

*Napa/Solano*  
Mobilehome Owners  
Magazine

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

**SEPTEMBER 2020**

VOLUME 3 NUMBER 9

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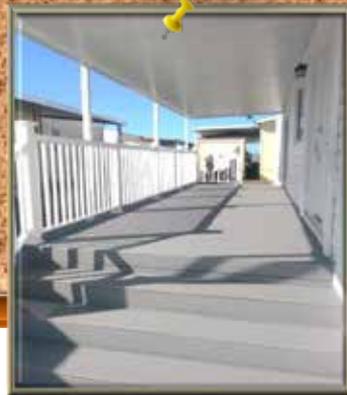
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# Napa/Solano Mobilehome Owners Magazine

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

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## CONTRIBUTING EDITORS

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Margaret Robbins, rmrobbins@juno.com

## Moving On- My Story Purchasing a New Home

As you may have noticed, the address for the magazine has changed, from P.O. Box 3774, Chatsworth, CA to 1799 Brightside Street, Tulare, CA93274. As a matter of fact, I sold my mobilehome in Chatsworth in January 2020 and purchased a new three bedroom, two bath home in Tulare. We moved into our new home late January 2020.

You may find our story interesting. For years I've promoted organizing as a way to protect your rights in a mobilehome park. I've got to say, no one was interested. So perhaps this article will be a breath of fresh air. A way you can escape your unscrupulous park owner and an abusive management.

My wife Rose and I are empty nesters. Our son Jason was accepted at Marian University in Indiana, a medical school, a year ago. So we've been contemplating a move ever since.

Fortunately, we owned our mobilehome free and clear. In 2018, we spoke with a real estate agent who advised us our home would sell for, perhaps, \$60,000. Since my park owner and I have had a long, contentious history, we know each other. One day I noticed him a couple doors down looking at a vacant lot, so I invited him to chat with me. We sat on my front porch, and I asked him what the park might pay for my home if I were to sell. He said \$30,000.

I've been searching around the state looking for affordable "stick-built" homes for over two

years. Of course, there was nothing near the coast, where the lowest, smallest homes were going for over \$500-\$600,000. A bridge too far for a couple on Social Security and a little income from a magazine.

November 2018, our two sons were home and we decided to travel to Visalia, in California's central coast. Homes were reasonably priced and we liked the area. Many families, schools, etc. And we liked the restaurants!

So we contacted a real estate agent and spent a couple days looking around. We looked at older homes, and at new homes. We also talked with a loan broker. Our plan was to qualify using our son Dylan, who plays professional basketball in the Philippines.

Ultimately, the loan broker didn't do his job. That took us into 2019. So, around September, I began thinking about buying a house again. I thought there might be a way Rose and I could qualify ourselves and contacted our real estate agent in Visalia. She had us "pre-qualify" with another loan broker. This time we qualified for approximately \$325,000 purchase. At least this was a new beginning.

It was time to put our mobilehome up for sale. We were not keen on spending \$8,000 to list with an agent, so I researched and found several companies that list homes for a small fee. We chose HomeCoin. For \$95 they put your home on MLS. (Go to page 13 to continue reading)



**Hi Residents,**

Well it's now September, we have suffered on into the sixth to seven months of this pandemic and I'm sure that's gonna go on and on and on. I hope you and your family are staying safe and obeying wearing a mask, taking precautions don't be gathering in large places, stay home and enjoy your family and your mobilehome!

It's that time of year again when we start breaking out the pumpkins, because Fall will be here shortly. It's time to start buttoning up and making sure your roof is going to remain good for the rest of the rainy season and for winter your heaters have been checked to make sure you have no gas leaks or

nothing wrong with your systems, and be sure to change those filters. I've got a feeling it's gonna be a long winter, we will be spending more time in our mobilehome than out of it!

The organization that brings you this magazine every month is the Vallejo Mobilehome Coalition, we are a nonprofit, but we still survive on donations from people in our communities, our mobilehome communities. That is how we keep going, along with paying for things that have to be taken care of from our own pockets like printing costs (and there are lots of those) as well as gas for going around to parks to meet with folks needing our help and delivering the magazines to parks in the areas we cover. And speaking of printing I really want to give a big "Thank You" to the owners and staff of Digital Copy here in Vallejo, they do a great job with our printing and to Patricia too, that helps with things we need done that we sure can't do. They are the most reasonable for printing. I hate to say this during a time when some could be in dire straits and having money problems, but so are we, all we need is for you to join our organization and we will give you our attention. If you've had any problems with the management, the owners, trees and driveways or any problems with your mobilehome park we are there.

As I am writing this letter for the September issue, up to date we have had 50 phone calls in the month of August alone which is quite a few people with problems in mobilehome parks and the month is only half gone! Don't forget we cover Solano County as well as Napa County.

I'm sure you all know that it is very important that everybody goes out to vote, not only for the Presidential election, but also for the local elections in our area and our cities. We are important to our cities and counties. I don't know if they know or that some don't, but you know, we shop in the grocery stores, we pay taxes, a lot of us use the gas stations, the banks etc. etc.. It's high time we start counting in our communities. I have been addressing mobilehome issues with owners, management etc. for 17 years, it has improved with some cities, but not all cities have Rent Stabilization yet and when they are writing an ordinance for things pertaining to housing, they forget the mobilehome parks need to be included in these ordinances and they need to write it that says mobilehome parks are included.

Remember we are the only affordable housing left in America. We have a book of laws called the MRL( Mobile Residency Law).

As I walk around the many Mobilehome Parks, I still see people building decks, adding storage units and many other things that are highly illegal, remember we are not governed by the cities, but we are governed by the State.

Wanted and needed park walkers for the magazine! We need you to walk the magazines around your park every month, it's great exercise, it can even be educational (you never know what you may see or learn while walking through your park) and it's important for residents of mobilehome parks to know what goes on in mobilehome parks. Sign up today, give us a call the Vallejo Mobilehome Coalition 707-648-6155. Meet your neighbors!

I also want to mention that we have found another source of help for mobilehome residents concerning "feral" cats. There is an organization that you can obtain cages from to catch the ferals and they will be spayed or neutered and either you can have them back or they will have homes found for them, there is a suggested donation fee of \$35.00. They "successfully" rescued 500 cats and 85 from a mobilehome park in Vacaville. Feral cats do help keep the mice and rat population down and can make good pets and these are good things, as long as the feral populations don't continuously increase, the number 500 is way too many.  
For more information Please Call: Elma 707-712-1539

One thing before closing this letter, remember to be kind to your neighbors and everybody you meet. We are all in this together and we will get through it. We can fix it, just be patient. Don't forget to call us if you have a problem with your mobilehome park. We are the Vallejo Mobilehome Coalition 707-648-6155. Don't forget in this issue we are starting to write about mobilehome parks in Napa Solano County if you have some feedback on your mobilehome park either yeah or neigh, give us a call or email, both of our emails are in the magazine. See You Next Month!

**Miss TERRI**  
Executive Director

## CARQUINEZ HIGHLANDS MOBILEHOME PARK

### “A GREAT PLACE TO LIVE”



We hear so much about the “BAD” parks along with their owners and managers that I wanted to let Y’All know about the park I live in. We moved in late 2002 during and after many much needed repairs and up-grades I have been here ever since and I have no desire to leave. There have been a few changes with managers and employees and we have weathered those changes including the newest managers that I have to say are the “Best” we have had.in my time here, I don’t know that things have been done to this degree since I moved in. I also want to tell you that I got permission from our park owner Mr. Walter Newell and asked for his OK to talk to the new managers for their input. He is a very fair owner as has his family always been too.

A little information and history on this park as per Mr. Newell.

The park was bought from a previous owner in 1973 and by 1975 it was up to the 192 spaces that are here at the present time, it was quite an undertaking to get it all done, they were not sure if they were taking a risk or not in buying it, but buy it they did. It has always been a “Family Park” according to Mr. Newell. The names of the streets were already in place when the park was purchased. So that changes what I was told years ago that the streets were named after the ladies of the Newell family. All of our Streets, Courts and Circles are ladies names. The Newell family is “Proud” of their parks and takes a lot of “Pride” in all of the parks that they own. It is obvious with all that is being done in our park alone. In all fairness I have to add that if an owner does not know something is “broken” they don’t know what needs to be fixed. Sometimes they seem to be kept in the dark so maybe the workload of some people are “less”. They have always been fair with the annual rent increases even when the City threw out our Rent Stabilization here in Vallejo, they did not “Gouge” everyone with high increases like so many other owners did and they stay within the CPI-U that governs our annual increases.

And now for a few words from our “Not Afraid of Hard Work” managers,

Hello,

I am Raymond. My wife is Kelly. We have been property managers together for nineteen years. As it is our desire to give our customers the best value for their money, we always make recommendations to ownership regarding the property. Carquinez has been no different.

We presented a roll out plan concerning the many trees and shrubs throughout the park. It will take years to finish but is well under way. Fire mitigation notwithstanding. The recreational facilities have undergone a COMPLETE makeover. This includes updated equipment which was antiquated or malfunctioning. It is important to note that things like electrical outlets and switches have been completely replaced. Installing GFI's according to modern building and fire code. The laundry facility has been basically rebuilt. We removed the back window for security reasons. Non resident Folks were using that access point to climb in and spend the night in there. Or as a way into the park without being seen at night. It's been replaced with a built in vent. Problem solved.

We've also been at work on pathways and stairways and retaining walls. Again, it takes a while to complete, but all of it is a work in progress. There are always things that we are considering. Park lighting is an important issue. So there will be recommendations as we go on to that.

We are pleased with the support that we get from ownership in helping make this a strong property. We only ask for patience from the residents because it takes time to do it all. Thank you.

Another change is coming, I hope for the better and just to let our Residents know (if they don't already) about all the brightly colored markings on our streets. Our park is in the process of changing from "Master Metered" to directly dealing with PG&E for meter reading and billing. I asked some of the guys doing the marking and was told "it may take up to a year to complete".

I want to "Thank" Mr. Newell and his Family along with our new managers Raymond and Kelly for their patience, time and effort to give me input for my article and for all that is getting accomplished since you hired the new managers, also for being fair and reasonable to your residents. It is "Greatly Appreciated" and helps to make it so nice to live in this park.

## **HAPPY FALL Y'ALL**

By: Margaret Robbins (VMC Volunteer)

# **THE NEXT MEETING IS**

## **VALLEJO MOBILEHOME COALITION**

**When: Sunday, [September 20, 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](http://www.vallejomobilehomecoalition.com)**

**Protecting the Rights of Mobilehome Owners**

**No Park Owners or Management Allowed**

## 1867 Broadway Vallejo



**Rats ran out of these piles of debris right in front of my friend and myself walking in the park.**

This is at 1827 Broadway St. in Vallejo it's the Vallejo Mobilehome & RV Community (formally known as Tall Trees) I went there to deliver magazines and a rat ran out in front of us. This place should be shut down by the state. It's a fire and safety hazard! I understand everybody needs a place to live, but this is terrible! The Vallejo Mobilehome Coalition was there as usual. We have contacted numerous officials in the City, County, State and many others. Now we will wait and see. This park even made the News because a mother with twin babies was evicted from here.

By: Miss Terri



# VALLEJO MOBILEHOME COALITION

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

## Our Food Pantry Network

allows low-income residents of Napa County to receive an allotment of food from one of 7 locations every 30 days. Allotments are based on household size but will consist of meat, dairy, produce and dry and canned food items. Pantries are located in the City of Napa, Calistoga, St. Helena, Lake Berryessa, Pope Valley, Angwin, and American Canyon. Together they serve an average of more than 1,000 local households each month.

### Food Bank Sites are:

#### **Napa Store House**

1746 Yajome Street  
Tuesday and Wednesday  
from 9:00 a.m. to 12:00 p.m.  
Thursday from 11:00 a.m. to 2:00 p.m.

#### **Pope Valley Pantry - Pope Valley Farm Center**

5800 Chiles/Pope Valley Road  
Pope Valley, CA 94567  
First Wednesday of every month  
12:00 p.m. to 2:00 p.m.

#### **American Canyon - Harvest Freewill Baptist Church**

240 Rio Del Mar  
Second and Fourth Tuesday's  
from 3:30 p.m. to 5:30 p.m.

#### **Calistoga - Calistoga Cares**

1435 Oak Street (Tubbs building)  
Second and Fourth Thursday's  
3:00 p.m. to 6:00 p.m.

#### **Angwin Pantry**

1 Angwin Avenue  
First, Third and Fifth Thursdays  
from 6:00 p.m. to 9:00 p.m.

#### **Lake Berryessa**

#### **Capell Valley Volunteer Fire Dept.**

Third Wednesday's of the month  
from 11:00 a.m. to 2:00 p.m.

#### **North of Yountville - St. Helena Community Pantry**

(for areas North of Yountville through St. Helena)  
**1777 Main Street** (*behind Seventh Day Adventist Church Hall*)  
Tuesday's and Friday's from 2:30 p.m. to 4:00 p.m.

To receive services you do not need a referral. Just go to the location

[www.VallejoMobilehomeCoalition.com](http://www.VallejoMobilehomeCoalition.com) - [vallejomobilehomecoalition@yahoo.com](mailto:vallejomobilehomecoalition@yahoo.com) - Miss. Terri Pohrman Executive Director  
Protecting the Rights of Mobilehome Owners - Protección de los propietarios de casas móviles



## **VALLEJO MOBILEHOME COALITION**

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

### 2020 California Mobile Home Parks Statistics

Tue, Jul 21, 2020 – According to data obtained from the California Department of Housing and Community Development (HCD), there are 5,244 Active Mobile Home and RV Parks totaling 452,261 lots/spaces in the State of California. Of those 452,261 lots/spaces, 363,473 are mobile home spaces, 66,472 are RV lots with drains and 22,316 are RV lots without drains.

There are 703 Closed Mobile Home and RV Parks totaling 21,705 lots/spaces. Of those 21,705 lots/spaces, 11,909 are mobile home spaces, 6,933 are RV lots with drains and 2,863 are RV lots without drains.

As of Tue, Jul 21, 2020, the HCD has data for a total of 5,947 Mobile Home and RV Parks totaling 473,966 lots/spaces which includes Active and Closed listings. Of those 473,966 lots/spaces, 375,382 are mobile home spaces, 73,405 are RV lots with drains and 25,179 RV lots without drains.

HCD Note: HCD has enforcement of 81.4 percent of the parks and 75.5 percent of the lots in the State of California. The overall average park size is 86 lots; 80 for Mobile Home Parks, and 88 for RV Parks.

The below Top 10 Largest Mobile Home and RV Park listings in California are based on the HCD Mobile Home and RV Parks Active Listings as of Tue, Jul 21, 2020.

<https://mhphoa.com/ca/mhp/statistics>

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# California State Senate

## BILL DODD

SENATOR, THIRD DISTRICT



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CO-CHAIR

Aug. 13, 2020

Dear Neighbor,

One thing is clear about Covid-19 — the only way to prevent its spread is to continue adhering to safeguards recommended by medical experts. So avoid large gatherings. Wash your hands frequently. And wear a mask in public at all times. Do not be complacent about taking these precautions. It is why California is now seeing a spike of infections.

Wearing a mask is about more than protecting yourself. It is about protecting others. The virus can be transmitted through coughs or sneezes. So do the right thing — don your mask. The sooner the state can slow the infection rate, the sooner lives and the economy can get back on track.

Remember, we are all in this together. And working together, we will get through this. To help you with resources and information about the pandemic, the California Department of Public Health has created a web page at [www.covid19.ca.gov](http://www.covid19.ca.gov). Other resources are available by calling 211 or by visiting [211.org/services/covid19](http://211.org/services/covid19).

You may also call my district office at 707-576-2093. My staff is always on hand, ready to help.

Sincerely,

BILL DODD  
Senator, 3<sup>rd</sup> Senate District

VACAVILLE OFFICE: 555 MASON STREET, SUITE 275, VACAVILLE, CA 95688 • TEL (707) 454-3806 FAX (707) 454-3811  
NAPA OFFICE: 2721 NAPA VALLEY CORPORATE DRIVE, NAPA, CA 94558 • TEL (707) 224-1990 FAX (707) 224-1992  
VALLEJO OFFICE: 420 VIRGINIA STREET, SUITE 1-C, VALLEJO, CA 94590 • TEL (707) 551-2389 FAX (707) 551-2390  
SONOMA COUNTY OFFICE: 50 D STREET, SUITE 300, SANTA ROSA, CA 95404 • TEL (707) 576-2093 FAX (707) 576-2095



All you have to do is provide photos and a write-up. (Let me know if you need help with all of this. I won't charge much to help.)

Next, we had to come up with a listing price. Remember, we were told \$60,000 by a real estate agent. Fortunately, Chatsworth Mobilehome Park is well kept and desirable. It is an all age park, so that meant more prospective buyers. I had remodeled our home 10 years before with double pain windows, drywall and a new bathroom. Newer homes were priced around \$120,000. A new mobilehome at almost \$300,000. I decided to list for \$108,000.

We submitted our listing information on October 18, 2019. It was exciting to see the write-up on various online services - realtor.com, zillow.com and others. Now would I get a response. I did! My listing had 500 views the first week and the second person bought it for \$102,000 as is! So I'd say HomeCoin came through. In fact, I got to know the owner.

Around November, Rose and I drove the 175 miles from Chatsworth to Visalia and started looking at new homes, on our own. We found one in Visalia we liked and met with the sales agent. The next day we drove to Tulare to sign the papers, but decided to look around first.

We talked with two or three folks that were also looking to purchase, and they suggested Tulare was better than Visalia in several ways. Better police, the City of Tulare was on-top of road maintenance, quieter, less traffic, etc.

We did a lot of looking, and even got lost. But eventually we found a development called The Windmills. It was late in the day and we were tired. The sales agent was with another couple, so we looked at the models on our own and fell in love with the model called The Lexington.

While waiting to see the sales agent, the couple came out and chatted with us. They were from Santa Clarita in the S.F. Valley and they had just purchased a Lexington, their perfect home. The agent told us what lots were available, so we drove around with the tract map, looking at several available homes.

We kinda wanted a corner lot, and the agent said Lot 63 may be available, he'd know the next day. Indeed it was available and we purchased it on the spot. \$317,400 with upgraded floor tile, marble counter tops, large tub and shower in the master bedroom. Even a three car garage!

Our new house is still under construction in the photo above. Next month, my story continues.

# 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."

	<b>VALLEJO MOBILEHOME COALITION, INC 707-648-6155</b> <b>Membership Form</b> Protecting the Rights of Mobilehome Owners Protección de los propietarios de casas móviles
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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 CSFMC dedicated fund</small> Legal Fund _____
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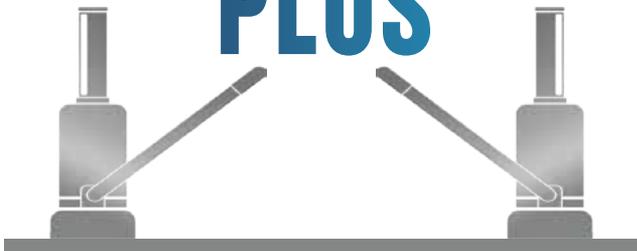
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- “The apartment you asked about on the phone has been rented.”
- “We only take people who speak English clearly.”
- “We don’t take teenagers.”
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W

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