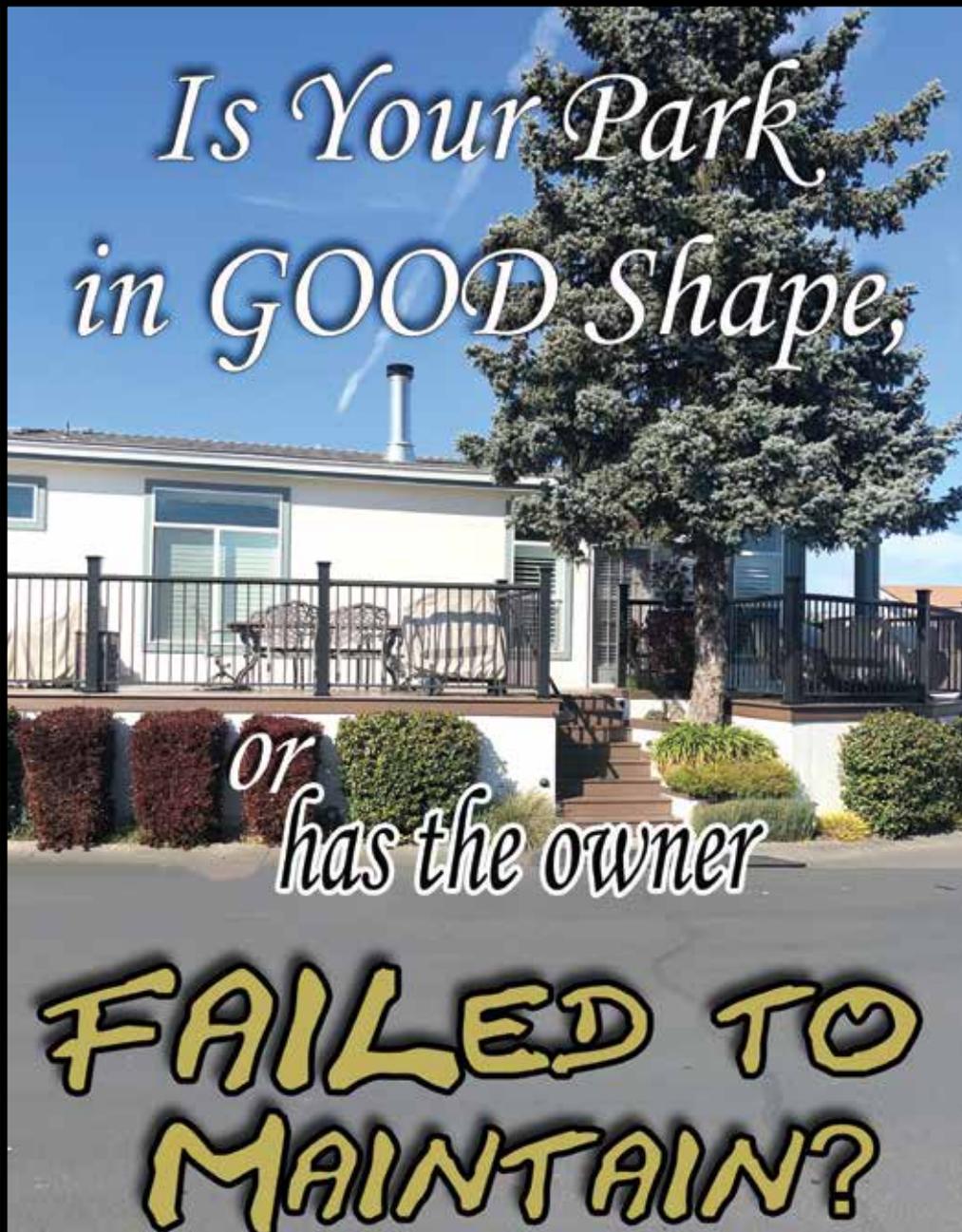


*Napa/Solano*  
Mobilehome Owners  
Magazine

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

**MARCH 2020**  
VOLUME 3 NUMBER 3



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# Napa/Solano Mobilehome Owners Magazine

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

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## Smoke & Mirrors by Frank Wodley, Publisher

I've been an advocate since 2004, formed a state-wide organization (Coalition of Mobile Home Owners - California) and printed/published over 2,000,000 copies of a magazine like the Vallejo magazine your reading now. I've also written a book about our go-to state organization GSMOL, called "The Great Deception" and continue to try to help you today.

Those who know me know I'm 100% for you, the owners of mobile/manufactured homes. I know you've been "hood-winked" by the establishment. Many praise GSMOL for all its hard work and accomplishments over the years. Many praise Senator Connie Leyva and the Senate Select Committee. And many believe Housing and Community Development does a good job looking out for us.

Let me be "frank." It's all smoke and mirrors. It's all a deception designed to keep you thinking you are protected, when actually you are not! Just take a minute to reflect on a few things:

### THE MOBILEHOME RESIDENCY LAW (MRL)

Ever since I became a mobilehome owner, I've been told by GSMOL and the Senate Select Committee to get a copy of the Mobilehome Residency Law, study it and learn my rights. That's exactly what I did. And sure, it gave me a warm feeling knowing I had rights; however, I know now it's all "smoke and mirrors." Why? The truth is laws are not worth the paper they're written on when there is NO ENFORCEMENT. Don't believe me? Read on.....

Let's go back to 1987 when The Senate Select Committee held a hearing titled "Mobilehome Residency Law Enforcement Problems (Mar. 1987). Go to page 10 of the transcript (it's under the heading "Hearings" on the Senate Select Committee's website (<https://mobilehomes.senate.ca.gov/hearings>)).

*The reason for this hearing is to delve into the question of enforcing the Residency Law. The Mobilehome Residency Law provisions, being Civil, not Criminal in nature, are basically self-enforcing. That is, when you have a violation or dispute that cannot be resolved between the park owner and the resident, their ultimate recourse is through the legal system. Some, however, feel, because of the costs of hiring an attorney and the delays in already clogged court calendars, that court solutions are very inadequate method of enforcing the law.*

(continued on page 11)

# **THE NEXT MEETING IS**

## **VALLEJO MOBILEHOME COALITION**

**When: Sunday, March 15, 2020**

**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**

**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**

## **Reunion**

**Coalición Casita de Vallejo**

**Cuando: 15 de marzo de 2020**

**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**

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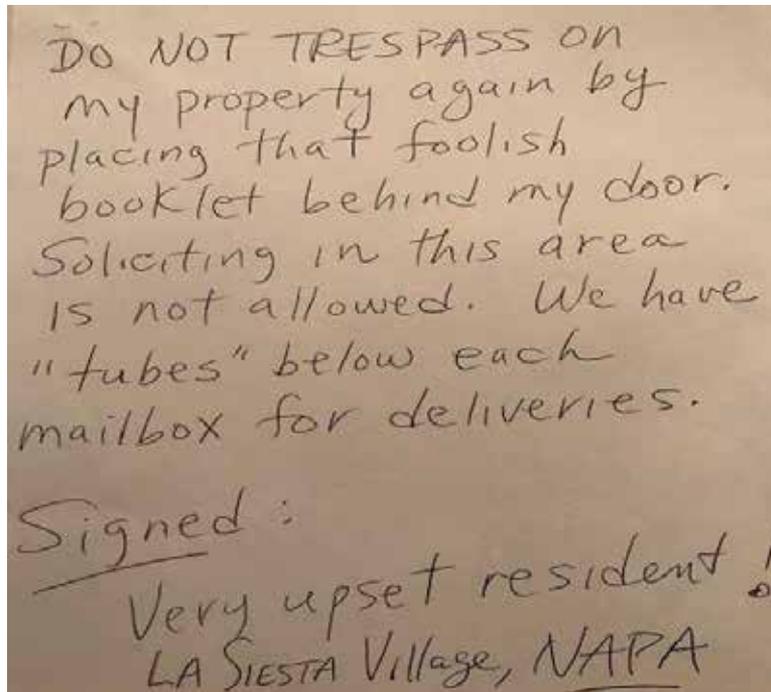
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We would like to “Thank You” for your letter, but after this could you or anyone else not wanting our magazine please give us your space number, so we know where not to be delivering our magazine! We are sorry that you feel our magazine is “Ridiculous” and you are entitled to your opinion.it does have a circulation and delivery of 3,500. Just in case you are not aware of the State enforced “Laws” of Mobilehomes namely the Mobilehome Residency Law (MRL) book that comes out every year (2020 issue is out now) from the California State Senate Select Committee on Manufactured Home Communities of which Senator Connie M. Leyva and Senator Bill Dodd, along with their “valuable” staff members are very involved with making sure you as residents are “protected”, if you care to check on page 16 number 798.51 (a) thru (e) “residents have the right to Assemble, Meet, Canvass, Petition & Invite Speakers, please pay close attention to # (3) which explains “distribution or circulation” of information, that by the way our “informative” Vallejo Area Magazine happens to be and the fact that is for the “residents/mobilehome owners”. And would you all pay close attention and remember that it is a “fact” that you folks up in Napa, do not have “Rent Stabilization”. I know that in some senior parks some of your rents are over \$900.00, which is ridiculous.

We are here for the residents, not for the park owners or the managers, although in some cases (but not many) a few managers and park owners, we have come across namely “2” that are willing to work with us to get things done that need to be taken care of. We would also like to add, although you do own the “porch” we are not “trespassing” when we walk up

to deliver the magazine because you don't own the dirt or the driveway that it sits on it and as for the "tubes" you referred to, your park manager got in touch with our "Editor/Owner" of this magazine and told him we could not use the "tubes", this same manager would also throw the magazines away when they were left in "your" clubhouse for residents to pick up if they wanted one to read.



DO NOT TRESPASS ON  
my property again by  
placing that foolish  
booklet behind my door.  
Soliciting in this area  
is not allowed. We have  
"tubes" below each  
mailbox for deliveries.

Signed:  
Very upset resident!  
LA SIESTA Village, NAPA



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**THE VALLEJO MOBILEHOME COALITION**



## Happy St. Patrick's Day Everybody,

Well can you believe that it's almost spring, it's March! This means it's time to start cleaning up our yards and getting rid of all the debris in our yards and all the junk that is laying around!

This month I would like to speak about Failure to Maintain. This means that if a park has not maintained the lights, the gas meters, they have a lot of back ups because the sewer is no good, Brown-outs, Black-outs, puddles of water in the street after it rains your trees are in the roots of the sewer causing it to back up into your house, your water smells funny or just is tinted with color, your roads and driveways are crumbling, this means that the owner of the park has "Failed to Maintain" and that he does not take care of the stuff that he is supposed to take care of in the park!

Recently we visited a park that is full of all these problems, the sewer problems, also some people have paid as much as \$466 a month for water, this is for two people, with one shower a day, no dishwasher, did laundry once every two weeks. Can you imagine getting a water bill for \$466.00? This park also has puddles of water that are built up on the roads after it rains, some can't even get into their mobilehomes.

They have blackouts brownouts. The whole park is a big mess and it could end up in court because it's called Failed to Maintain! This makes the management company and the owners of the park liable and then they go into a lawsuit in my 16 years of doing the mobilehome parks and advising the residents I put eight in the court and they have all won. That is the residents are using the same attorney that has done this for 40 years! If you think you have these problems give us a call 707-648-6155 (please leave a message for a call back) if you would like us to look at your park and to listen to your problems. We just want you to know that we are there for you 24/7 And remember we work for the residents not the owners, not the managers, because I too live in a mobilehome park and I know the things that these guys can carry-on about if you are having trouble.

Also you need to be aware of the emergency plan that should be in the office, it should be available to you 24 hours a day, in case there is an earthquake or flood a fire etc. There also should be an emergency number on the management door so you could contact the manager or the assistant manager. If it is not there call me.

We would like to let you know that as of March 1, 2020 we will also be doing Fairfield, there about seven mobilehome parks there and one of them is owned by the City of Fairfield, this will be an interesting challenge since nobody knows what is really going on and I will be there doing outreach to all the mobilehome parks, I am very excited about educating more people that live in mobilehome parks, it has been my task and my goal to

correct all the problems that these Parks are suffering with and don't know where to go or who to call, but our mission is to help these residents that live in the last affordable housing in America and get them Rent Stabilization for "all" mobilehome parks! Next will be Vacaville, California.....

Residents that live in Carquinez Highlands Mobilehome Park in Vallejo, California should pay attention and notice the improvements in and around the clubhouse and park, such as some of the trees have been groomed by an arborist, with more tree actions to come.

Our guest parking is now for guest, it is not for residents to park their cars for days at a time or they will be towed according to the managers and Mr. Newell. We all have ample spaces in our driveways, so park your car in your driveway. "Guest Parking" is for "Guest Only".

Street parking is prohibited, it is for loading or unloading including any deliveries being dropped off, 10 minutes with your flashers on and that does not mean for overnight, not for anybody just parking on the street, our streets are meant to be kept clear for emergency vehicles, such as fire trucks, ambulance or police, not for your car. You never know when it might happen to you and they might not get through to help you or a neighbor because somebody is parked in the street. So be kind, be courteous do not park your car or your truck on the street please!

The new street signs and speed postings are being done and will be 15 miles an hour, so please obey them!!!! If you are traveling through the park, do not drive like you are Mario Andretti, and please remind your guests that these speed limits and other signs around our park apply to them as well.

Also there will be new signs about children playing, please observe and watch for all children, walkers and pets on the road, be respectful of others, we live on private property but the rules need to be followed.

Be sure and "Thank" our new managers, that some of you probably have not met and or even know their names, please go to the office to meet them, they are delightful and they are trying to put this park back in check with what has not been done for 10 years or more. Remember we all live on this parcel of land, so let's get along, please be observant and aware of what is going on in and around the park.

And last but not least if you notice on your monthly statement there has been a "Service Charge" that by the way was like a "Pass Thru" and was on the right hand page, and this charge had gone up periodically until it got to \$22.86. If you notice it is not on your bill now as of February 2020. Thanks to Mr. Newell and lots of negotiations! This charge was to keep up the water lines that belong to him, but he has to keep them up himself, as they do not belong to us, remember folks we only rent the dirt!!

**Thank you Mr. Newell we all could use the \$22.86 for gas, groceries etc.**

Remember also folks that when you build onto or do repairs to your mobilehome a lot of things require a permit, the state inspector from Housing Community Development, HCD is around Vallejo right now and if you put something up, she can make you take it down, it will cost you money on both ends so make sure you check with Housing Community Development (HCD) you could either get them online or you can call them or look in your MRL to see if you need a permit for the things you are fixing, remember even a water heater takes a permit! Remember if the inspectors come around and they find that you did this without a permit they can make you take it out, it could cost you double. So I would do it right and by the rules the first time, then it won't hit you so hard in the pocketbook!

Thank You All for Your Help & Support, Miss Terri



*(Continued from page 3) This Committee, as well as a number of legislator's offices from whom we have heard, have many complaints concerning the (lack) of enforcement of the Mobilehome Residency Law. I understand the Golden State Mobilehome Owners League has made enforcement of existing provisions of law one of its priorities in terms of problems that need to be addressed.*

So what happened to GSMOL's priority? NOTHING! In fact there isn't a viable means of enforcing the MRL today, some 35 years later! You might ask why didn't GSMOL do anything. After all, they were very strong at that time (about 100,000 members and an income of \$1,500,000 per year). I spent two years writing "The Great Deception," a book about the last 30 years of GSMOL. You'll find many answers in the book. Want a copy? Simply email me and I'll send you a copy. \$20 including postage and handling (it's \$30 on Amazon).

### **THE SENATE SELECT COMMITTEE**

What about the Senate Select Committee? In fact, I have no faith that they are in our corner either. They were very active in the years after they were formed (1983). They held 19 hearings in the 1980's, 15 in the 1990s, 9 between 2000 and 2010 and only one since that time (2016).

Last year, I attended a town hall meeting in Pomona held by Senator Leyva. She brought several boxes of the Mobilehome Residency Law. (Smoke and mirrors - all is fine in the mobilehome community). Never once did she mention the lack of enforcement because that's like "letting the cat out of the bag."

Senator Leyva proudly mentioned the Committee was going to introduce legislation in 2020 to curb the issue of manager abuse in mobilehome parks. That's a good thing, right? I absolutely agree. The plan was to train and certify park managers, the same approach they have preached for many years. In fact, Senator Leyva held a hearing on "Manager Abuse" in 2016 where she and park owner representatives touted this approach. But it's the wrong approach!

### **THE WRONG APPROACH ONLY PROTECTS PARK OWNERS - MORE SMOKE AND MIRRORS**

The issue of manager abuse is near and dear to my heart. Managers in my park were very abusive, for many years. In fact, that's why I became an advocate. I've studied the problem and know managers are not the problem. Sure, it will help if they are trained. But that's not the solution to the problem.

My good friend Donna Matthews once testified in a hearing in 2004:

*The California Supreme Court ruled that property owners are responsible for the activities (managers) in their park.*

Gus Colgain, ex-president of CMRAA at the same Hearing:

*We have some of the most brilliant lawyers in the country in Sacramento. If you can pass laws against businesses, industrial organizations and tell them, "These are the laws that you have to be following or we're going to fine you tens of thousands of dollars," then you can find a way to hold park owners responsible for their managers. Make the person who owns that property, who gets the profit from our pockets, responsible. (This drew much applause from the audience!)*

**SB-915.** The Senate Select Committee and GSMOL are protecting park owners. The solution to manager abuse is not to train and certify managers, it is to sanction or fine park owners. Then the abuse would immediately stop.

I suggest homeowners wise up. Neither GSMOL or the Senate Select Committee are in your corner. Do not support them. Do support regional groups like Miss Terri's Vallejo group. Join them, volunteer, donate and help make them stronger. That's our only hope!

BTW, no one has challenged my findings in "The Great Deception." GSMOL leaders refuse to read the book and learn the truth. It's very sad. (I'm always available at [fawodley@yahoo.com](mailto:fawodley@yahoo.com) and happy to discuss topics like this). It's up to you. Get active, get protected.



## Let Me Set The Record Straight by Frank Wodley, Publisher

In my 16 years as an advocate for owners of mobile/manufactured homes, much has happened. And a recent communication with a leader in Oceanside has led me to believe there is some confusion about where I stand on advocacy. So let me that a moment to clarify my position. I will try to be short.

**GSMOL.** I spent two years researching and writing a book about GSMOL called *The Great Deception*. In it I present 30 years of documentation, from board meetings, conventions, personal communications, etc. I loved GSMOL and met many good friends through the organization. It was my first opportunity to help homeowners in my own park, namely Chatsworth Mobilehome Park. I trusted GSMOL's leaders (Steve Gullage, Maurice Priest, Tim Sheahan, Milt Burdick). It didn't take long, however, before I started questioning their decisions:

a) Why didn't they have a plan to turn around GSMOL's loss of membership and revenue? From a high of almost 1,000,000 members and a revenue of \$1,500,000 per year to, in 2004, about 22,000.

b) Why didn't they promote GSMOL more? Such as mailing fliers into parks without GSMOL members.

c) Why didn't they help managers, boots on the ground, to help homeowners, especially financially?

I won't dwell on this; however, myself and other managers had a hard time understanding the reasoning of the Board of Directors. As you can read in my book, I worked hard to change GSMOL

over the years, without success. GSMOL's membership and income continued to drop, year after year, at a time when homeowners really needed a strong statewide organization.

**2016 Convention.** Prior to the 2016 GSMOL Convention, I had an idea to provide delegates more information on GSMOL's losses and ways to improve. I organized a small group and started "savegsmol.org" online. Our goal was to turn GSMOL around, i.e. to make it strong again. Unfortunately few listened.

**The Great Deception.** I started writing *The Great Deception* to document my experiences as a mobilehome owner and my history in advocacy, starting as an associate manager with GSMOL. By the time I had presented the 30 years of documentation, a lightbulb came on! There was only one plausible explanation for 30 years of history, GSMOL had been infiltrated by pro-park owners in the late 1980's. It's been a year since that time, and I'm now convinced more than ever.

**My position.** I love GSMOL, the organization. I have fought hard, to make it stronger, against those who wanted to destroy it. They have prevailed. I am convinced GSMOL was infiltrated over 30 years ago by park owners, and continues corrupted today. I now know GSMOL can't be saved and shouldn't be saved. In my opinion, **the board should close its doors.**

So, is this the end of advocacy for homeowners? Hardly! It is the beginning. Homeowners have NEVER been protected. Read my next article "Smoke and Mirrors."

# 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 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.

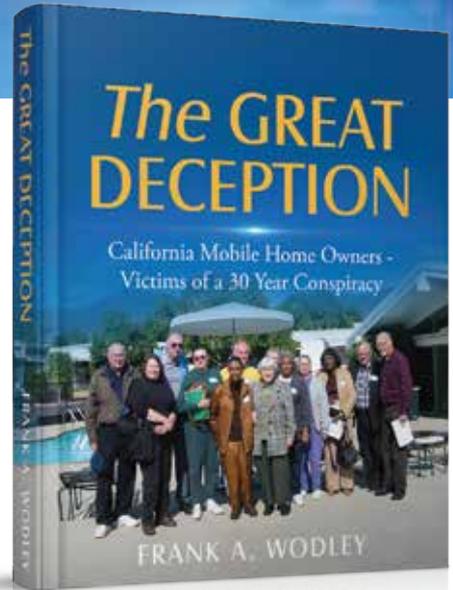
Then, about 30 years ago, GSMOL mysteriously began losing members, until today only 7,000 are left and the organization is in debt. This is a true catastrophe and effects every homeowner, even if they never heard of GSMOL. The "Great Deception" makes public never before seen information. It is a must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

This book details important, previously hidden information on events between 1987 through the end of 2017. 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?
- » Why didn't GSMOL leaders reverse the trend; although, the Community continuously offered suggestions and help.

Although GSMOL pledged to find a viable means to enforce the Mobilehome Residency Law in 1987 testimony, why are 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?



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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 The Great Deception (\$20) \$ \_\_\_\_\_

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.

Make Checks Payable to: **Mobilehome Magazine**

MAIL TO: **Frank Wodley, 1799 Brightside Street, Tulare CA 93274**

3/2020

# 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."



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**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 \_\_\_\_\_

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 Check # \_\_\_\_\_  
You can also contribute to any of the following CSMDL dedicated fund  
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 "I can't assign you a handicap parking space."

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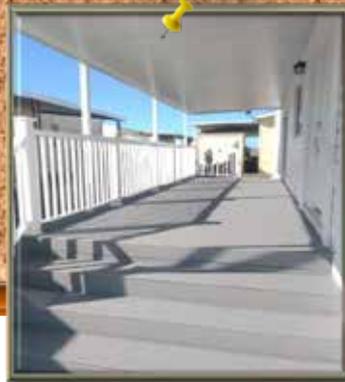
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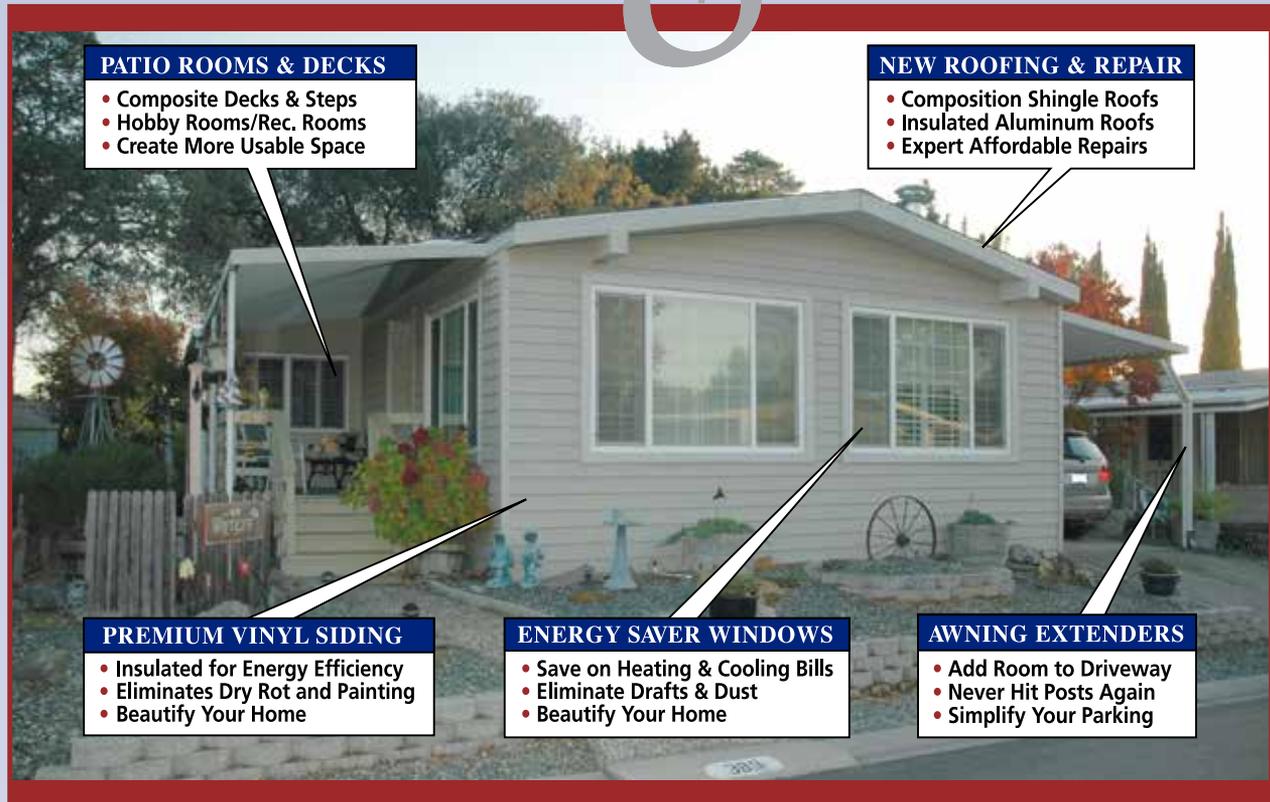
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**PATIO ROOMS & DECKS**

- Composite Decks & Steps
- Hobby Rooms/Rec. Rooms
- Create More Usable Space

**NEW ROOFING & REPAIR**

- Composition Shingle Roofs
- Insulated Aluminum Roofs
- Expert Affordable Repairs

**PREMIUM VINYL SIDING**

- Insulated for Energy Efficiency
- Eliminates Dry Rot and Painting
- Beautify Your Home

**ENERGY SAVER WINDOWS**

- Save on Heating & Cooling Bills
- Eliminate Drafts & Dust
- Beautify Your Home

**AWNING EXTENDERS**

- Add Room to Driveway
- Never Hit Posts Again
- Simplify Your Parking

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.

**• Back by Popular Demand – Limited Time Offer –**



**\$149**

**TOTAL PRICE  
NO EXTRAS!**

- We check level with a water level
- We check and tighten all support piers
- We check all support footings
- We check marriage line connections
- We check plumbing lines for leaks
- We check skirting for varmint holes
- We check cross-over ducts for leaks
- We check for standing water and mold
- And we clean-up after ourselves!

**• Mobile Home Manufacturers Recommend Relleveling Every 2 Years**

**(800) 883-0926**

Central Office Serving all of Northern California  
California Contractor's License #B861521

*If we can't help with your leveling problem, there's no charge at all!*



**Your Professional Mobile Home Contractor**