

# *Mobile Home Owners Magazine*

Orange County  
Edition  
May/June/July 2020



**Our Advertisers Allow Us to Publish This Magazine. Please call them when you need insurance, improvements or an escrow.**

**Hughes West-Brook  
Mobile Home Improvement  
Starcrest Escrow**

Mobile Home Magazine  
1799 Brigeshire Street  
Tulare, CA 93274

PAID  
FIRST STAGE  
U.S. POSTAGE  
CANOGA PARK, CA  
PERMIT # 488

**In This Issue:  
Who Do You Trust? / AB 3066**

# Mobile homes are all we do. Period.



**Mobile Home Improvement**

- Room additions
- Siding - all types
- Patio enclosures
- Skirting - all types
- Earthquake support systems
- Painting
- Skylights
- Porch recarpeting
- New windows
- Copper repiping
- Kitchen & bath remodeling
- New roofs
- Awnings - all types
- Storage sheds
- Releveling
- Wood-burning fireplaces
- New porches/steps
- Washer/dryer hookups
- Glassene/glass conversion
- Water coolers



**Over 22 years experience servicing mobile homes:**

- » **Handicap remodeling**
- » **Prompt insurance estimates & repairs**



**Call today for a free estimate**

**1-800-200-8540 or 714-315-1622**

**Your mobile home specialists for life**

# Mobile Home Owners Magazine

## Published by Mobilehome Magazine

Serving Mobilehome Owners in California

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

1799 Brightside Street, Tulare, CA 93274

Phone: (559) 329-5651 / E-MAIL: [fawodley@yahoo.com](mailto:fawodley@yahoo.com)  
[www.mobilehomemagazine.org](http://www.mobilehomemagazine.org)

### 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.

## The MRL Protection Program by The Numbers

AB3066 was introduced as a break-thru piece of legislation, promoted by GSMOL and others. Legislation that would finally provide you a viable means to enforce the Mobilehome Residency. This bill will, beginning July 1, 2020, establish the “Mobilehome Residency Law Protection Program” within the Department of Housing and Community Development (HCD). That means if and when you feel your park is violating the MRL, you are able to complain to HCD and they will investigate. This program is similar to the program in Washington State.

Signed into law in 2018, it requires every mobile/manufactured homeowner in the state of California to pay a \$10 fee each year for five years, namely 2019, 2020, 2021, 2022, and 2023. All proceeds go to the Department of Housing and Community Development of California (HCD).

Please remember, AB3066 was proposed by GSMOL, an organization essentially run by park owners. So, here is an analysis of AB3066 by the numbers. It provides a look at the financial nuts and bolts of this program. Does this program actually protect homeowners rights or is it just another sham? We suggest you pay close attention. If you make a complaint, please include us.

**Analysis.** The total number of mobilehome spaces in California is 452,675, according to Katherine Borg, Legislative Advocate, Western Manufactured Home Communities (WMA).

This generates a revenue per year at \$10.  $452,675 \times \$10 = \$4,526,750$  (total revenue per year). Revenue total for 5 years.  $\$4,526,750 \times 5 = \$22,633,750$  (total revenue per 5 years)

The program will collect money for 5 years; however, HCD shall accept complaints for only 3.5 years, starting July 2020 and running through the end of 2023. Therefore, the money available for each of these 3.5 years.  $\$22,633,750 / 3.5 = \$6,466,785.71$  per year. This amounts to \$124,361.26/week, or \$24,872.25/day.

The average salary for an attorney in California per year is \$157,000 (\$3019.23/week). The average salary for a secretary in California per year is \$50,000 (\$961.54/week). The average salary for an investigator is per year

is \$110,000 (\$2115.38/week). The cost of one attorney + one secretary + one investigator = \$6,095.15/week.

**Number of Complaints.** Let's now figure the number of complaints HCD can expect to receive per week based on Washington State Resolution Program. There are 452,675 spaces in California and 61,545 in Washington State. We know there were 233 total complaints one year in Washington State. Taking a ratio of  $452,675 / 61,545$  or 7.355, the number of complaints in California might be  $7.355 \times 233 = 1714$ /year (33/week, 6.6/day).

Therefore, based on the 233 annual complaints in Washington State, HCD may face 33 complaints per week in California. We'd guess 50% could be eliminated just by examining the complaint. That leaves 17 per week. We'd say another 50% of the 17 could be eliminated in only a few hours of work, i.e. perhaps with a few phone calls or letters. That leaves 8 that require a longer investigation. One investigative unit (an attorney/secretary/investigator) costs \$6,095/week. Eight investigations would cost  $8 \times \$6,095$  or \$48,760. Yet the HCD receives \$124,361 per week. What happens to the other \$75,601. You figure it out and that's your money!

In our opinion, AB3066 gives Housing and Community Development a wind-fall of \$124,361.26 per week. That amount of revenue would allow them to hire 20 attorneys, 20 secretaries and 20 investigators! We feel that's absurd. And mobile/manufactured home owners have to pay it! We know some folks are refusing to pay. The \$64,000 question is will this program really provide homeowners a means to enforce the MRL. Only time will tell.

**The History of HCD.** What is the history of HCD? In our opinion, HCD has never been our friend. In one park, management used HCD to pressure five owners who were selling their homes by citing them for violations (HCD was called by management for this purpose). Perhaps management wanted the homeowners to sell to the park. We call this interference of sales.

Mobile home owners have always gotten the short stick. Now is the time to bite the bullet, and reorganize mobile/manufactured home owners in California. We need to make that our #1 priority!

## An Exception to Enforcement?

You may ask: Okay, Mobilehome Magazine claims we have no rights because we don't have a viable way to enforce the MRL. What about the successful cases where residents have won millions of dollars? Like California Hawaiian in San Jose, Friendly Village in Long Beach and others.

Actually, these are not exceptions. Residents in these parks were successful because THEY ORGANIZED. And attorneys love "class action" lawsuits where many residents have the same issues. So there is a big benefit in just organizing your park. Remember, a group of residents is much stronger than an individual resident.

## We Need Each Other

Since September 2011, we've published and delivered over 2,000,000 copies of Mobilehome Magazine, at no cost to California mobilehome owners. We have no secret, self serving agenda. We always provide you the facts.

Advocacy costs money. Just last month magazine delivery expenses were over \$2,000. And that doesn't include publishing or printing costs.

At one point in time, we were delivering 20,000 magazines per month. Today, we're down to 7,000. Last year we received about \$200 in donations. We provide magazines at no cost to the community which means we have no help other than donations. Of course, we love our advertisers, especially Hughes West-Brook insurance, as they make the magazine possible.

We are not beholden to anyone, that's why we can be so honest. We have no constraints. Other than a very

few regional groups, we are your only hope. We love getting notes and emails thanking us. That being said, we need your donations. Let's work together to form regional groups. We'll help financially and logically. We will provide your group a monthly magazine (we'll send you 3,000 magazines at no charge to you, with your content...we only ask you to have a distribution network) so you can reach mobilehome owners in your region.

### DONATIONS / PURCHASE THE GREAT DECEPTION

To make a donation, make a check payable to Mobilehome Magazine and send it to Frank Wodley, 1799 Brightside Street, Tulare, CA 93274. We're discounting the cost of the book The Great Deception, now \$20 including shipping and handling. Make checks payable to Mobilehome Magazine please.

## Need a Job? Work from Home

Mobilehome Magazine can put you to work making money while you are helping the homeowner community. We need folks with sales experience to connect with businesses, i.e. magazine ad sales.

If you have a sales background, you can make a commission and work from home. We will supply you with a media kit of your own and business leads. What better way to spend your "stay at home" time. Call Frank at 559-329-5651 or email him at fawodley@yahoo.com.

**Learn Publishing.** If you have an interest in learning the magazine business, step up and volunteer to be an intern at Mobilehome Magazine. Some day you may replace Frank Wodley as publisher/editor. Call Frank for details (559-329-5651)/ email fawodley@yahoo.com

## Help Us Help You

**Help us help you.** Volunteer to be a representative for Mobilehome Magazine in your area. There are many things you can do. All benefit the community.

**Businesses.** If you know or have used a business and can recommend them, send us their contact information. If they advertise with us, we'll send you \$50, just our way of saying thank you.

**Stay in touch.** The only way we know what's happening around the state is from you. If you send a complaint to HCD, send it to us also. That way we can keep track how well HCD is doing their job and we can report our findings in Mobilehome Magazine. This is very important, otherwise we have no way of telling how your \$22,000,000 is being spent.

Stay well during this pandemic! We are hunkered down ourselves.

## Feedback From Others on GSMOL - Our State-Wide Advocate

It has been over a year since I published my book (*The Great Deception - California Mobile Home Owners, Victims of a 30 Year Conspiracy*) about our state-wide advocate Golden State Manufactured Home Owners League (GSMOL). Ultimately, I concluded there was only one explanation for the following items, that GSMOL was taken over by pro-park owners around 1990! No one, to date, has been able to disprove my conclusion.

- In 1987, GSMOL pledged to legislate a viable way to enforce the Mobilehome Law. They never did.
- GSMOL suffered a dramatic loss of membership (100,000 to 7,000) and income, beginning around 1990. Membership has continued to decline every year between 1990 and today - total free fall.
- There has been a total lack of transparency over many years, i.e. no reports on membership or finances.
- Leaders have continually cried "poor" when asked to promote GSMOL around the state or financially help those in need. In fact, millions of members dollars have gone missing over the years.
- One member, one vote was replaced by a delegate system. Term limits were eliminated. Both helped those corrupt leaders stay in office.
- Two board members sued GSMOL for discriminating against them and won.

Mobilehome Magazine has long been an advocate for homeowner rights. As such, we promoted *The Great Deception*; however, the community has not supported the publication. Some possible reasons come to mind. Perhaps mobilehome owner's don't:

- want to spend the \$20 to buy the book to learn about our state-wide group, and how and when it was taken over by pro-park owner leaders.
- care about or want to spend the time reading such information.
- realize that GSMOL was once a very powerful, honest organization abdicating for their rights.
- believe that park owners infiltrated GSMOL because it seems too far fetched

Fortunately, a movement is starting in Southern California which supports the conclusions of *The Great Deception*. The Rancho La Paz Home Owners

Association posted the following on their facebook page in January 2020:

*Here we go again. At the Orange County Women's March on Saturday we were thrilled to talk with an Assembly Woman, an Assemblyman and two State Senators.*

*We were told GSMOL's lobbyist has been to visit them about the possibility of a new Mobilehome Bill we have been working on. Their Lobbyist has told them GSMOL does not want a rent protection bill and they do not represent the majority of Mobile Home Owners. This inefficient Dinosaur Organization is going to try to hurt the majority of Mobile Home Owners again. Despite the fact that we don't invite them to meetings, they still come and spy. They haven't been to Ling Chang's office and are visiting Housing Committee Members in Sacramento. They opted us out of 1482 which would have saved us thousands of dollars in rent! There is no explanation for this action. I think GSMOL must stand for Goofy Stupid Misguided Old Ladies.*

Further south in Oceanside, reporter Ken Leighton confronted an Oceanside council member, Ester Sanchez, at the February 26, 2020 city council meeting ([https://www.youtube.com/watch?v=GmSN\\_-O20oI](https://www.youtube.com/watch?v=GmSN_-O20oI)). Numbers represent the time on the tape:

*And then there is GSMOL, the Golden State Manufactured Home Owners League (2:56:39). This is a group that was formed to help mobile home owners help each other by banding together. The only problem is that GSMOL has long since been taken over by park owners. A book, called The Great Deception, has even been written about how GSMOL is a shill and a scam and does nothing but collect dues from worried seniors in mobilehomes and then provides no help (2:57:07).*

Ken went on to attack a member of the city council for supporting GSMOL and has made a second presentation before the city council:

*Local attorney Ken Tatro who really does help these people who are struggling to survive told me today that GSMOL does nothing but put out a magazine and when it comes to actual legal relief he says GSMOL does absolutely nothing as far as he can tell.*

# ***Mobile Home Escrow***

**Manufactured Home Refinance Escrow**

**New Manufactured Home Escrows ★ Used Manufactured Home Escrows**

**Private Party Sales Escrows ★ Title Transfer Service**



***Se Habla Español***



**Starcrest Escrow, Inc.**  
10833 Valley View Street #220, Cypress, CA 90630

**[www.starcrestescrow.com](http://www.starcrestescrow.com)**

**714.622.1570**

**[info@starcrestescrow.com](mailto:info@starcrestescrow.com)**

**Fax 714.622.1577**

**W**

# MOBILE HOME INSURANCE *LOW RATES!* LOCAL SERVICE!

VISA

MASTERCARD

PAYMENT PLANS

**Se Habla Espanol!**

**DISCOUNT for Combining  
Mobile Home and AUTO  
Insurance!**

- Fire
- Wind
- Liability
- Tornado
- Smoke Damage
- Explosion
- Replacement Cost MobileHome
- Replacement Cost Contents
- Falling Objects
- Lightning
- Water Damage
- Medical Payments
- Theft
- Workers'Comp.
- Vandalism

*Coverage available to \$400,000!*

## YOUR CHOICE:

- **Replacement Cost Mobile Home**
- **Stated Value Coverage**
- **Cash Value Coverage**
- **Discounts for Home and AUTO**

*Hughes West-Brook is your Mobile Home Insurance Specialist.  
With us, Mobilehome insurance isn't a sideline. It's all we do. Give us a call!*

**HUGHES WEST-BROOK**  
*Fountain Valley, California*

**(800) 660-0204**

[www.hwbins.com](http://www.hwbins.com)   [sales@hwbins.com](mailto:sales@hwbins.com)

**HWB**

**Insuring your home for  
Over 40 Years  
Family Owned Since 1973**