, Suite 550</b> <b>Sacramento, CA 95826</b>	<b>(916) 255-2521</b>
<b>Mobilehome Registration and Titling - HQ</b>	<b>(916) 323-9224 or (800) 952-8356</b>
<b>State Housing Law Program</b>	<b>(916) 445-9471</b>

**If your home is not titled or if you want to change names etc, or if you are leaving your home to relatives, make sure it is all on the title. the contact address is;**

**HCD-Codes and Standards Main Office**  
**9342 Tech Center Drive, Suite 500**  
**Sacramento, CA. 95826**  
**800-952-8356**

**Applications;**  
**P.O. Box 277820**  
**Sacramento, CA. 95827-7820**

**Website;**      [www.hcd.ca.gov](http://www.hcd.ca.gov)

**Hope you find this information useful, if so please keep it handy, Miss TERRI**





# HCD Announcement

## Notice of Proposed Emergency Action

### Mobilehome Residency Law Protection Program mobilehome

The California Department of Housing and Community Development (HCD) is proposing to adopt emergency regulations that, if approved, would create and implement procedures for a program to provide no cost legal services for Mobilehome Residency Law disputes to those complaints meeting specified criteria.

The proposed emergency regulations will be filed with the Office of Administrative Law (OAL) at least five (5) days after issuance of this Notice. Upon filing, OAL will have ten (10) calendar days within which to review and make a decision to accept as an emergency rule. Upon posting this Notice on its website, OAL shall allow interested persons five (5) calendar days to submit comments on the proposed emergency regulations. Comments should be submitted directly to OAL. If approved, OAL will file the regulations with the Secretary of State, and the emergency regulations become effective immediately for one hundred and eighty (180) days.

### Proposed regulatory language of HCD's proposed emergency action HCD's Finding of Emergency

The proposed regulatory language and Finding of Emergency will also be posted to HCD's Mobilehome Residency Law Protection Program webpage.

California Department of Housing and Community Development

communications@hcd.ca.gov | hcd.ca.gov | (916) 263-7400

2020 W. El Camino Avenue, Sacramento, CA 95833

Department of Housing & Community Development,  
2020 W. El Camino Ave., Sacramento, CA 95833

**Please Note: This is information that you need to be aware of should it happen to be put into law. This will be a really big help to Mobilehome Residents in our State if they have a legal problem that would be covered by this. Let your voices be heard.**

Miss Terri Pohrman  
Executive Director  
Vallejo Mobilehome Coalition

## **HCD Requires Permits For The Following**

Please pay attention to this. This is important information in your MRL(Mobilehome Residency Laws) if you don't have the Bible or the MRL book please call us at 707-648-6155. This is something that you should have available to look at anytime to see the rules and regulations and the laws for construction or altering your mobile home! This will save you in the long run, before you do it and then inspector comes and makes you take it down and you have to pay for the inspection as well as the materials you have gotten plus all the time and energy you have been putting into it, you have to get a permit don't think you are going to slide by it because it all catches up with you!

These are some of the things that require a permit from HCD ( Housing and Community Development) in Sacramento.

A new roof requires a permit.

A permit is required if you alter the windows, as in if you alter the size, if you put the same size windows in your mobilehome that you took out you do not need a permit. If you put new French doors in or a new door that is not the same size as you are taking out or you have to make a new one this requires a permit.

If you remodel the inside of your house take out walls, put in walls this also requires a permit.

It is a requirement by the State of California and it is a law that you have a carbon monoxide detector and smoke alarms in and working at all times.

If you have taken any stairways away from the door and you block it up, you have to have two entrances/exits in your mobile home, a front door and the back door and you have got to have the proper stairway with the railing and the proper size check with HCD for the sizes, for the steps and or the porch and stairs.

The new furnace requires a permit or air conditioner. If you do wiring it requires a permit.

Water heaters, such as installing a new one, you need a permit. New plumbing or altering plumbing needs a permit.

Remember a lot of people replace their skirting with wood, it has to be fire resistant and replacing that or any kind of wood that is replaced outside has to be fire resistant.

These are just a few things that come off the top of my head and that are very important and that a lot of people do without a permit as I am walking through the park delivering the magazine. I am taking pictures of things that have been altered, if you do not know about these things please call us before you do something our number is 707-648-6155 we are the Vallejo Mobilehome Coalition we have 17 years worth of experience dealing with mobilehomes. We are the defenders of the residents only, not the park owner, not the park manager. We work for you as the mobilehome owner. We want you to know that these are some of the things that you must have a permit for please follow instructions!!

# Speak Up! We'd Like to Know Your Thoughts

Over the 16 years we've been advocating for your rights, one of the most helpful things we did was ask home owners for their opinion. This is one of those times. We at Mobilehome Magazine are very concerned. Just like the protests around the world for police reform, we'd like to see residents stand up for their rights and say "Enough is enough!" Unfortunately, we can't do it for you, but we will support you, and suggest a path. Our bottom line: Do you care enough to do something to improve your way of life and that of the million residents living in mobile/manufactured homes today? We certainly hope so.

1. Are you happy living in your park, happy with management and your owner? \_\_\_Yes, very happy, \_\_\_Yes, happy, \_\_\_No opinion, \_\_\_No, I'm unhappy, \_\_\_No, I'm very unhappy.
2. Have you experienced any problems in your park? \_\_\_Yes, \_\_\_No.
3. If Yes, select all that apply: \_\_\_harassment, \_\_\_retaliation, \_\_\_intimidation, \_\_\_interference of sales, \_\_\_problems with neighbors, \_\_\_high rents, \_\_\_common areas closed, \_\_\_unfair rules and regulations, \_\_\_Other.
4. We've written about manager abuse. Who do you feel should be held responsible when a manager intimidates, retaliates, or harasses a resident? \_\_\_the manager, \_\_\_the owner of the park, \_\_\_no one.
5. What should happen to the responsible party? \_\_\_managers should be trained, \_\_\_managers should be certified, \_\_\_park owners should be sanctioned or fined, \_\_\_nothing should happen.
6. Why do you think this problem hasn't been resolved in so long? \_\_\_it is very complex, \_\_\_it isn't that big a problem, \_\_\_managers don't stay long enough, \_\_\_advocates are running interference for park owners, i.e. they want to protect park owners and place the responsibility on managers.
7. Are there laws that protect you? \_\_\_Yes, \_\_\_No.
8. Where can they be found? \_\_\_the senate select committee, \_\_\_the mobilehome residency law, \_\_\_title 25, \_\_\_your park rules and regulations, other.
9. How effective are these laws? \_\_\_Very effective, \_\_\_effective, \_\_\_no opinion, \_\_\_not very effective, \_\_\_not worth the paper they're written on.
10. Who do you trust to help protect you? \_\_\_the Vallejo Coalition & Miss Terri, \_\_\_our state-wide advocate Golden State Manufactured Home Owner's League (GSMOL), \_\_\_the Senate Select Committee on Manufactured Home Communities, \_\_\_the park owners group WMA, \_\_\_Mobilehome Magazine and Frank Wodley, \_\_\_your regional group, \_\_\_other.
11. Do you think it is time to reform the business of rental parks in order to make a level playing field for residents? \_\_\_Yes, \_\_\_Maybe, \_\_\_No.
12. Are you hopeful some reform can be done to help residents? \_\_\_absolutely, \_\_\_Yes, \_\_\_no opinion, \_\_\_unlikely, \_\_\_No
13. What should be done to improve your situation in your park? \_\_\_nothing can be done, owners are too strong, \_\_\_complain to management, \_\_\_complain to the owner, \_\_\_organize a home owner's association (HOA), \_\_\_contribute to a legal defense fund for residents, \_\_\_help Mobilehome Magazine organize regional groups, \_\_\_rely on GSMOL to get the job done, \_\_\_rely on the Senate Select Committee, \_\_\_trust Housing and Community Development

# The Facts About The Clubhouse & Swimming Pool In Your Park (If You have One)

Do you residents in mobilehomes remember these are only amenities offered, if there is no pandemic such as we are in now! This is not the owners or the managers trying to take away your amenities it is the State saying that no the swimming pools or the club houses are opening. With common sense you should understand how the things are transmitted to each other, the swimming pools have to be pH balanced and the pH balance should be checked every day that they are in use during the summer as well as the spas/hot tubs! We should admire people that want to take care of our health so that we don't get sick and perhaps it takes keeping these things closed so people obey the guidelines and rules. Remember you rent the dirt, you don't own the mobile home park, you don't own the swimming pool, you don't own the spa, you don't own the clubhouse. These things are just offered to you when you move in and right now we are in a pandemic, so be smart, be patient it will all happen. Stop calling the managers and the owner and chewing them out. This is ridiculous! Please be patient and these things will open. Some owners at this time because they are not gonna open for a while have taken the initiative to put new Jets in the spa to repaint the swimming pool to resurface the outside, so it is nice for you so once again. If you have any questions remember it is the State and the County you live in that are closing it down it is not the owners, it is not the managers. If you have any questions about this issue please give us a call at the Vallejo Mobilehome Coalition 707-648-6155. Remember they are trying to protect your health and trying to save your life. "Be Respectful, Be Kind".

Terri Pohrman Executive Director  
Vallejo Mobilehome Coalition

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and the new "enforcement" legislated by AB3066.

14. Is enforcement of the law (MRL) the problem?  definitely,  yes,  I don't know,  only part of the problem,  No, I don't think enforcement is a problem.
15. Would you contribute to a "legal defense fund" that would help fund attorneys to enforce the Mobilehome Residency Law?  Yes,  depends on the amount I have to contribute,  no opinion,  No.
16. The Vallejo Coalition needs help, especially distributing Mobilehome Magazine. Will you volunteer to help?  Yes,  Maybe,  No.
17. Would you be willing to lead a group in your park, or regionally?  definitely,  I'd think about it,  I don't know,  definitely not.
18. Mobilehome Magazine will continue to give you suggestions to improve your way of life. Do you want us to continue?  definitely Yes,  No opinion,  No.
19. If you'd like to share anything else with us, please free to do so.

Your thoughts are VERY IMPORTANT TO US. Please take this questionnaire and mail it to Frank Wodley, 1799 Brightside Street, Tulare, CA 93274. You can also email a scan to fawodley@yahoo.com. Please include your name, mailing and email address. All information will be kept confidential and will not be shared with anyone.

**LET'S ALL WORK TOWARD A BETTER FUTURE! IT'S ABOUT TIME!**

# VALLEJO MOBILEHOME COALITION

173 Frieda Circle, Vallejo, CA 94590/ 707-648-6155 / www.vallejomobilehomecoalition.com

The Vallejo Mobilehome Coalition (VMC) is an all-volunteer, non-profit mutual benefit organization of mobilehome owner/resident's advocacy groups. Formed in 2017, our purpose is to promote, maintain and protect the best interests of all mobilehome owner/residents in the general Vallejo area. We hold monthly meetings 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.

We have a "Free", informative monthly magazine that is hand delivered to 3,000 spaces in over forty mobilehome parks situated in the Solano/Napa County, where there are 7,392 park spaces not including 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. Advertising in the magazine serves two purposes. First, it allows us to continue our "Free" and informative magazine, which is delivered to Benicia, Vallejo, American Canyon, Napa and Yountville and other rural areas, as we need advertising to help offset printing and delivery costs. Secondly, it provides our readers information on companies that provide important services for the mobile/manufactured home community. If you are a reader, please tell businesses you frequent about our magazine. If you are a business, please help us and consider advertising in the Vallejo Mobilehome Magazine. Your efforts will be "Greatly Appreciated."



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

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

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Check # \_\_\_\_\_  
You can also contribute to any of the following GEMOL dedicated fund

Legal Fund \_\_\_\_\_

Comments

email: [vallejomobilehomecoalition@gmail.com](mailto: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**



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

Visit [www.napafairhousing.org](http://www.napafairhousing.org) or call  
**1-707-224-9720** (Eng/Spa) **1-800-735-2922** (TTY)

**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.”



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



## TO DO LIST

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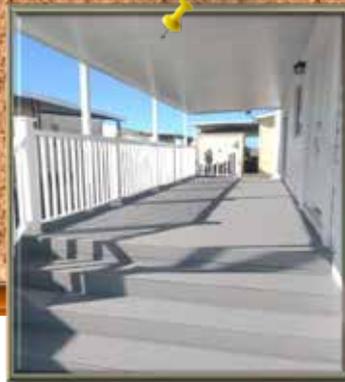
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