

Napa/Solano
Mobilehome Owners
Magazine

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

MAY 2020
VOLUME 3 NUMBER 4

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Napa/Solano Mobilehome Owners Magazine

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

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Homeowners Are Vulnerable! by Frank Wodley

Most every state has some sort of advocacy group representing owners of mobilehomes ("homeowners.") You may ask why? Simply because homeowners are vulnerable, they are suffering and they need protection. If there wasn't a need, there would be no advocacy.

California homeowners are no different. There are many ways we (I've been a homeowner for over 21 years) are taken advantage by our park owners:

- *The mobilehome owner community loses huge amounts of money every year because parks interfere with sales. Parks may not approve qualified buyers. They might require a home remaining in the park to be upgraded. They might require a buyer to have a credit score of 850! They might require metal siding to be replaced by wood. They might require a flat roof to be replaced with a gable roof. Of course, none of these upgrades make any sense as their purpose is to force the homeowner to sell to the park for pennies on the dollar.*
- *Manager abuse is widespread. I suffered under abusive park managers for years. In fact, there is new legislation this year on this very subject.*
- *Homeowners have complained year after year that there is no viable way to enforce the civil code - the Mobilehome Residency Law. And there still isn't.*

Why do parks interfere with sales, employ abusive managers or cause other homeowner pain and suffering? Because, sad to say, park owners benefit financially when they make our lives miserable.

WE'RE ALL IN THE SAME BOAT

We are a community, i.e. those of us that rent a space in a mobilehome park and live on someone

else's land. Abuse is well documented. It is not a figment of my imagination. It is real. And it has been going on for decades! Strange why nothing has been done about it.

Abuse can happen to you. Issues like interference of sales, abusive managers, etc. can happen to anyone. Don't feel you are immune. Just because you haven't heard about abuse in your park, doesn't mean it doesn't happen. Park owners like to keep their "monkey business" quiet. They DO NOT want residents to organize. Organized residents are protected residents.

YOUR MOSTLY ALONE

What would you do if you received an eviction notice, or the park was interfering with your sale? 99% of homeowners are unprepared. Perhaps they feel they can make a couple calls to get help. Surely our state-wide group, Golden State Manufactured-Home Owners League(GSMOL) will help, or some government agency like HCD or the Select Committee.

Let me make it very clear. Park owners, over the years, have worked hard to "infiltrate" these organizations. They have total control, they are able to break the law at will and without challenge. No one is left to save you!

YOUR ONLY HOPE IS TO ORGANIZE

Believe me, your only hope is you. Organize your park. Organize your region. Team with other regions. Together, homeowners can and will be protected. Let Mobilehome Magazine help. We've been there, we're done that. Help us help you. That's been our #1 goal year after year. Nothing will change if you don't change.



TILL CANCELLED FURTHER NOTICE

THE NEXT MEETING IS

VALLEJO MOBILE HOME COALITION

When: Sunday, April 12, 2020

Where: Vallejo Mobile Home #468

337 North 1st Street

Vallejo, CA 94590

2 to 4 P.M.

Please bring your own 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

Merri 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

Protecting the Rights of Mobilehome Owners

No Park Owners or Management Allowed



Dear Neighbor,

As the nation confronts coronavirus, I want to keep you informed of actions we in the state Capitol are taking to keep you safe. Also, I want you to know what you can do to prevent the spread of this infectious disease. Together, we will overcome this crisis.

The Legislature on Monday approved an investment of \$1.1 billion for hospitals and nursing homes treating those stricken with coronavirus, to buy medical equipment and to safeguard public schools.

At the same time, lawmakers are supporting Gov. Gavin Newsom's guidelines on halting public gatherings to prevent more people from becoming ill at all once. We simply cannot risk overwhelming our hospitals with a sudden influx of patients ? it's very literally about saving lives.

Other welcome measures from Gov. Newsom include temporarily suspending all evictions of people who are out of work and cannot pay their rent. The DMV is extending the deadline to renew licenses and registrations for 60 days. In addition, an extension is now in place for filing state income taxes and [resources are available to help impacted businesses and workers](#).

Of course, we all must do our part though isolation and social distancing. This is especially important for people over 65 or those who are medically vulnerable. As always, [follow official health guidance](#) including frequent hand-washing. If you become ill, call your doctor for advice before going to a hospital or medical office.

Make no mistake -- this will be a time of hardship. But if we follow the advice of medical experts and limit public contact, we will get through it. Stay apart to stay together, as they say.

As your representative, my office is standing by to help you navigate state resources.

Sincerely,

Bill Dodd
Senator, 3rd District



VALLEJO MOBILEHOME COALITION

173 Frieda Court - Vallejo, CA 94590 - 707-648-6155

Solano County and Napa County

HERE IS AN INTERPRETATION OF THE GOVERNORS EXECUTIVE ORDER ON EVICTIONS, THE SOLANO SUPERIOR COURT'S EVICTION STAY ORDER, AND THE THINGS THAT ARE NECESSARY FOR WHAT THE GOVERNOR WAS SPEAKING ABOUT THE OTHER DAY. HE PREVENTED EJECTIONS UNTIL AFTER APRIL 30, 2020. HE FAILED TO PUT INTO THE LANGUAGE THAT THE EXECUTIVE EVICTION ORDER COVERS MOBILEHOMES AND APARTMENTS, AS WELL AS HOUSES THAT PEOPLE RENT !

HERE'S IS AN EXPLANATION OF HOW THE GOVERNOR'S EVICTION ORDER AND THE COURT ORDERED STAY WAS RELATED TO ME BY A JUDGE FOR THE STATE OF CALIFORNIA:

1) IF YOU RENT A MOBILE HOME AND THE LAND IT SITS ON FROM THE PARK OWNER, YOU WILL NOT BE EVICTED FOR THE DURATION OF THE SOLANO SUPERIOR COURT'S EVICTION STAY ORDER (CURRENTLY THE 30 DAYS). THE OWNER CAN EVICT YOU IF YOU DON'T PAY THE RENT AFTER THE EVICTION STAY ORDER IS LIFTED. YOU MUST PROVIDE A LETTER TO THE OWNER/MANAGER THAT CLEARLY STATES YOU HAVE NO WORK BECAUSE OF THE VIRUS OR YOU HAD THE VIRUS. MAKE SURE YOU GET EVERYTHING IN WRITING FROM THE OWNER AND THE MANAGER JUST DON'T MAKE IT A VERBAL SITUATION YOU NEED DOCUMENTATION AS WELL AS THEY DO!

2) IF YOU OWN A MOBILE HOME AND YOU RENT THE GROUND SPACE IT SITS ON, YOU ARE PROTECTED DURING THE DURATION OF THE SOLANO SUPERIOR COURT'S EVICTION STAY ORDER (CURRENTLY UNTIL MAY 1ST) PLUS ANOTHER STATUTORY 60 DAY PERIOD ALLOWING FOR CORRECTION OF THE RENT DEFICIENCY. BUT YOU MUST NEGOTIATE WITH THE MANAGER/OWNER OF THE MOBILEHOME PARK. TELL THEM YOU EITHER HAVE THE VIRUS OR YOU HAVE NO WORK AND THEY COULD NOT CHARGE YOU ANY LATE CHARGES OR ANY OTHER CHARGES IN THERE. THIS MEANS THAT ALL RENT MUST STILL BE PAID BY THE TIME OF THE LIFTING OF THE STAY ORDER (MAY 1ST) IN FULL OR IF YOU NEGOTIATE SOME OTHER ARRANGEMENTS WITH THE MANAGERS/OWNERS MAKE SURE YOU GET EVERYTHING IN DOCUMENTED!

3) IF YOU RECEIVED AN EJECTION NOTICE BEFORE THE GOVERNOR'S EXECUTIVE ORDER WAS PUT IN PLACE IT BASICALLY DOES NOT PROTECT YOU FROM BEING EVICTED BECAUSE YOU GOT THE NOTICE BEFORE THE ORDER WENT INTO PLACE. ALTHOUGH THERE WILL BE NO "UNLAWFUL DETAINER" (EVICTION) COURT CASES DURING THE STAY. THE GOVERNOR OF CALIFORNIA PRESENTED THIS ON MARCH 20, 2020 SO IF YOU RECEIVED AN EVICTION NOTICE BEFORE THAT TIME, THEN YOU HAVE TO MOVE BEFORE THE STAY IS LIFTED..

WHAT THE MANAGERS/OWNERS WANT IS TO NEGOTIATE SOMETHING WITH THE RESIDENTS, SO TRY, IF YOU DON'T HAVE ANY LUCK GIVE ME A CALL AT THE VALLEJO MOBILEHOME COALITION AT 707-648-5166 HOPE THIS HELPS YOU OUT IF NOT GIVE ME A CALL AND EXPLAIN IT TO YOU!

If you're having this problem can you please call me at the Vallejo mobile home Coalition at 707-648-6155 a manager cannot tell you that you can't pass Out items, that pertain to the residence of the park .

This is known as Harassment, Bullying, And acting like a dictator! You have the right to do this!

At the close of my letter I'd like to ask all of you to "shelter in place" it's the only way we're going to get rid of this virus and obey. We all want to get back to work and back to our normal life. SO let's all do this small little thing that's not going to kill us and obey obey obey Shelter In Place !

Hope you enjoy the magazine this month it's all about places that you go to and find out about the Corona-virus. Thank you see you next month!

Just remember we're all in this together it's a hard time and we need to help each other so if you're going to the grocery store or anywhere would you please ask your neighbor if they need something? Would you please check on your neighbor and be a good neighbor! Remember in mobile home parks because the streets are not average streets we do not park on the street only for emergency with flashers on for ten minutes only to unload or to load.

SO be kind and Courteous for an ambulance or a fire truck can come to your house or your neighbors house please stay off the street and park at your own residence ! Do this for yourself and everybody else! Be kind to people America was built on helping each other let's do it , Remember once again we're all in this together!

Miss TERRI
Vallejo mobile home Coalition
707-648-6155



VALLEJO MOBILEHOME COALITION

173 Frieda Court - Vallejo, CA 94590 - 707-648-6155

Solano County and Napa County

TO ALL MOBILE HOME OWNERS,

The Vallejo Mobile Home Coalition has just learned last Friday March 20-2020, after hearing from the Governors Office and our Senators Office from the State of California.

There was a law passed about everybody in the state including Mobile Homes are covered by the NON-EVECTION LAW if you are sick, lost your job , or can not work you are covered under the State Law about your Mobile Home Space Rent.

If you can not pay they cannot charge you a late fee or any kind of fee. Please work with the manager or owner of the park and tell them that you can pay them the rent, untill you go back to your jobs or feel better.

I have fact check this "with the Governor Office , City Mayors and the State Senators Office Fair Housing , you are not to be bullied by the managers or owners of the park please give us a call if this happens, try to work something up first if it doesn't work please call us we can help you .

2) -If you need food call Cal-Fresh or local Food Bank.

3)- If you have an emergency please call 911 tell them up-front that you have the virus so they can be prepared.

Executive Director

**PLEASE STAY IN YOUR HOUSE
CALL US IF YOU NEED ANYTHING**

www.VallejoMobilehomeCoalition.com - vallejomobilehomecoalition@yahoo.com - Miss. Terri Pohrman Executive Director

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



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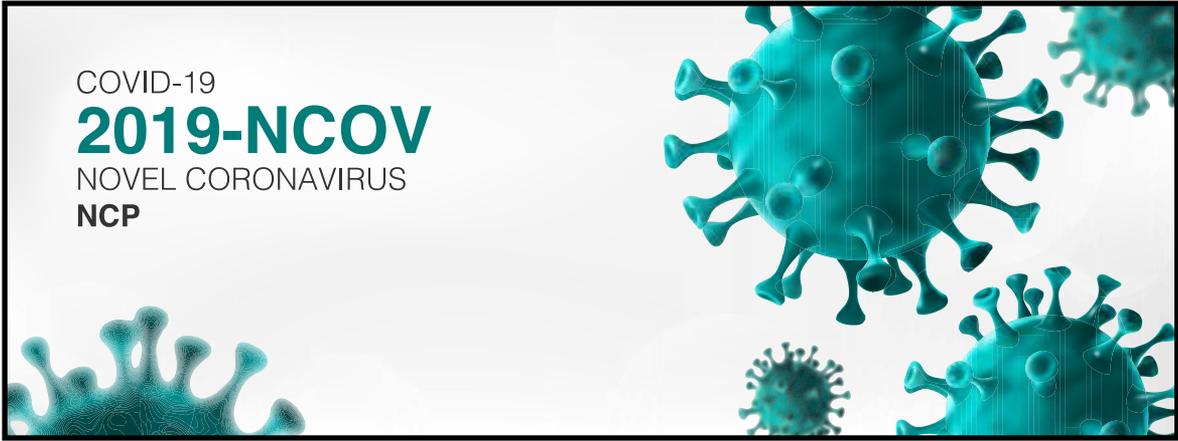
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Protecting the Rights of Mobilehome Owners - Protección de los propietarios de casas móviles

COVID-19
2019-NCOV
NOVEL CORONAVIRUS
NCP



HEALTH INFO SHARED THAT YOU MAY FIND HELPFUL:

Dr. James Robb who graduated with a master's degree and who worked in Shenzhen Hospital (Guangdong Province, China) wrote the following:

Notes on Coronavirus for guidance:

1. If you have a runny nose and sputum, you have a common cold
2. Coronavirus pneumonia is a dry cough with no runny nose.
3. This new virus is not heat-resistant and will be killed by a temperature of just 26/27 degrees. It hates the Sun.
4. If someone sneezes with it, it takes about 10 feet before it drops to the ground and is no longer airborne.
5. If it drops on a metal surface it will live for at least 12 hours - so if you come into contact with any metal surface - wash your hands as soon as you can with a bacterial soap.
6. On fabric it can survive for 6-12 hours. normal laundry detergent will kill it.
7. Drinking warm water is effective for all viruses. Try not to drink liquids with ice.
8. Wash your hands frequently as the virus can only live on your hands for 5-10 minutes, but - a lot can happen during that time - you can rub your eyes, pick your nose unwittingly and so on.
9. You should also gargle as a prevention. A simple solution of salt in warm water will suffice.
10. Can't emphasize enough - drink plenty of water!

THE SYMPTOMS

1. It will first infect the throat, so you'll have a sore throat lasting 3/4 days
2. The virus then blends into a nasal fluid that enters the trachea and then the lungs, causing pneumonia. This takes about 5/6 days further.
3. With the pneumonia comes high fever and difficulty in breathing.
4. The nasal congestion is not like the normal kind. You feel like you're drowning. It's imperative you then seek immediate attention.

SPREAD THE WORD - PLEASE SHARE.

BIO: As some of you may recall, when I was a professor of pathology at the University of California San Diego, I was one of the first molecular virologists in the world to work on coronaviruses (the 1970s). I was the first to demonstrate the number of genes the virus contained. Since then, I have kept up with the coronavirus field and its multiple clinical transfers into the human population (e.g., SARS, MERS), from different animal sources

The current projections for its expansion in the US are only probable, due to continued insufficient worldwide data, but it is most likely to be widespread in the US by mid to late March and April.

Here is what I have done and the precautions that I take and will take.

These are the same precautions I currently use during our influenza seasons, except for the mask and gloves.:

- 1) **NO HANDSHAKING!** Use a fist bump, slight bow, elbow bump, etc.
- 2) Use **ONLY** your knuckle to touch light switches. elevator buttons, etc.. Lift the gasoline dispenser with a paper towel or use a disposable glove.

3) Open doors with your closed fist or hip - do not grasp the handle with your hand, unless there is no other way to open the door. Especially important on bathroom and post office/commercial doors.

4) Use disinfectant wipes at the stores when they are available, including wiping the handle and child seat in grocery carts.

5) Wash your hands with soap for 10-20 seconds and/or use a greater than 60% alcohol-based hand sanitizer whenever you return home from ANY activity that involves locations where other people have been.

6) Keep a bottle of sanitizer available at each of your home's entrances. AND in your car for use after getting gas or touching other contaminated objects when you can't immediately wash your hands.

7) If possible, cough or sneeze into a disposable tissue and discard. Use your elbow only if you have to. The clothing on your elbow will contain infectious virus that can be passed on for up to a week or more!

What I have stocked in preparation for the pandemic spread to the US:

1) Latex or nitrile latex disposable gloves for use when going shopping, using the gasoline pump, and all other outside activity when you come in contact with contaminated areas.

Note: This virus is spread in large droplets by coughing and sneezing. This means that the air will not infect you! BUT all the surfaces where these droplets land are infectious for about a week on average - everything that is associated with infected people will be contaminated and potentially infectious. The virus is on surfaces and you will not be infected unless your unprotected face is directly coughed or sneezed upon.

This virus only has cell receptors for lung cells (it only infects your lungs) The only way for the virus to infect you is through your nose or mouth via your hands or an infected cough or sneeze onto or into your nose or mouth.

2) Stock up now with disposable surgical masks and use them to prevent you from touching your nose and/or mouth (We touch our nose/mouth 90X/day without knowing it!). This is the only way this virus can infect you - it is lung-specific. The mask will not prevent the virus in a direct sneeze from getting into your nose or mouth - it is only to keep you from touching your nose or mouth.

3) Stock up now with hand sanitizers and latex/nitrile gloves (get the appropriate sizes for your family). The hand sanitizers must be alcohol-based and greater than 60% alcohol to be effective.

4) Stock up now with zinc lozenges. These lozenges have been proven to be effective in blocking coronavirus (and most other viruses) from multiplying in your throat and nasopharynx. Use as directed several times each day when you begin to feel ANY "cold-like" symptoms beginning. It is best to lie down and let the lozenge dissolve in the back of your throat and nasopharynx. Cold-Eeze lozenges is one brand available, but there are other brands available.

I, as many others do, hope that this pandemic will be reasonably contained, BUT I personally do not think it will be. Humans have never seen this snake-associated virus before and have no internal defense against it.

Tremendous worldwide efforts are being made to understand the molecular and clinical virology of this virus. Unbelievable molecular knowledge about the genomics, structure, and virulence of this virus has already been achieved. BUT, there will be NO drugs or vaccines available this year to protect us or limit the infection within us. Only symptomatic support is available.

I hope these personal thoughts will be helpful during this potentially catastrophic pandemic. You are welcome to share.

Good luck to all of us! James Robb, MD FCAP

**Superior Court of California
County of Solano**

Chambers of
WENDY G. GETTY, Judge
Department Eight

Old Solano Courthouse
580 Texas Street
Fairfield, CA 94533
(707) 207-7308
FAX (707) 207-7708

M E M O R A N D U M

To: Sara MacCaughey, Operations Manager, Civil Division
Brandy Kemper, Assistant Operations Manager, Civil Division

cc: Judge Stashyn, Presiding Judge
Judge Carringer
Judge Jones
Judge Nelson
Brian Taylor, CEO
Civil Division Judicial Assistants

From: Wendy G. Getty, Civil Supervising Judge

Date: March 17, 2020

Re: Processing of Unlawful Detainer At-Issue Memoranda and Writs; Scheduling of
Small Claims Matters - COVID 19 Emergency Orders

This memorandum will serve to memorialize the directives previously discussed verbally and by email on March 15 and 16, 2020.

Effective March 17, 2020, the following will occur:

1. We will continue Small Claims cases currently set for trial over the next 2 weeks for 30-45 days.
2. We will not process Small Claims cases by setting new trial dates during the "holidays" established by emergency order for the period of 3/17/20-4/3/20.
3. We will not process cases by setting new trial dates for Unlawful Detainer ("UD") matters during the "holidays" established by emergency order for the period of 3/17/20-4/3/20.
4. We will not issue writs of possession for ("UD") judgments during the "holidays" established by emergency order for the period of 3/17/20-4/3/20. Any writs

previously issued will not be recalled unless legal cause is established on a case-by-case basis.

5. We will continue to process all pleadings filed with the court, including defaults, as part of the clerk's ministerial duties. In the event a party is prevented from filing a timely pleading due to the COVID-19 emergency which results in the processing of a default, there are several mechanisms for that party to secure relief from the default.

These directions are implemented pursuant to the emergency authority extended by Government Code, §68115. Because the Chair of the Judicial Council (i.e. Chief Justice) has granted our court's emergency order, we will consider 3/17/20-4/3/20 to be "holidays" for purposes of items 1-4. I will continue to review whether it is necessary to extend statutory deadlines as to these or other civil action items as needed and as the daily circumstances evolve.

With respect to UD writs, Penal Code, § 396(f) prohibits an eviction of a residential tenant after a state of emergency is declared by a local, state or national authority. In this case we have all three authorities declaring an emergency:

- The Solano County Administrator, in her capacity as Incident Commander for Emergency Services, joining the Chief County Public Health Officer, declared a local state of emergency on *February 27, 2020*. This proclamation was ratified by the Board of Supervisors on March 3, 2020.
- Governor Newsom declared a state of emergency for California on *March 5, 2020*.
- President Trump declared a national state of emergency on *March 13, 2020*.
- On March 17, 2020, Governor Newsom extended the restriction against evictions pursuant to Penal Code, § 396(f) to *May 31, 2020* by Executive Order N28-20. Governor Newsom's Executive Order also sets forth his efforts to impose a moratorium on evictions arising during the COVID-19 pandemic due to the risk to the public.

UD actions that were pending prior to the proclamation of a state of emergency are *exempt* from Penal Code, §396(f).

However, because any lockout typically triggers the filing of an application for a stay for which public access is currently limited due to physical closure of the clerk's office, and because of the desire to limit public interaction during the COVID-19 emergency, we will consider the "holidays" established by emergency order to apply to processing of writs for possession. With respect to processing of writs for UD cases filed after February 27, 2020, I will provide further direction after any period of emergency has passed and some finality has been established about the deadlines extended under Penal Code, § 396(f).

wgg

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

One Year VMC Membership \$20

New Member

Renewing Member

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

Legal Fund _____

First Name _____ Initial _____ Last Name _____

Spouse/Second Occupant _____

Park Name _____

Street Address _____

City _____ State _____ Zip _____

Day Phone _____ Cell _____

Email Address _____

Signature _____

email: 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

Comments



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 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

Repair water damages
Start saving energy
Need more space!!!
Update kitchen
Safer Bathroom
Replace the HVAC
Must call
Mobile Homes Plus NOW



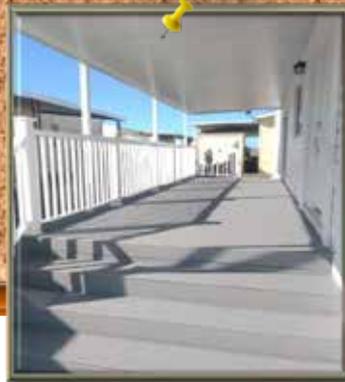
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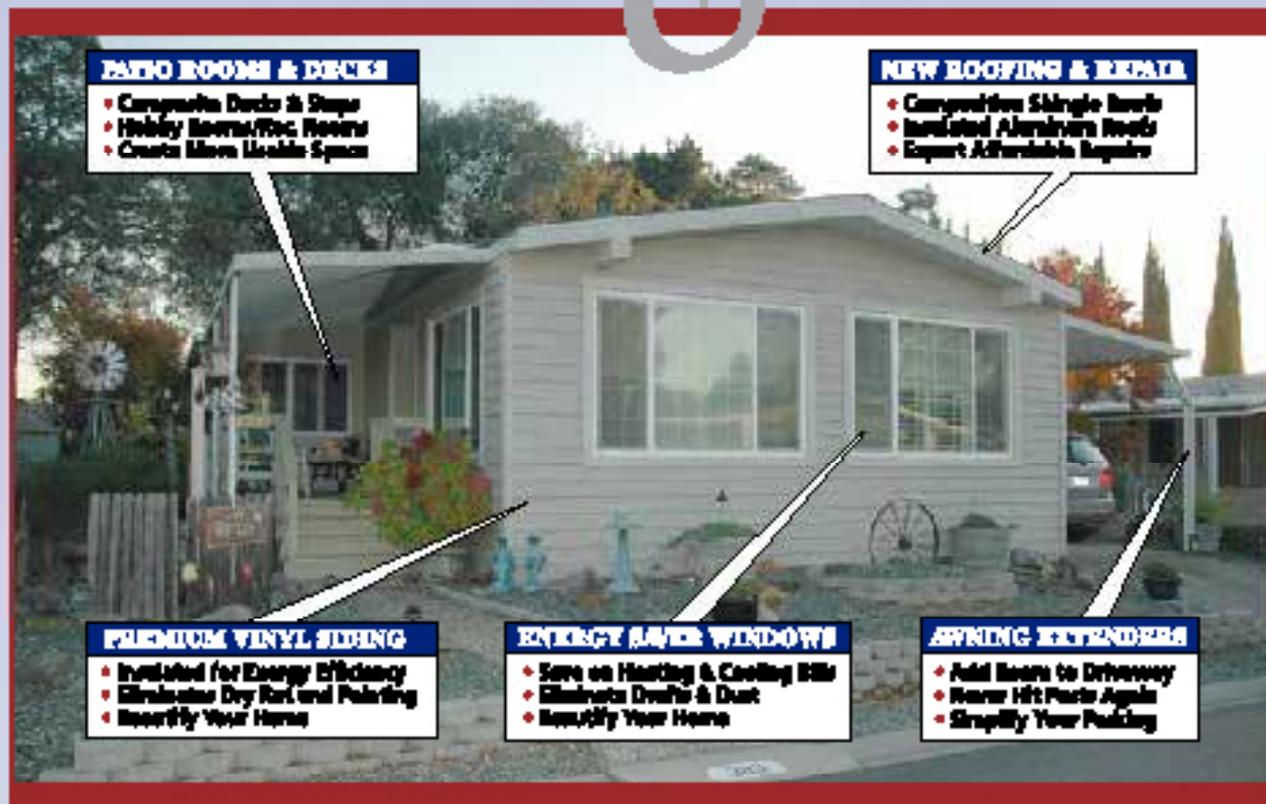
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GOODIE & SONS



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