

# Mobile Home Owners Magazine

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March 2021



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**In This Issue:**

**Where Do We Go From Here?**

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# Mobile Home Owners Magazine

## Published by Mobilehome Magazine

Serving Mobilehome Owners in California

**PUBLISHER FRANK A. WODLEY** To God be the Glory

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www.mobilehomemagazine.org

## Where Do We Go From Here?

### MAILINGS FOR JANUARY & FEBRUARY

In the first two months of 2021, Mobilehome Magazine has delivered 6,000 magazines to your area (the parks listed on page 7 to be specific). We mailed magazines to half the spaces each month. Sacramento is area N-7 in our distribution system.

The “N-7” refers to Northern Area, #7, which is one of about 20 areas we’ve identified in California. You can use the following link to see other areas in Northern California ([https://www.google.com/maps/d/viewer?mid=1cHLYiNIHWLYISeFns-0R1tZsRzz-\\_gW4&ll=38.11291389285201%2C-122.21770975636353&z=9](https://www.google.com/maps/d/viewer?mid=1cHLYiNIHWLYISeFns-0R1tZsRzz-_gW4&ll=38.11291389285201%2C-122.21770975636353&z=9)). In fact, we also publish in Anaheim, Santa Ana, Ontario and Napa.

### WHAT WAS OUR REQUEST?

Refer to page 6. Since our life blood is advertising, we are asking you, our readers, to help us identify potential advertisers, i.e. businesses that you use. More advertising means we can continue our work helping you and other mobilehome owners.

### WHAT'S IN IT FOR YOU

We never ask something of you for nothing. In fact, as you will read below, working together is a win-win-win for everyone.

- *The business wins because homeowners know about their business for an extremely low cost (\$60/month/3,000 magazines).*
- *Our readers win because they can see “recommended” businesses in their area and the magazine*

*can continue.*

- *The magazine wins when it receives more ad revenue to help pay its expenses.*
- *The reader who referred the business wins when they get a finders fee!*
- *The community wins because the magazine can continue to provide important information and even expand to other areas in California.*

### RESULTS OF MAILING

We reached 24,000 homes with our mailings in January and February 2021. Yet we’ve received only three donations (thank you very much), and seven leads for potential advertisers. We can and should do better! One thoughtful reader sent us the following email:

*Good Morning Mr. Wodley,*

*I just had a chance to sit down and read your magazine, and I heard your cry for help.*

*Listed below are some vendors I have used since I bought my mobile home and I hope they would find advertising in your magazine beneficial. I have seen some of the vendors in our park many times, so they are regular contractors for us.*

*Hope these help somehow, I enjoy your magazine and it has some helpful tips. I'm a first time mobile home owner and there's so much to know. Gina.*

Please help us out like Gina did. Send us potential advertisers and you might receive a finders fee.

***Have a Wonderful March & Be Safe***

## A Dose of Truth

Recently we received an anonymous letter from a “Michael” in the Sacramento area:

*You are operating with a poor fund of knowledge. The so-called Mobilehome Residency Law (MRL) is pretend legislation, not law! HCD is pretend government. The Western Manufactured Housing Communities Association (WMA) is a terrorist organization.*

*(The attorney for Golden Manufactured-Home Owners League (GSMOL) - our advocate in California) is a spewer of specious lies. Everything he does is based on pretending people have no God-given constitutional rights. He is an agent of monsters.*

*Your pretense of helping people while steering them to control by thug overlords is transparent proof that you have put yourself above them. The people have been fleeced of their birthright, which is Due Process of Law, and you apparently expect to profit from this injustice. You will fail. Lying is not Due Process of Law! You have been deceived by liars and murderers.*

Actually, there is a lot of truth to Michael’s letter. That’s why I publish it. Here are some points I agree with:

- *The MRL has some protections for homeowners; however it does not protect them because they can’t afford to enforce it.*
- *AB3066, legislation to give HCD the power to enforce the MRL, is flawed and only provides HCD with a huge amount of money. I’ll explain on the next page.*

- *The MRL gives park owners many powers and they have the means to enforce them. For example, they have the power to reject qualified, potential buyers. We call that interference of sales and has cost homeowners millions of dollars.*
- *I wrote a book (The Great Deception) that concludes GSMOL (our state advocate) was taken over by park owners long ago (around 1990). As a consequence, I’ve suggested homeowners not join or believe anything GSMOL does.*
- *The WMA, for those of you who do not know, is a very strong organization that represents park owners. The WMA does park owners bidding all across California.*

Michael insinuates that I am leading homeowners down the wrong path. He is absolutely wrong. I’ve continued to write that GSMOL, HCD and the MRL are not your friends. And I’ve also suggested your only hope is to organize.

Michael believes that I am profiting by providing you misinformation. How absurd! What misinformation? I’ll stand by anything I’ve written in the Magazine. In fact, Mobilehome Magazine has never cost any homeowner anything.

One more thing. Many, including GSMOL, HCD, the WMA and others, would like nothing better than to see Mobilehome Magazine fail. Let’s not let that happen. Support our work. Today, we reach 15,000 homes every month, let’s double or triple that number. All it takes is a few minutes of your time to send us potential advertisers or make a small donation.

***We thank you!***

## Mobilehome Residency Law Protection Program

The following information was taken from the HCD website. As you may know, we at Mobilehome Magazine have serious concerns that HCD will actually provide you enforcement of the Mobilehome Residency Law (MRL). We suggest you file a complaint if you feel your park is violating the MRL. Please keep us in the loop - let us know you’ve filed a complaint and update us. We’d like to know if they are actually doing their job. Contact us at fawodley@yahoo.com. We will report our findings in future

magazines.

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New! Beginning July 1, 2020, HCD began taking Mobilehome Residency Law-related complaints and coordinating assistance to help resolve the most severe alleged violations that the Department receives. Visit the Mobilehome Residency Law Protection Program page (<https://www.hcd.ca.gov/manufactured-mobile-home/mobilehome-residencylaw-protection-program/index.shtml>) for

more information on this new program designed to help resolve certain disputes between mobilehome/ manufactured homeowners in mobilehome parks and park owners/management.

### **INFORMATION FOR MOBILEHOME / MANUFACTURED HOMEOWNERS IN MOBILEHOME PARKS**

- Annual \$10 fee for mobilehome lots — Have you been charged an additional \$10 by park management? This fee is designed to serve mobilehome/manufactured homeowners through the Mobilehome Residency Law Protection Program. As of January 1, 2019, park management is required to pay \$10 for each mobile-home lot within their park. Park management has the option to pass this fee along to you. In the event of certain types of disputes between mobilehome/manufactured homeowners in mobilehome parks and park management, the fee funds a program to help resolve certain disputes.
- When can I submit a complaint for consideration? Beginning July 1, 2020, any mobilehome/ manufactured homeowner living in a mobilehome

park under a rental agreement may submit a complaint for an alleged violation of the Mobilehome Residency Law.

- Who can submit a complaint? Must be a mobilehome/ manufactured homeowner residing in a permitted mobilehome park.
- What types of complaints can be submitted for consideration? Complaints for issues within mobilehome parks related to Mobilehome Residency Law violations (California Civil Code). Common violations include illegal grounds for eviction, failure to provide proper notice of rent increases, or no written rental agreement between the park and mobilehome owner.
- How do I submit my complaint? Complaints must be submitted to HCD. HCD provides assistance to help resolve and coordinate resolution of the most severe alleged violations of the Mobilehome Residency Law. Visit the Submit a Complaint page for details on ways to submit your complaint to HCD.
- How long will the program last? It begins July 1, 2020, and ends January 1, 2024.

## **HCD'S Program By The Numbers**

Based on 452,675 mobile/manufactured home spaces in California, HCD will receive \$4,526,750 per year. It collects from 2019 through 2023, a total of five years, eventually receiving a grand total of \$22,633,750! However, the program provides complaint assistance only for 3.5 of those years (beginning July 2020 and extending through December 2023). This amounts to a staggering \$6,466,000 per each of those 3.5 years, amounting to \$124,361 per week, or \$24,872 per work day! Imagine what an advocate could do with just the proceeds from one day!!!

HCD, GSMOL and the Manufactured Home Senate Select Committee were all involved in passing this legislation, AB3066. We at Mobilehome Magazine are very concerned homeowners will reap the benefits of their \$22,600,000. The \$64,000 question is has this program really provided homeowners a means to enforce the MRL?

### **HELP US GATHER INFORMATION**

The only way we will know what's happening with the program is from your feedback.

- *Do you know about the complaint program?*
- *Have you submitted a complaint to HCD?*
- *How satisfied are you with the results?*

### **FIGHT FOR YOUR RIGHTS**

This is the mantra of many groups today. But it couldn't be more true for owners of mobile/manufactured homes. Although \$10 doesn't seem like a lot, in the right hands it could provide huge benefits to the mobilehome community. HUGE BENEFITS!

### **HCD REPORT ON THE PROTECTION PROGRAM**

According to AB3066, HCD doesn't have to provide us how the program is working until a full four years after January 1, 2019. In other words, there are no checks and balances until the program is 80% into its term! That's absurd. How can anyone, including homeowners and advocates, assess its success. They can't and I'm sure HCD, Senator Leyva and GSMOL like it that way. Help us help you. Report to us answers to the previous three questions above. *Thank You!*

# This is an Opportunity to Protect Yourselves!

No one is looking out for your welfare. Not GSMOL, not Senator Leyva and the Senate Select Committee on Manufactured Home Communities, nor the Department of Housing and Community Development. Your only hope is to organize your area.

That requires a few homeowners to step up and lead. We will help! We will provide you with training and financial support. And you can use the magazine to gain members.

Don't let this opportunity pass you by. Once your area is organized, you can work together with other areas to provide your members with no cost or low cost legal help. And you can use the magazine to tell homeowners about your group, what you're doing, etc.

Want to step up? Just email or call Frank: fawodley@yahoo.com / 559-329-5651. That's the hard part!

Do it for the community, for yourself, your friends and neighbors. We can do this together!

## It's Easy to Help Us!

- *Since you live in a park, we're sure you see vehicles driving, every day, through the park on their way to help one of your neighbors. It would be very helpful if you would simply send us the company name and perhaps their contact information if you know. If not, will research their contact information ourselves.*
- *If you've used a contractor, plumber, painter, roofer, or other business and if you would use them again (recommend them), then simply send us their name and contact information. We'll do the rest.*
- *Quite often homes are being sold and each one displays a sales sign. Simply send us the companies name and contact information.*
- *Local businesses can also advertise in the magazine, since we reach a small geographic area. That means you can recommend a local business - a restaurant, escrow company, hair salon, pet service, and the like.*

### WHERE DO YOU SEND INFORMATION?

- *Mail to: Frank Wodley, 1799 Brightside Street, Tulare, CA 93274. Email to: fawodley@yahoo.com*
- *Call Frank at 559-329-5651*

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\_\_\_\_ Order *The Great Deception*, a book about GSMOL. Enclosed is my check (\$19.95) \$ \_\_\_\_\_

\_\_\_\_ I appreciate Mobilehome Magazine and want to support your work with a donation. \$ \_\_\_\_\_

\_\_\_\_ Please send me a copy of your Handbook of Frequently Asked Questions (\$6.00) \$ \_\_\_\_\_

\_\_\_\_ I will email fawodley@yahoo.com photos of our resident activities for publishing in the magazine.

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3/2021

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