

Napa/Solano
Mobilehome Owners
Magazine

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OCTOBER 2020

VOLUME 3 NUMBER 10



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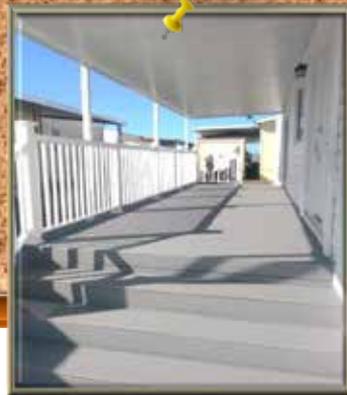
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Napa/Solano Mobilehome Owners Magazine

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

PUBLISHER FRANK A. WODLEY To God be the Glory
1799 Brightside Street, Tulare, CA 93274

Phone: (559) 329-5651

E-MAIL: fawodley@yahoo.com
www.mobilehomemagazine.org

CONTRIBUTING EDITORS

Miss Terri Pohrman, missterriwigs@yahoo.com

Margaret Robbins, rmrobbins@juno.com

Moving On- Continued from September 2020

This month I will continue my story about selling my mobile home in Chatsworth Mobile Home Park, and purchasing a new home in California's central valley.

I write it to demonstrate it is possible to make a change from a mobile/manufactured home to a stick-build house. In our case, we were fortunate, as our home had appreciated over the twenty-two years we had lived there, partly because I had remodeled it with double pane windows, drywall through-out and upgraded the bathrooms with tile.

Once the listing came out in MLS, hundreds of potential buyers started looking at it. Over 500 looked at my listing in the first week and I began getting notifications that some wanted to see the mobile home.

The second person that looked at the home eventually sat down with me saying they were interested to purchase "as is." That was perfect, and would save me a lot of time, trouble and money. So it was a perfect sale.

I had researched Escrow Companies and found one in Lancaster, north of the San Fernando Valley. The officer was expert in sales of mobile/manufactured homes. The buyer and I told her the details of the purchase, she wrote it up and we opened escrow.

Our next challenge was to close the sale of our mobile home and the purchase of our new home at the same time. The qualifying process

was lengthy, with Lennar's many requirements. In fact, we got right down to the wire and they made demands that were not acceptable. That meant a last minute rush to change the down payment and loan pay offs. In the end, we were very satisfied!

The actual move was very stressful. You can imagine the "stuff" we had after living in the same mobile home for twenty-two years. I gave away tools, building materials, and other things I knew I wouldn't use ever again. Probably 3-4 pick up trucks full of "stuff."

We wanted to save as much as we could, so we rented a 27' UHaul truck. We hired one of the families (husband, wife, and son) that had picked up some of our free give-aways to help us pack the truck. Even with the give-aways, we still had over 200 boxes, including all my advocacy papers collected over the years. They loaded the truck, with no room to spare.

So on January 24, 2020, the father drove the moving truck and I drove our only car up to Tulare. That evening, I had two guys help us unload into our new garage.

The next day, the wife drove my wife and a pick-up full of the last things to be moved. LOL. We had done it, but it took several weeks to recover. Very hard on a senior couple.

(Continued on page 12)



**Wishing A Happy October & A Happy Halloween
To All Residents Of Mobilehomes**

Well it's October 2020 and we are still in a pandemic and still dealing with a bit of smoke in the skies, I hope you're still remembering to wear your mask and practice social distancing. It certainly has been a learning situation with all these months that we've been in this pandemic and having to stay home, many of us have no jobs and being worried about where the next dime is coming from, also seeing that the holidays are just around the corner. Best to make the best of it and stay at home with family and friends, just like the "Good Old Days"

This month we are dealing with a mobilehome park in American Canyon, California the park is 260 American Canyon Rd. It is a Santiago Communities property, which is one of about 50 mobilehome parks that they own throughout California, and maybe in other States too, it looks pretty, but it has its inner demons. We did some investigating of this Santiago property at the end of August and into September 2020 and found some big problems.

Most of you know that I preach all the time about the manager(s). And in this case, it is about the manager, she has been there about maybe two years and causes all kinds of problems with the residents, some that have been there 35 to 43 years or even just a year. First of all, it seems that even the workers of the park such as the weekend manager have had nothing but issues with this person. When there are issues with residents and including other employees, it's not hard to figure out who is at fault.

These problems sure don't have anything to do with the "weekend manager". She has lived in the park for some time, her mobilehome was owned by her parents and then her daughter bought the mobilehome and she has taken on the mom to live there and with her to take care of her and even that has been a hassle for her, even though she works for Santiago Communities property, as she is disabled, she is still working because she needs to supplement her income, she does one hell of a good job to keep everybody in check, they respect her, she is bilingual, she can speak Spanish and English and the residents love her!

We learned about some of these problems back in December 2019 when a wind storm during the night caused damages to some resident's mobilehomes and cars, there has been no response as of mid-September 2020 to the residents or to their insurance companies all of which have contacted the park owners. Then as we move forward into 2020 there are even more issues to deal with, take for instance some sources have told me that she is on drugs, we learned several other issues like this manager having relations with some of the park residents, plus having relations in empty brand new mobilehomes that this same manager is selling for Santiago Properties. She has also charged the residents for trees to be trimmed to the tune of \$640.00 to \$840.00, which it says in the Mobilehome Residency Law (MRL) that the trees are the park's responsibility. So now at this time, we are going to file a suit with Small Claims Court for \$10,000.00, so each person can go after these park owners. We have a lot of people on our side such as the City Council of American Canyon will be investigating their Rent Stabilization Ordinance(SRO) to see if it falls under that, The DA of Napa County, Fair Housing of Napa Valley, and many more. And a reminder to all of you, "Documentation, Documentation, and Pictures".

There is a list of at least 30 agencies to contact if you are having problems with your park manager or owner(s) or harassment and bullying of any kind that are there to help you. Will you please let us know if you need help. We are here to serve you. We are a non-profit organization and work off of funds from people joining our organization for \$20.00 a year and or donations, many just pick up the phone and call us and don't join our organization. You should be a part of an organization that you can pick up the phone and call somebody that cares about you and that has empathy and that also lives your dream because I too live in a mobilehome park as do our volunteers. If you have friends that want to move into a mobilehome park I suggest they call us and tell us about what they want and we will give them the best parks we know of and will guide you to a park so you have a non-drama owner and a clean park. The problem we have is that people move into a mobilehome park and they think they can do what the hell they want to but that's wrong, there are laws, rules, and regulations along with State guidelines to follow, you must follow these guidelines and get a permit if you wanna work on your mobilehome, you just can't go out and start working on something because it does not work that way you are on private property and you are governed by the State of California Mobilehome Residency Laws(MRL) and Housing and Community Development (HCD), which is where you get your permits from.

Remember there is no meeting in November or December it is held on the third Sunday of the month generally we meet at the Moose Club in Vallejo, California. Maybe things will be back to normal in January then hopefully we can see you then. We will see you next month with a new park we can write about. If your park is giving you trouble please let us know. We can "guide you in the right direction and write letters for you, but we can't do everything else for you, you have to help too.

The Vallejo Mobilehome Coalition "Wish You A Happy Halloween". Stay Safe! Stay Well!

**Miss Terri Pohrman
Executive Director
Vallejo Mobilehome Coalition**



ADULT DAY CARE

Adult Day services Network of Contra Costa.....(925) 682-1000
 Mt. Diablo Center for Adult Day Health Care
 - Choice in Aging.....(925) 682-6330
 Solano Adult Day Health Care.....(707) 642- 6811

ALZHEIMER'S SERVICES

Mt. Diablo Center for Adult Day Health Care/
 Alzheimer's Day Care Resource Center.....(925) 682-6330
 Alzheimer's Respite and Adult Day Care Services
 Of West Contra Costa.....(510) 235-6276
 Martinez Respite Group.....(925) 370-8772
 Alzheimer's Association of Northern California
 and Northern Nevada.....(925) 284-7942

CASE MANAGEMENT

California Community Transitions
 Choice in Aging (CTT).....(925) 682-6330
 Case Management Program.....(925) 313-6887
 The Arc Solano.....(707) 552-2935

CONSUMER INFORMATION

Napa/Solano Area Agency on Aging.....(707) 784-8960
 Contra Costa Area Agency on Aging.....(925) 229-8434
 AARP.....(866) 448-3614
 California State Retirees.....(916) 326-4292
 Diablo Valley Foundation for the Aging.....(925) 945-8040
 Ombudsman Services of Contra Costa and Solano.....(925) 685-2070
 Solano Older and Disabled Adult Services.....(707) 784-8259

CRISIS SUPPORT SERVICES

Emergency Assistance.....Dial: 911
 CRISISline Hotline.....(888) 881-4881
 American Red Cross.....(800) 272-2237
 CA Office of Emergency Services,
 Senior Emergency Services Coordinator Acosta, Jim.....(562) 795-2939
 Contra Costa Crisis Center.....Dial: 211
 Personal Emergency Response Systems (PERS).....(800) 510- 2020
 Veteran Crisis Hotline.....(800) 799- 7233

DENTAL

Dept. Health Human Services.....(916) 875-5947
 Denti-Cal/Medi-Cal Dental Pgm.....(800) 322-6384

DISABLED SERVICES

Area Agency on Aging.....(800) 510-2020
 Resources for Independent Living.....(916) 446-3074

Disability Rights California.....(916) 504-5800
 CA Department of Rehabilitation.....(925) 754-7700
 Hearing Loss Association of America.....(925) 264-1199

ELDER ABUSE

Adult Protective Services, Solano County.....(707) 784-8259
 Adult Protective Services, CCC.....(925) 602-4179

FINANCIAL ASSISTANCE

U.S. Social Security Office Hotline.....(800) 772-1213
 CalFresh (Food Stamps)
 Central Contra Costa County.....(925) 602-9379
 CalWorks General Assistance (Individual).....(877) 505-4630
 Contra Costa County Employment
 and Human Services Dept.....(877) 505-4630
 Solano County Employment Services.....(707) 553-5000
 AARP Tax Aide Tax Assistance for the Elderly.....(800) 510-2020
 The Salvation Army.....(925) 676-6180

FOOD AND NUTRITION

Meals on Wheels Diablo Region.....(925) 937-8311
 Meals on Wheels Solano.....(707) 426-3079
 Senior Nutrition Program.....925-335-3350
 Loaves and Fishes of Contra Costa.....(925) 293-4792
 Food Bank of Contra Costa and Solano.....(925) 676-7543
 Salvation Army.....(925) 676-6180
 Faith Food Fridays.....(707) 557-7933

HOUSING ASSISTANCE

Housing Authority of the County of Contra Costa.....(925) 957- 8000
 California Department of Aging.....(916) 419-7500
 Neighborhood Assistance Corporation
 of America (NACA).....(510) 652-6622

IN-HOME SERVICES

In-Home Support services for Contra Costa County.....(925) 229-8434
 In-Home Supportive Services for Solano County.....(707) 784-8259
 Independent Living Resource of Solano
 and Contra Costa Counties.....(925) 636- 7293
 Home Hospice.....(800) 853-7454

LGBT FRIENDLY RESOURCES

Rainbow Community Center - Senior Program.....(925) 692-0900 x 337
 LGBT National Senior hotline.....(888) 234-7243

LEGAL SERVICES

Legal Services of Northern California.....(916) 551-2150



Contra Costa Legal Services.....	(925) 609-7900
Contra Costa County Bar Association.....	(925) 686-6900
Solano County Bar Association.....	(707) 422-5087
Solano Family Justice Center.....	(707) 784-7635

LIBRARIES

Pleasant Hill Library.....	(925) 646-6434
Concord Library.....	(925) 646-5455
Walnut Creek library.....	(925) 658-2790
Martinez Library.....	(925) 646-9900
Benicia Library.....	(707) 746-4343
Vallejo Library.....	(707) 553-5546

MENTAL HEALTH CARE

Contra Costa ACTiOn Team.....	(925) 483-2223
Contra Costa Mental Health Services.....	(888) 678-7277
George & Cynthia Miller Wellness Center - Behavioral Health.....	(925) 313-7940
Choice in Aging.....	(925) 682-6330
Institute on Aging.....	(415) 750-4111

NURSING HOME ASSISTANCE

Residential Care Guide.....	(800) 474-1116
Assisted Living Waiver Choice in Aging.....	(925) 682- 6330
California Advocates for Nursing Home Reform.....	(800) 474-1116

PUBLIC SENIOR CENTERS

Pleasant Hill Senior Center.....	(925) 798-8788
Concord Senior center.....	(925) 671-3320
Benicia Senior Center.....	(707) 745-1202
Florence Douglas Center (Vallejo).....	(707) 643-1044
Martinez Senior Community Center.....	(925) 370-8770
Pittsburg Senior Center.....	(925) 252-4890
Walnut Creek Seniors Club.....	(925) 943-5851
Toll Free Information.....	(800) 772-1213
U.S. Social Security, Sacramento District Office.....	(877) 274-5419

SHELTERS

Contra Costa Crisis Center.....	Dial: 211
Shelter Inc, CCC.....	(925) 335-0698
Mission Solano.....	(707) 422-1011
Mountain View Emergency Family Shelter.....	(925) 335-0698

SUBSTANCE ABUSE

Alcohol and Other Drug Services Access and Referral Line.....	(800) 846-1652
Veterans Administration Foundations Group Substance Abuse Treatment Prm.....	(925) 372-2105

Sacramento County Alcohol & Drug Treatment.....	(916) 874-9754
Smokers Cessation Support Group.....	(925) 421- 7900

TAX ASSISTANCE

2-1-1 Sacramento.....	(916) 498-1000
California Franchise Tax Board.....	(800) 338-0505
IRS Taxpayer Assistance Center.....	(916) 974-5225

TRANSPORTATION

DIAL-A-RIDE.....	(707) 541-7184
COUNTY CONNECTION, CCC.....	(925) 676-7500
AMERICARE TRANSPORTATION, SOLANO COUNTY.....	(707) 447-7734
SOLANO TRANSIT AUTHORITY SOLANOEXPRESS).....	(800) 535-6883
MOBILITY MATTERS, CCC.....	(925) 284-6161
UMS WHEELCHAIR TRANSPORTATION.....	(925) 446- 6800

UTILITIES ASSISTANCE

Martinez Water District.....	(925) 372-3575
City of Pittsburg Utility Payment Center.....	(925) 252-4940
Contra Costa County Home Energy Assistance Program.....	(925) 681-6380
East Bay Municipal Utility District.....	(866) 403-2683
PG&E CARE and FERA programs.....	(866) 743-2273
Solano County Low Income Home Energy Assistance Program (LIHEAP).....	(707) 422-3200

VOCATIONAL/EMPLOYMENT OPPORTUNITIES

AARP Foundation.....	800-775-6776
Contra Costa Senior Community Service Employment Program (SCEP).....	(925) 671-4500
National Older Worker Career Center.....	(703) 558-4200
Contra Costa Information & Assistance.....	(800) 510-2020

VOLUNTEERS

Volunteers of America Northern California.....	(916) 265-3400
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WASTE, RECYCLING & WATER

Contra Costa County Public Works.....	(925) 313-2000
Solano County of Public Works.....	(707) 448-6980
Contra Costa County Water District.....	(925) 688-8000
Solano County Water Agency.....	(707) 451-6090
Household Hazardous Waste Collection Facility, CCC.....	(800) 646-1431



VALLEJO MOBILEHOME COALITION, INC

707-648-6155

“ REALLY GOOD NEWS FOR MOBILEHOME RESIDENTS”

AB 2782 – Major Victory for California Cities/Counties with RSOs

Fri, Sep 11, 2020 – The MHPHOA attended Bruce Stanton’s Telephone Townhall on Fri, Sep 11, 2020, from 1:30 to 3:00 PM. During the Townhall, clarification was provided on AB-2782 and Section 798.17 of the Civil Code (Mobilehome Residency Law). The passing of this bill is a major victory and only applies to mobile homeowners who live in a city or county that has a Rent Stabilization Ordinance (RSO).

In summary, here are the changes that will take place on Fri, Jan 1, 2021. The term rental agreement is synonymous with a long-term lease. Rental agreements longer than 12 months are usually referred to as long-term leases and “used to be” exempt from local rent stabilization ordinances.

1. Any rental agreements entered into on or after 01/01/2021 are no longer exempt from local rent control ordinances. This means that ALL rental agreements must adhere to the local rent stabilization ordinance. No longer can mobile home park owners charge you more than what the RSO allows.

2. Any rental agreements entered into from 02/13/2020 through 12/31/2020 are no longer exempt from local rent stabilization ordinances. The 02/13/2020 is the date the bill was submitted and this was added to prevent park owners from scrambling to lease-up as many homeowners as they could.

3. On 01/01/2025, the law is repealed (removed) and all exemptions expire. This means that all rental agreements entered into on or before 02/12/2020 are no longer exempt from local rent stabilization ordinances. Anyone who has signed a long-term lease before 02/12/2020 will now be protected by the local rent stabilization ordinance of their city or county.

This bill does not make leases null and void. The lease MUST adhere to the local rent stabilization ordinance. For example, if there is a 6% yearly increase in the current lease, that section of the lease is no longer valid. It must match the allowed increases based on the local rent stabilization ordinance.

This bill prevents mobile home park owners from removing mobile homes from local rent stabilization ordinances. For example, here are comments (Apr 2019) from one mobile home park investor in California showing their investors how they had planned on removing mobile homes from local rent stabilization ordinances.

"Purchase homes in the park to remove them from rent control." "Once homes are purchased, we'll sell them to new residents with a 10-year lease, or allow current residents to continue to live there as renters instead of owners. The plan is to convert 12 per year in this manner and bring the park to market rents over a conservative 10-year period."

The repeal of Section 798.17 will close a major loophole in the California MRL and we wish to thank everyone who was involved in the drafting and promotion of this bill – the list is long!

THE NEXT MEETING IS

VALLEJO MOBILEHOME COALITION

When: Sunday, [October 18, 2020](#)

Where: Terri's House - In the Carport

173 Frieda Circle

Vallejo, CA 94590

1 to 3 P.M.

Time Change Is Due To Weather Conditions

Social Distancing Will Be In Effect

Masks, Hand Sanitizer and Wipes Will Be Available

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

Protecting the Rights of Mobilehome Owners

No Park Owners or Management Allowed

GDRM (GSMOL doesn't represent me)

Golden State Manufactured-Home Owners League (GSMOL) does not represent me and from my best estimate represent much less than less than 4% of all mobile home owners in California. They claim they represent a million mobile home owners. There are only about 365,000 mobile homes in the entire state. This number gives them clout with the state assembly and state senate.

Last year AB1482, the anti-rent Gouging bill, originally included mobile home space rentals. That bill stated the rent increases would be limited to 5% plus CPI (consumer price index). (last year about a 7% annual rent increase). The maximum allowable increase would not exceed 10% each year for 10 years.

GSMOL went to Sacramento and spoke for all the mobile home owners in California and said we did not want to be included. I was a member of GSMOL last year. I was never polled or made aware they did this and neither were my neighbors. No one we knew that GSMOL was doing this except the few officers of GSMOL. GSMOL leaders make these decisions without even speaking to members. I have never belonged to a dues paying organization that does not check with the membership in deciding what is best for the organization.

I worked hard at getting one hundred plus members of our HOA to join GSMOL. I have since apologized to them for recommending they join GSMOL. Our Park, Rancho La Paz, was bought by a predatory buyer, investor, associated with buying parks then raising rents till most residents can no longer afford to stay in the park. GSMOL was recommended by a resident who said GSMOL would help us.

Our first rent increases were \$300.00 & \$400.00 a month, over 60%. President Mary Jo Baretich and Bobbie Magnusson showed up and told us they could help. The extent of GSMOL's help was repeating over and over again when speaking of the new park owner, "Yeah that's what he does, that's what he did at Huntington Shorecliffs." They are and were no help. There was an offer to write a rent protection ordinance, but the city of Anaheim showed no interest of any sort.

With support of many organizations, we got a rent protection bill written, AB2895. It would apply to all California mobile home owners. GSMOL worked against us to again stop a bill that could keep all of us in our homes, and give us the same protections that all California renters now have.

I have apologized to our HOA members repeatedly for pushing over 100 to join GSMOL. Our HOA is no longer a GSMOL chapter and most residents did not renew their memberships. At the last meeting Mary Jo Baretich & Bobbie Magnusson attended at Rancho La Paz we already knew that they had been to Assembly Woman, Ling Ling Chang's office to tell her that we did not want a state wide mobile home rent protection law. Just the opposite of the support we had asked for a week previously from Assembly Woman Chang.

Those two came to our meetings three times uninvited to subvert and spy on our efforts to help all mobile home owners. The members here asked Mary Jo why GSMOL was working against rent protection for mobile home owners. She said they could not accept the 10% maximum amounts in the bill because, in her case, it could be as much as \$180.00 a month. We said we are facing \$300.00 and \$400.00. She said and I quote "well your park rent was so low ours was so high we have to protect those parks that already have higher rents." She was asked by members in the meeting, since there is no protection for those parks now, what if those parks get a \$300.00 a month increase? She had no answer and was booed out of the clubhouse.

We organized without GSMOL's assistance and held rallies and did newspaper and TV interviews to bring our exorbitant rent hikes to the attention of the public. We were able to get the backing of many Housing advocates, Religious, Social Service and Union Worker Associations. These organizations all realized that there had to be some rent relief for many of their clients on fixed incomes living in mobile homes, and facing huge rent increases. All these groups thought AB2895 was a bill that would save mobile home owners.

With the hard work of our Rancho La Paz HOA and all the statewide helpful organizations, Assemblywoman Sharon-Quirk Silva of Fullerton proposed AB 2895, a bill to protect mobile home owners in the same way AB1482 protects California apartment renters.

Again, GSMOL and their Ross Esperanza lobbyist group, paid for with GSMOL membership dues, stopped this bill from protecting you and me.

Again we have found many GSMOL members weren't even aware this was happening. The little group of GSMOL officers just decide what their members want, then say they speak for all mobile home owners. We must stop these lies by GSMOL!

We at Rancho La Paz will not give up, we will continue to fight fairly for rent protection for all mobile home owners, from the expensive parks to the trailer courts. This is the last affordable housing for Seniors, Disabled, and low-income people. GSMOL seems to have lost sight of that.

Residents of the "expensive "park should not get preferential treatment on a state bill that would protect all renters in California. They don't have a million members. At \$25.00 dollars a year they should have had 25 million dollars just from members' dues. They certainly don't show that large membership or funds in the financial reporting in their magazine, *The Californian*.

Something is rotten here. If you don't want GSMOL to continue to prevent us from having mobile home rent control, mail me a note stating "GSMOL does not represent me" include your address and name of your park., and sign it. When we try again to get a rent protection bill, and we will. We cannot let GSMOL lie about their numbers and speak for all of us. We realize that if we get a rent protection bill there will be no need for GSMOL. GSMOL is protecting GSMOL. They are hurting, not helping us. We have a Facebook page Rancho La Paz HOA. I will post the actual documents of the bill process there.

This is the many Organizations that support a state-wide mobile home law. Note that Park owners and GSMOL are the only opposition.

Lupe Ramirez HOA President Rancho La Paz MHP, P.O. Box 6503 Fullerton Ca 92834.

Publisher's Note: The opposition to AB1482 were the usual suspects (California Association of Realtors, the California Mobile Home Park Owners Alliance, the Southern California Rental Housing Association, and the Western Manufactured Housing Communities Association). The one glaring addition was GSMOL! This really demonstrates that GSMOL isn't working for mobile home owners, they are working for park owners.

Lupe Ramirez hadn't read my book "*The Great Deception*" when she wrote this article. But she has now. GSMOL has been the "go-to" state-wide organization for owners of mobile/manufactured homes since 1962. It was trusted and grew into a wonderful organization. In fact, in 1990 they had just under 100,000 members. That's huge! And their annual revenue was \$1,500,000! GSMOL was an organization with clout.

In "*The Great Deception*" I explain how the park owners infiltrated GSMOL. It happened in and around 1990. The "take-over" was kept top-secret, no one in the organization had any clue what had happened. I was very active in GSMOL from 2002. My friends and I had a hard time understanding why leadership wasn't doing more to increase membership. By that time, membership had decreased to about 22,000 members. Today, membership is about 7,000! And GSMOL is still paying on a \$50,000 debt. Their Garden Grove building was sold for about \$750,000, so that is gone. Today, they have no assets to speak of and few members.

So what's the answer? I've written about Regional Groups for years. A regional group would represent individual areas around California, like Sacramento, Los Angeles, or Orange County. Money collected would stay with the regional group. So what about a lobbyist and attorney. All regional groups could pay into a state fund to hire a lobbyist and attorney.

Today, mobile home owners have NO RIGHTS and few are organized. It is sad. Someone has to stand up and volunteer, in each area around California, and make an effort to organize. That's our only hope in my opinion. The last thing anyone should do is trust GSMOL. Do not join them! They are corrupt.



I must say we are really enjoying our new home. It is so spacious (2148 sq. ft), about double the size of our old mobile home. One thing about mobile home living, in our case, we had a single lane carport. This meant constantly moving one vehicle to get the other out. Now with a three car garage, that isn't a problem anymore.

Lennar homes are promoted as having "everything included." In fact, our home included a nice stainless steel gas stove, microwave and dishwasher. All windows were fitted with wooden blinds. An tankless instant hot water heater, installed in the garage, furnishes all hot water for the house. And 11 solar panels were installed on the back and side roof. More on this later.

Lennar partnered with Amazon to make the home "high tech." The lights in the kitchen, dining room, family room and master bedroom can all be controlled with an "app." That means

we can turn them on and off and dim them with our cell phone or tablet. We have a "ring" doorbell. It is wonderful. I can ask Alexa to view my front porch at any time of the day or night, and the ring camera instantly shows me my front porch. It also take a video if and when there is any movement. Our front door lock is also controlled with an app, allowing us to lock or unlock from a remote.

One nice item supplied with the house was front/side landscaping with sprinklers and drought resistant plants. Unfortunately, this means we have the back and side yards to deal with on our own.

Now a word on our little community. It is called Windmills. It is gated, with a clubhouse, pool, and a block long common area (see the photos above). We have a Home Owners Association and pay a monthly association fee.

Next month: Dealing with our HOA

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
<input type="checkbox"/> One Year VMC Membership \$20	
First Name _____ Initial _____ Last Name _____	<input type="checkbox"/> New Member <input type="checkbox"/> Renewing Member Check # _____ <small>You can also contribute to any of the following CSFAC: dedicated fund</small> Legal Fund _____
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Park Name _____	Comments
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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	

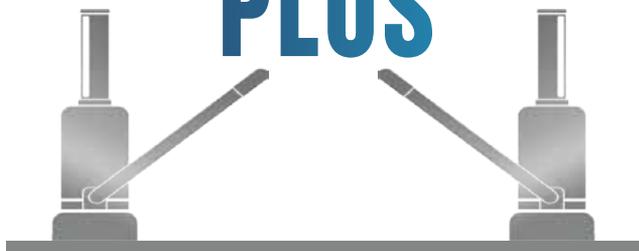
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- “The apartment you asked about on the phone has been rented.”
- “We only take people who speak English clearly.”
- “We don’t take teenagers.”
- “The ad was wrong – the rent is really \$50 more.”
- “I can’t assign you a handicap parking space.”



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