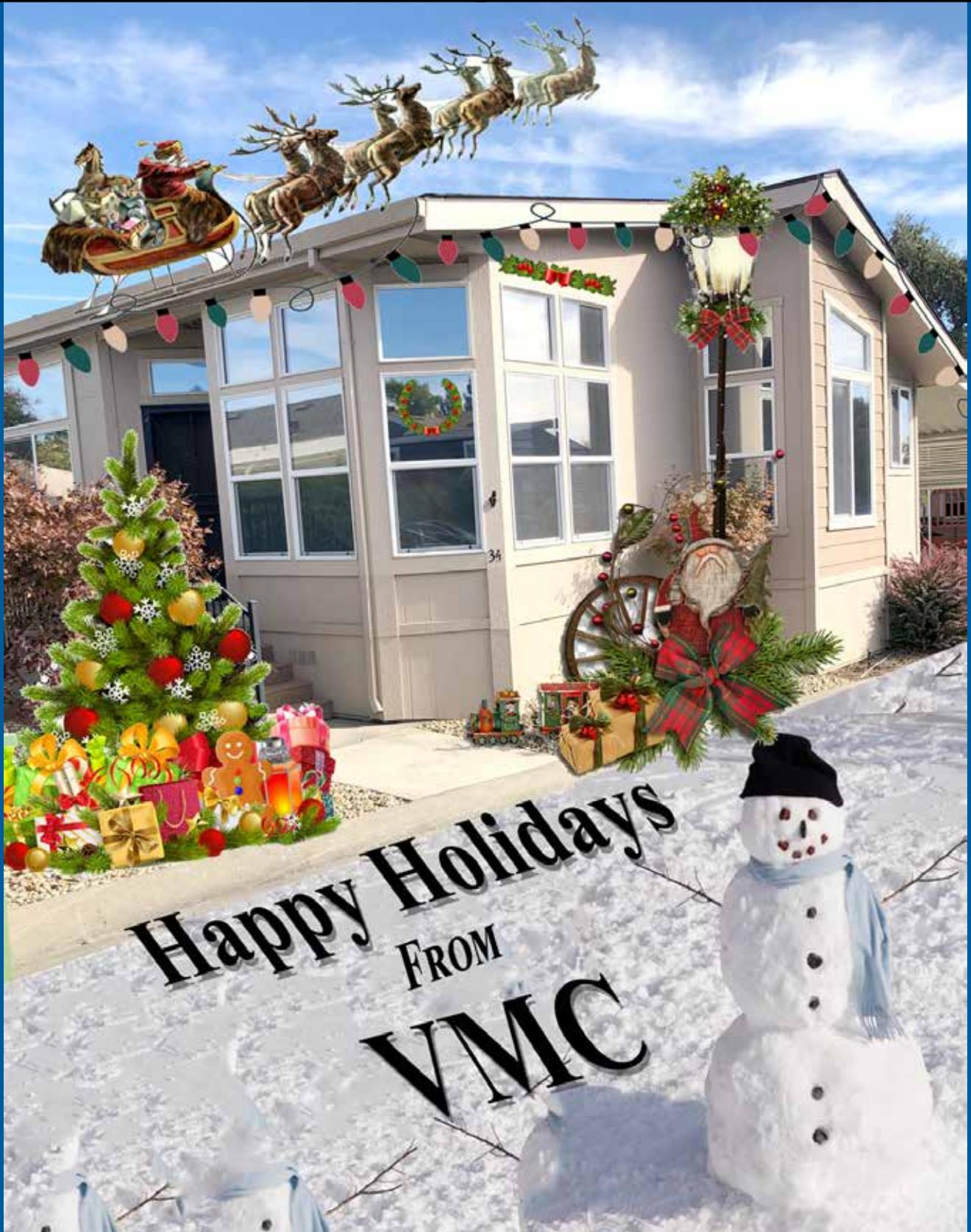


*Napa/Solano*  
Mobilehome Owners  
Magazine

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

**DECEMBER 2020**

VOLUME 3 NUMBER 12



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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

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## “Happy” Holidays from Frank Wodley

Of course, this year is like no other with the pandemic in full gear. And so many in Northern California have experienced horrendous fires that left many homeless. 2020 will not be missed!

It has been my pleasure to work with Miss Terri these last three years. We have developed a bond - Miss Terri, my wife Rose and myself. Miss Terri always calls us to say hi, she is very caring and mobilehome owners in Napa/Solano are in good hands. Please join the Vallejo Mobilehome Coalition and support the efforts of Miss Terri and others. You will find an application on page 14. It only costs \$20/year and your membership is a great help to Miss Terri and her efforts to protect you.

I also want to thank Margaret Robbins. She sometimes struggles to finish content for the magazine, but she is a trooper and always comes through. Thank you Margaret.

### ***THE GREAT DECEPTION***

As you may know last year I wrote a book, titled *The Great Deception*. It was about the take-over of GSMOL (Golden State Manufactured-Home Owners League) by park owners in about 1990. The “take-over” was the reason why the League began to lose members - from about 100,000 in 1990 and an annual income of \$1.5 million

to about 8,000 members today. Unfortunately today, GSMOL’s leaders have no clue and are not open minded enough to accept the reality.

GSMOL was our “crown-jewel” advocate. And it accomplished much for the mobilehome community. It’s loss has left a real void that hasn’t been filled. As a consequence, the mobilehome owner community is essentially defenseless.

### **SECOND BOOK**

I’m writing a second book, hoping it will motivate folks to organize. You may ask “Why do we need to organize?” What about HCD, GSMOL is still around, and so is the Senate Select Committee on Manufactured Home Communities.

If you think these groups are helping protect you, think again. HCD, under AB3066, received a wind-fall of money. Hold on to your hat - they receive \$25,000 per day (your \$\$) to review complaints. And they do no legal work. That’s obscene. Just think what Miss Terri and I could do with that amount of money.

Bottom line - we all are defenseless. Trust me when I say that. Mobile/manufactured home owners around the state must organize if they are to have any chance to protect themselves. Support the Vallejo Coalition and Mobilehome Magazine.

***Wishing You All  
A Very Merry Christmas  
And  
A Happy New Year***



***From  
The Vallejo Mobilehome Coalition  
Miss Terri, Chuck, Belen and Margaret***

# **THE NEXT MEETING**

## **VALLEJO MOBILEHOME COALITION**

**When: January, 2021**

**Where: "To Be Announced"**

**Time: 1:00 to 3:00 PM**

**" Due To Covid"**

**Please Check Your January Magazine  
And Our Website For Information**

**Website: [www.vallejomobilehomecoalition.com](http://www.vallejomobilehomecoalition.com)**

**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**

**Protecting the Rights of Mobilehome Owners**

**No Park Owners or Management Allowed**



## **Happy Holidays To All Residents of Mobilehome Parks**

I'm sure that most of us wish that this pandemic would be over, but it's going to carry-on for the next year or year and a half until we get some kind of shot that we can be free and clear and we have a new President of the United States taking helm in January of 2021.

At this time I'd like to address several issues that we are having in mobilehome parks in our area at the present time and that is a lot of these mobilehome parks are now making you pay for trees and driveways, it is written in the MRL which are laws that have been signed by Governors of our state both past and present that the trees and driveways belong to mobilehome parks and therefore are the responsibility of the park owners, we cannot take them with us when we leave or sell out, so do not feel that you are obligated to pay for either one "DO NOT PAY FOR EITHER ONE" call me!

The second thing I would like to address is that the managers of some of these parks are just being naughty, they are sounding off on things that they don't know about, once again I will repeat myself that most of the managers that are slot by his mobile home parks get about \$10 an hour, A free place to live in, and they want to bully the residents. This is not fair and once again call me!

In November 2020 we had a rally at 260 American Canyon Rd. which is the park owned by Santiago Properties. We held a rally that was very successful, outside on the public sidewalk holding up signs and letting the public know that they are slumlords, unfair to Residents and being bullies and charging people for the trees up to \$840 and more, if a tree is between two properties the each get charged these amounts for "Trimming" the trees, at times barely trimming them and they are not even taking the crown of the tree out, they are just taking out the suckers. The Latinos feel they are being taken advantage of charging this much for the trees and so do all the other residents.

In January 2021 we will start addressing the new bill that was put out last month in your magazine by Will Constantine the Attorney at Law specializing in mobilehomes from Santa Cruz, California. He has been working on this bill for 10 years or more, it was five pages long and if you still have the magazine I say re-read this article it is very important in that it pertains to each and everyone of you living in a mobilehome! I always ask what is your house worth ? It is your house although we are on private property, but we pay space rent and utilities! In some areas there is higher rent because of no rent stabilization, which we should all have, every City should have this actually... If your city does not have this let's get it, it's not an easy task but it can be done, when all cities start recognizing mobilehome parks as the last affordable housing in America we have done our job!

I would like to hear from you, you can either call me or email me, you can find my email address in the magazine as well as my phone number you can also visit our website for Vallejo Mobilehome Coalition ( 648-6155) if you need any help with any kind of concerns of the space or your mobilehome give us a ring we have been around for almost 17 years and we are very well known in these two counties Solano and Napa County.

Please have a "Happy Holiday Season". Stay Well, Stay Safe. Wear Your Mask, Wash Your Hands. Stay 6 feet apart from people but enjoy yourself. Enjoy your family which we don't do enough of. Once again Merry Christmas and Happy New Year from All of Us at the Vallejo Mobilehome Coalition.

Miss Terri  
Executive Director  
Vallejo Mobilehome Coalition

## Tree trimming sets off protest at an American Canyon mobile home park



AMERICAN CANYON — At least a dozen disgruntled mobile home park residents and their supporters held a protest in front of the America Canyon Mobile Home Park on Sunday.

Complaints against park management were varied. “Managers Discriminate Against Immigrants,” read one sign. The issue that precipitated Sunday’s protest involved residents being charged for tree trimming, several residents said.

Melissa Lamattina, a social worker who spent decades living at the park, and whose mother still does, said many resi-

dents feel intimidated by management and are afraid to speak up for fear of reprisals.

“My mom still lives here,” she said. “There’s a lot of bullying and abuse of power going on here. Especially against the non-English-speakers,” she said.

Someone who answered the phone at the park’s offices directed a reporter’s inquiries to the management at Southern California-based Santiago Communities. No response had been received as of Tuesday morning.

The tree trimming incident is what threw light on the matter, Lamattina said.

“Residents were charged more than \$800 to trim the trees in the park, and that’s not legal,” she said. “The manager made up her own Civil Code. There are a lot of non-English-speaking residents who are afraid of her. No literature is distributed in Spanish, and they are afraid to stand up for fear of being evicted.”

American Canyon Councilmember Mark Joseph, who attended the protest, said city officials are looking into the legality of the issue. Residents complain that if they were not able to pay the entire \$800-plus tree trimming fee, the cost was added to their monthly space rent, effectively raising the rent.

“It sounds like the manager is charging residents for tree maintenance, and I understand this is not the law,” said Joseph. “Also, we have a rent control ordinance, and (management) may be in violation of that. The city attorney is looking into it. Mobile home parks are the closest thing we have to consistent affordable housing, and we have to (protect) it.”



The Napa County District Attorney’s Office received a complaint about the park’s operation and an investigation is ongoing, Assistant District Attorney Paul Gero said Tuesday. Gero said he couldn’t comment further on a pending matter.

### Support Local Journalism

Your membership makes our reporting possible.

Longtime park resident Charlene Neill, a 71-year-old hairdresser, said she’s angry about being charged for tree trimming.

“I’ve been here 40 years, and for years we’ve never touched the trees,” she said. “We weren’t charged to trim them. They (park management) don’t care about us and neither do the owners — Santiago Corporation.”

Margaret Caragan Aldrich, whose family was among the first to move into this park in 1989, said she is concerned about “a lot of discrimination going on here.”

Terri Pohrman, a longtime advocate with the Vallejo Mobile Home Coalition (VMC), said she organized Sunday’s protest to bring attention to the plight of the voiceless whose circumstances are already precarious.

“I feel sorry for these people — I really do,” she said. “I hope to see the American Canyon City Council be more responsive to the residents of mobile home parks and the VMC.”

Joseph said he intends to create a way for these under-served City residents to at least air their grievances.

“We have no mechanism whereby the mobile home park residents can air their concerns, and know someone is listening and doing what they can to help,” he said.

Please Note: This article was written by Rachael Zirhan and published in the Napa Valley Register And was sent to me Terri Pohrman so as to “Share” in our Magazine. At the time some of the photos were taken earlier in the day there were “about a dozen people” there, a bit later as the “Rally” was in full swing there were about 35 people there. It was good to see so many there “Standing Up For Their Rights”. This is not over by any means. We can’t say “Thank You” enough to those who came out in “Support” of these residents, you are all “Greatly Appreciated”. Miss Terri

## **PLEASE FOLLOW THE RULES**

**Just remember folks that we live in a mobilehome park with rules and regulations and that are all different, so that being said, you should review your park rules.**

**Just because this is private property that means the owner of this property and you as residents and your guest are to obey the park rules that the owner(s) put in place, such as kids and teen riding skateboards and scooters as well as skating on the pathways. Young adults and teens riding around on a motorbike through the park and that is illegal, that is state law and illegal, they have to have a license, not just the know how to operate these things. There are a lot of disabled people and people on motorized wheelchairs, because they can't walk or they can walk or they have disabilities of another kind, and with these kids out and running around just having "fun", especially in the Carquinez Highlands MH Park where I live. I see them at different times day and night and this is highly unacceptable as well as illegal, don't tell me about private property. Mr. Newell will be responsible for anything that happens on this private property, his liability insurance will go up and I'm sure he doesn't want to be responsible for things you are doing that are irresponsible, this falls under child protective services, If you don't believe me let's ask child protective services, let's ask Mr. Newell about his private property or any other park owner about their private property, it is most likely they don't want to be responsible either!**

**Working on vehicles in this park is a no no too. Don't work in your carport or your driveways, just working on your cars is against the rules in a mobilehome park! You should check with your park rules as well as the owner of your park and they will tell you, no, no, no, because the insurance will not cover if a car catches fire and it spreads the fire to the house or any other thing happens due to this type of activity, the insurance company will not cover any of it! Cars that are not working in driveways have to have a non-op and they have to have the fluids such as gasoline, oil etc. drained and you have to tell the manager it is a non-op you have got to have that sticker on your car or the manager has the right to tow it, you cannot just store any old car in your carport or driveway. You cannot work on any car at any time in your carport or driveway it is in your park rules, once again the owner manager of your park has the right to have it towed out of there, you cannot work on it anytime, anywhere in a mobilehome park it is a law.**

**I have witnessed quite a few things because they have come up this last month and this is the way it is:**

**People, you live in affordable housing, you just rent the ground it sits on, you do not own the ground it sits on! Yes it is private property, but that does not mean that a policeman can't come and give a citation or arrest you, your car can be repossessed too and they can come in to repossess your house on "Private" property! Any "Law Enforcement" officer and even the Fire Department can come onto private property.**

**These are laws that are written expressly for mobilehome parks. Please Obey Them!**

**Thank You, Miss Terri Porhman**

## **PLEASE FOLLOW THE RULES (CONTINUED)**

Just thought you would also like to know about getting a “permit” to build in your mobilehome or add onto your mobile home or build a stairway in your mobilehome change the gas in your mobilehome or change the water heater in your mobile home or do anything in your mobile home you need to check the HCD website to see if you need a Permit!

There are a lot of things that require a permit for mobilehome repairs and add ons. I'm around and see these places with people putting stairways on and adding onto the mobile homes, which is highly illegal and can cost you a lot of money and or a red tag on your front door saying you cannot continue building without a permit right now it is between eight and 12 weeks to get a permit because of the pandemic. If you spend all that money building a deck or doing repairs etc. and then Inspector in the area which will be coming around checking things out can red flag that work and make you take it down, which you have already paid for all the lumber and the materials the costs to put it together it is better to look online at HCD and see what is required for what you want to do, as well as what it recommends you do to get that permit.

We do not make these things up, again these are laws of living in a mobilehome. When you buy a mobilehome, you cannot just start tearing apart and doing what you want to do! If they gave me five dollars for going around looking at all the places that are remodeled or added onto, I would be a wealthy woman!

You also could look in the MRL and see if you need a permit for some things. The inspector in the area of Vallejo and Napa are very seasoned inspectors, they have been around for 20 years and they look for certain things. Be aware of somebody on your property looking around, they have the right to be on your property and look around here in the State of California. Most people that live in mobilehomes or buy a mobilehome have no idea who HCD is or what an MRL is, or that any rules and regulations pertaining to their new mobilehome are.

If you have any friends or relatives that are looking for a mobilehome they too should give us a call, I will recommend the parks they need to look into. You should be in a “Great” park that has “Good” managers and “Good” owners as they are hard to come by. Call us the Vallejo Mobilehome Coalition and we will help them with the Good, the Bad and the Ugly parks are.

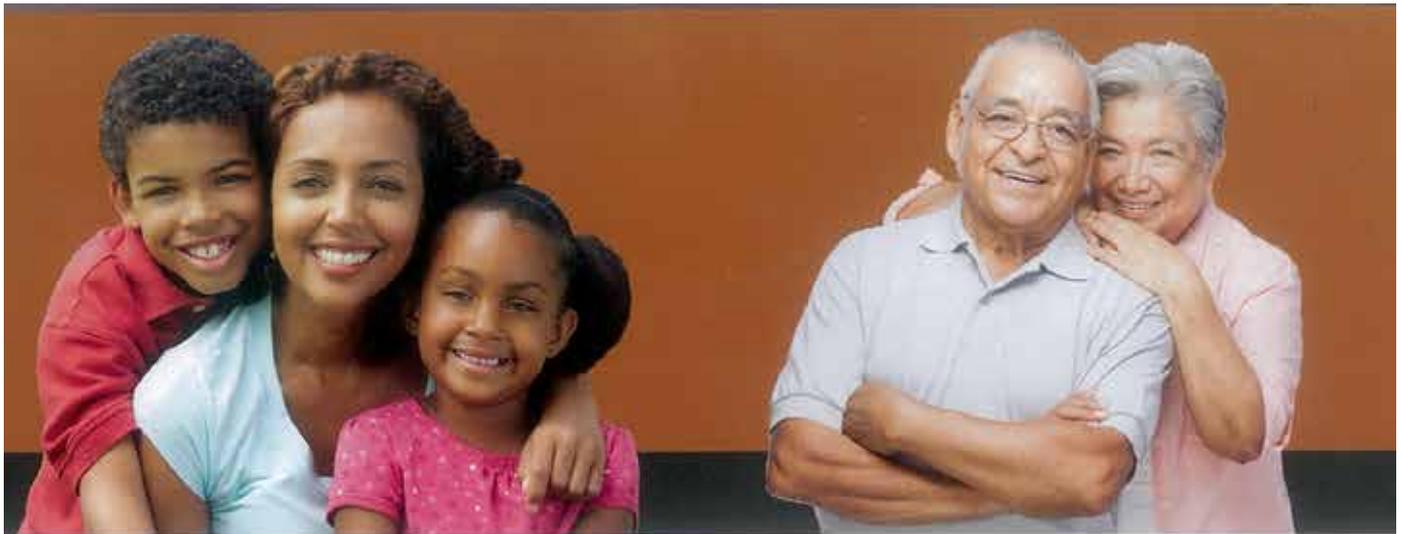
**Miss Terri  
Vallejo Mobilehome Coalition  
707-648-6155  
[www.vallejomobilehomecoalition.com](http://www.vallejomobilehomecoalition.com)**

**“Cheers”  
To  
The Vallejo Mobilehome Coalition  
Volunteers**

At this time I'd like to “Thank All of the Volunteers” that hand out magazines, Margaret Robbins that helps with editing the magazine, Chuck and Belen Harris that helps our membership come along, and all of you that have called this year and had great complaints, I hope we were helpful. We also would like to help you or your friends if you are choosing another park to move into, give us a call, let us give you the rating, let us tell you about the Do and Don'ts about the Park. “Thank You All for a Very ”Successful” year for the Vallejo Mobilehome Coalition. We look forward to serving you in the year 2021.

Our hats are off to Senator Bill Dodd and Staff, Tom Barte, you are also included for all you do, Frank Wodley for putting out our magazine, as well as Eric in Senators Leyva's office, The Staff at Digital Copy especially Patricia for her patience and expertise. And all the attorneys that have represented and helped our residents this year. Remember these folks when you join the group that lives in mobilehomes and helps you fight!

**“You Are All Greatly Appreciated”**



## COVID-19 Community Resource Information

### Solano County Warmline

Information about local COVID-19 resources, questions, concerns, mental health and more  
Monday - Friday, 8 a.m. - 5 p.m.  
(707) 784-8988 | [COVID19@SolanoCounty.com](mailto:COVID19@SolanoCounty.com)

### State of California COVID-19 Call Center

General information about State of California COVID-19 resources, testing and guidelines  
(833) 422-4255 | [www.Covid19.Ca.Gov](http://www.Covid19.Ca.Gov)

### Basic Needs and Rental Assistance

Assistance in finding housing and shelter throughout Solano County | (707) 652-7311

### Childcare and Family Support

Information about childcare resources and paying for childcare | (707) 863-3950 x709

### Abuse and Violence Support

Solano County Family Justice Center provides free services to victims and survivors of sexual assault, domestic violence, child / elder abuse  
(707) 784-7635 | [SolanoCounty.com/Depts/FVP](http://SolanoCounty.com/Depts/FVP)

### Mental Health and Wellness

Solano County Behavioral Health COVID-19 warmline for anyone experiencing stress, anxiety and feelings of depression  
(707) 784-8539 and (800) 547-0495

### Adult Protective Services

APS investigates reports on abuse of seniors and dependent adults with disabilities who live in private homes, apartments and hospitals  
(707) 784-8259 and (800) 850-0012

### Meals on Wheels

Meals on Wheels provides free meal deliveries and pick-up services for seniors age 60+, including extended delivery hours due to COVID-19 | (707) 425-0638

### Food Bank of Contra Costa & Solano

The Food Bank provides low-income Solano County residents with free food and will remain open during the COVID-19 pandemic  
[FoodBank.CCS.Org](http://FoodBank.CCS.Org) and (855) 309-3663

### Transportation / Mobility Call Center

In partnership with the Solano Transportation Authority, older adults and those living with disabilities can get transportation assistance  
[SolanoMobility.Org](http://SolanoMobility.Org) | (800) 535-6883

### Public Benefit Programs

Employment & Eligibility, health coverage, food / cash assistance (Medi-Cal, CalFresh, CalWORKs)  
[MyBenefitsCalWIN.Org](http://MyBenefitsCalWIN.Org) | (707) 553-5000

### ADDITIONAL RESOURCES

[SolanoCounty.com](http://SolanoCounty.com)  
[SolanoCares.org](http://SolanoCares.org)

# VALLEJO MOBILEHOME COALITION

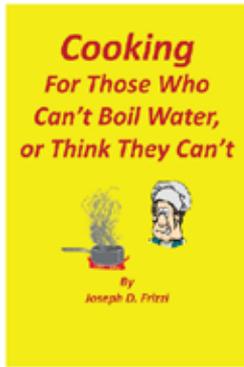
173 Frieda Circle, Vallejo, CA 94590/ 707-648-6155 / www.vallejomobilehomecoalition.com

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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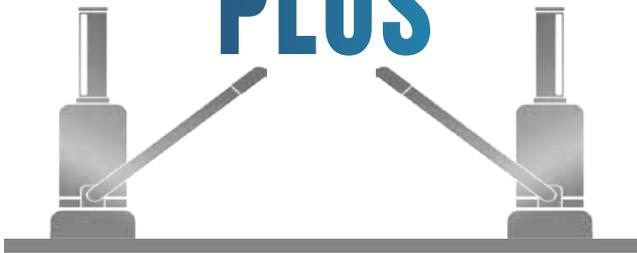
To all who think they can't cook, this book is dedicated to you and will bring you the good news: **COOKING IS EASY!**



The premise of this book is: "if I can do it, you can do it." It's for people who can't cook because, either they have never had the interest in trying, or are intimidated by their lack of cooking skills. I use the principle of interchangeability; if you can cook one meal, you can cook many others by using the same basics.

This book has some funny artwork, anecdotal stories, and teaches some basic fundamentals for learning how to cook including some of my favorite recipes. All of my books are available on Amazon.com.....books....Joseph Frizzi

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- "We don't take teenagers."
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