

MH *Life*

A Magazine for Mobilehome Owners

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Enforcement of the Mobilehome Residency Law

We are devoting this issue to an extremely important topic, namely the enforcement of the Mobilehome Residency Law. The lack of an effective form of enforcement affects everyone. They have it in other states, why not California?

We recently came across the transcript from a Senate Select Committee Hearing on Mobilehome Residency Law Enforcement Problems. A small portion of the hearing is presented on pages 4-7. Although four pages long, it is very worth your time to read it.

Those attending the Hearing also brought up other important issues, such as senior abuse, interference of sales, etc. A list of issues can be found on page 8. We won't give away the "punch line," you'll have to read about it on page 8. Then take a minute. How do you feel knowing this information.

As a follow-up to the Enforcement Hearing article, MH Life conducted a Survey the last week of June 2015. The results are presented on page 9.

REGIONAL GROUP PLAN

The idea of Regional Groups was first presented by MH Life Magazine in November 2014. This is a good time to put it into action. It will accomplish many goals - get everyone working together in a more efficient manner, providing all MH owners representation, having regional problems solved by regional leaders, putting the money where it will do the most good, etc. Check out page 10.

We are actively forming five Regional Groups (North Bay, Los Angeles, Central Valley, San Diego). MH owners want change and deserve no less than everyone working together.

Whether you have an immediate problem yourself or not, it is so critical to stand up today and be counted as one MH owner that is not willing to go another 28 years without enforcement of the Mobilehome Residency Law. Your membership allows us to organize and brainstorm solutions to problems. Your membership will get all advocates working together, towards a common goal. Your membership will keep you informed via MH Life Magazine and it will help fund a lobbyist in Sacramento.

Today can be a new day in advocacy with your support. If you, your friends or neighbors have an interest in volunteering to help out, please do. It can be very satisfying helping others, volunteer and find out. Contact Frank @ 818-886-6479 or email him at fawodley@yahoo.com. *Be well and happy. Till next month.*

Your MH Life Magazine Staff

“Mobilehome Residency Enforcement Problems”

HISTORY OF MOBILEHOME RESIDENCY LAW (MRL)

In 1978, a variety of statutes relating to mobilehome park tenancies previously scattered throughout the Civil Code were brought together by S.B. 2119 (Mills) under Chapter 2.5, and titled the “Mobilehome Residency Law.” Since that time there have also been a number of additions and amendments to the Residency Law.

HEARING ON MRL ENFORCEMENT PROBLEMS

The Senate Select Committee on Mobilehomes held a Hearing in Sacramento with Senator William A Craven presiding. The subject of the Hearing was “Mobilehome Residency Enforcement Problems” and was attended by advocate leaders and park owner/representatives from around the State of California. The entire Hearing document is at: <http://mobilehomes.senate.ca.gov/sites/mobilehomes.senate.ca.gov/files/250-S.pdf>

FOREWORD BY SENATOR CRAVENS

Note: Senator Cravens was the Chair Person of the Senate Select Committee on Mobilehomes at the time of this hearing.

The reason for this hearing is to delve into the question of enforcing the Residency Law. The Mobilehome Residency Law provisions, being Civil, not Criminal in nature, are basically self enforcing. That is, when you have a violation or dispute that cannot be resolved between the park owner and the resident, their ultimate recourse is through the legal system. Some, however, feel, because of the costs of hiring an attorney and the delays in already clogged court calendars, that court solutions are a very inadequate method of enforcing the law.

This Committee, as well as a number of legislator’s offices from whom we have heard, have had many complaints concerning enforcement of the Mobilehome Residency Law. I understand the Golden State Mobilehome Owners League has made enforcement of existing provisions of law one of its priorities in terms of problems that need to be addressed.

There are two things we want to determine here. There are some 5800 mobilehome parks in California, including RV parks. Although I know there are difficulties which many residents are having, certainly not all of these parks are violating the multiple provisions of the Residency Law. What we need to do, then, is assess the extent and seriousness of these problems. Your testimony in this regard will be helpful.

Secondly, we need to take input on alternatives. Alternatives to the present system of enforcing the Mobilehome Residency Law through the courts. Bear in mind that any alternative enforcement mechanism requiring stepped-up

local or state government involvement will mean the need for some kind of funding, whether through public tax dollars, fees on park owners, fees on park residents, or all three. Any enforcement mechanism has to take into consideration the question of cost. Nothing is free, and the question of cost is something on which we deliberate every day in the Legislature, on almost every one of the 4,000 plus bills we consider. With these guidelines and these caveats in mind, let us then proceed with the agenda.

WITNESS TESTIMONY

The following are a few short excerpts of testimony by several MH owners and MH owner advocates:. We have underlined in red portions we feel most important.

Blanch Wynn, MH owner, Sacramento County.

We know that the California Legislators have, for more than quarter of a century, worked very hard to put in place a body of law to show their concern for and their understanding of the almost half-a-million mobilehome owners in this state. The problem to address now is, after the Legislature has done its work and passed a law, we have to hire an attorney to get the law enforced. The problem is, we have to buy enforcement.

Harry Foulks, Regional Director, Region 14, GSMOL:

Something has to be done so that a publicly financed enforcement effort can be made and if such attorneys as district attorneys were to do that, if the actual costs involved, first, they would screen any complaints. And complaints that did not have merit, you would not see showing up in the courts.

John Bertaut, resident of Meadowbrook Mobilehome Park, Sacramento and representative of Home Owner’s Protectorate Entity (HOPE).

Mobilehome owners generally accept a lowered standard of living from a need based on financial circumstances. We live in flimsily-built structures, crowded next to our neighbors, near a busy thoroughfare and/or railroad track, and we accept these conditions based on a belief that the trade-offs will compensate us. The trade-offs we expected were in the form of a stabilized space rent and the security of living within the friendly confines of a park with others like ourselves. These trade-offs are seldom realized.

First, we find that space rents increase at a rate much greater than the rate of inflation as gauged by the Consumer Price Index.

Secondly, the vast array of rules and regulations governing us, and used selectively as needed at the whim of the resident managers, cause us to feel as if we are living in a tightly run

military camp, governed not by a benevolent dictator, but by a stern drill sergeant who insists he is our mother, father, uncle, sister and big brother. And to whom can we turn?

Here in Sacramento County we have thus far been unsuccessful in finding any substantial support or assistance from governmental agencies toward the enforcement of Mobilehome Residency Laws. We are generally told by government and by GSMOL and attorneys that the only way we can resolve these issues is by litigation.

Unfortunately, those of us who suffer most from these abuses are the ones least able to carry the financial burden of litigation. Something must be done.

John Buri, Equity Stabilization Taskforce:

The problems I am going to dimension for you have to do exactly and precisely with the imbalance in the power relationships in the mobilehome parks of this state. The problems arise out of the captive status of the mobilehome residents and the lack of competition between the mobilehome parks. This senior citizen group that lives in these parks has become a target in many cases of coercion and harassment, and they're denied effective, peaceful possession of their own home.

In too many parks, they're subjected to intimidation and threats of evictions by autocratic park managements who are not controlled or restrained at all by the present Mobilehome Residency Law.

The specifics of these complaints include the following: In many parks our senior citizens are threatened with eviction if they dare to question a rule or an interpretation of a rule. Conform or move is the ultimatum given them.

Park managements have no compulsion, too, in imposing illegal pre-sale fix-up requirements on the mobilehome resident when he's trying to dispose of his mobilehome.

These elderly people, almost all of them over 65 years of age, are subjected to endless harassments and verbal harangues to get them to sign these leases that they don't want to sign and shouldn't sign. Together, these offenses against the dignity of these senior citizens is, again, a denial of peaceful possession.

There are threats to terminate tenancy for these senior citizens who do not agree with these rules. Despite the fact that there's a failure of park management to demonstrate a meaningful rule violation, there are threats of eviction. In consequence, we have an autocratic, unrestrained rule by intimidation as a way of life in too many parks. And this is a certifiable return to feudalism.

Let me summarize it quickly. The mobilehome way of life in many California parks has come to be characterized by threats of reprisal, by fears of eviction, by intimidations of many kinds. Our senior citizens are being inflicted with a level of emotional distress and a deterioration in their

personal health as a result.

We need enforcement by the state. There is no agency of the government at present, including the district attorney's offices that are doing anything. Consequently, with a failure to vigorously enforce the Mobilehome Residency Law, there is no law in those mobilehome parks, except what the owner decides it's going to be.

The simple fact is, and this underlies the problem as I see it, this mobilehome way of life really represents a joint venture. The biggest contributor of capital to a going mobile home park are the residents and the purchase of their homes.

Their combined purchases is a big investment. The second supplier of capital is the mortgage lender, and third and last is the park owner, who sets the quality of life for everybody. We assume the risks, we pay the profits, we pay the bills, we pay the taxes, and we have nothing to say about life in the mobile home park. The park owners, solely, determine the quality of life for us, and they will continue to do so as long as society is indifferent to the plight of these captive people.

The absence of competition I previously mentioned makes a mockery of any reliance placed on a competitive economic system to self adjust or self correct these abuses. Society needs to redefine the power relationship in the housing system which has come to be the housing system of choice for senior citizens. I believe that society has both a right and an obligation to specify how this housing system is going to function for seniors.

Society must deal with it; society in the persons of the Select Committee, in my opinion, should now enter meaningfully into an active investigation of the true situation in these mobilehome parks.

The Mobilehome Residency Law needs a major rewrite with comprehensive and consequential change. Thank you, ladies and gentlemen.

Joyce Kuehn, ex-Associate Director of GSMOL, San Jose:

The California Civil Code lays down the basis for the relationship between the residents and the park owners with protections on both sides. Yet the residents seem forced to deal with an inordinate number of abuses to that Civil Code by park owners who ignore it, violate it and then ignore the protests of the residents. If residents are not organized and don't have the funds for an attorney, they just have to sit back and accept the situation.

Owners of older homes have been told they cannot sell in the park because "they don't meet code", but no code violation is cited, and when the homeowner pays for a city and/or state inspection, no violation is found.

Upgrades for resale have been demanded and after compliance, have been changed. Upgrade demands have been made

just before the close of escrow, have exceeded requirements of park rules and regulations and even commercial or industry standards. Upgrades have been unreasonable, inconsistent and per our lawsuit “were incorrect, arbitrary, negligent, reckless or bad faith interpretation of grounds for removal on sale”.

One of the primary causes of our lawsuit against the owner was the abuse of the section on the resales as just described and the subsequent disruption and obstruction of sales to the extent that homeowners have suffered substantial losses on the market value of their homes due to the stigma attached to the park among brokers and, in fact, the entire mobilehome community.

Abuses such as all of these are statewide, continual and on an ever-increasing scale. The “message” of what one park owner tries seems to travel the state and gather new participants in the practice to see what’s going to fly.

There must be some way for mobilehome residents to protect their rights and the value of their homes without having to fight one battle after another and to pay the enormous cost for good legal advice and effective action. I hope you can find a way.

Eileen Kapaunik. GSMOL Chapter Sec., Redwood City.

Currently, when we sue what we consider to be a violation of the Residency Law, our only recourse is to attempt court action. In order to do that, we must ask our residents to donate money to cover attorney and court costs, money they can ill afford. Even with sufficient money donated or through the use of the Legal Aid Society, our efforts appear to be in vain.

We have a Mobilehome Residency Law which does not provide any specific protection from the park owner’s continued violations. When we appeal to local city councils and local mediation boards, all they do is suggest that maybe something ought to be done. Where is the incentive for the park owner to mend his ways or change his tactics?

Help us, the homeowners, find a vehicle that can help us resolve our problems; some means that is efficient, effective and, above all, timely.

Patricia Dean, Director of Legal Line

Let’s start first with the plight of the prospective purchaser. Whether they are right or not, the park owners are interpreting the Civil Code as not applying to somebody who does not yet have their residency in the park. It is probably the most common complaint I have right now.

The most common complaint we have about park rules is not just their general enforcement, it’s the fact that the most flagrant violators are the managers, themselves.

Now, you can talk about court judgments, and you can

talk about hiring attorneys, but you have a double-barrel problem there. One, you can’t find the attorneys. It’s already been mentioned that mobilehome law is quite unique; it is quite thorough; and it is quite extensive, sometimes far in excess of what attorneys in general practice realize. To find an attorney who is knowledgeable about even a reasonable portion of the mobile home law is almost impossible. After seven months of work, I managed to list 50 in the entire state of California.

Nancy Quigley, member of GSMOL and Homeowners’ Protectorate Entity.

In speaking for the members of my community in my park, we need somewhere where we can turn to and say, “This is happening, we need help in here” and not be, said, “Well, you’ve got to contact that place,” and we contact that place, and they say “Well, you’ve got to contact that place,” we contact them and everybody comes up with, “this is a civil matter. “We’re low income families; it’s very difficult to hire attorneys.

Ron Twilley, former resident of West Sacramento park:

My wife and I were forced to move out of a West Sacramento trailer park due to the lack of the Mobilehome Residency Laws not being enforced.

My wife and I had to find some legal way to fight them. We called GSMOL. All they had to say was, “See an attorney.” We called several state agencies over a long period of time, seen attorneys, talked to District Attorney’s office, television stations, local newspapers. “See an attorney,” that’s all we heard.

Well, we paid out to three different attorneys. The first attorney that helped us retain the restraining order. The attorney said, “If the management does continue this harassment and breaking the restraining order,” that he would have him or have her arrested. Well, the attorney received \$350; I received a restraining order and nothing done to protect our rights.

The second attorney was referred to us by GSMOL. And that attorney said they could not raise our rent and three others simply because they didn’t like us. And that was in a park of 55 people. The attorney wrote the letter. By the way, they took two and a half weeks to write, why, I don’t know. He said he could work this out on the phone with the owner of the park.

They never did answer the letter. The attorney received \$250. I received a letter and still nothing done over protecting our rights. But he did offer to accept another \$1500 to continue it.

The second attorney said that he could see by looking at what we had that we could win our case, but that I wouldn’t be satisfied. I asked why; the attorney said, “It will cost you

about four to five thousand dollars and 14 to 16 months of your time to get to court. And you know you probably won't get back all the money that you spent." "I don't care," I said, "about the money so much, but I want someone to put a stop to these park managers and owners taking our rights away."

Where does a person go? To whom do you see to get your legal and constitutional rights? There was over a thousand new laws going on the books again this year, and one of them were for mobilehome parks. Who is going to enforce them? How much is that going to cost me and others to receive our rights under the law and guaranteed by the Constitution of the United States, and to which we are entitled? Most important, who is going to tell our senior citizens about their rights, who cannot afford to live and pay big attorney fees? And these owners and managers of these parks taking advantage of this and do whatever they damn well want.

That's why it's up to you and the lawmakers' hearing and taking a better look at our mobilehome park systems and laws. We, the people, need you and we need your help. Thank you.

Susan Statzell, ex Associate Manager, GSMOL.

It's time for the people of mobilehome parks, if they want a better life, to also stand up and fight. Don't let the owners and managers push you around. They, if they serve you an eviction notice, they are the ones who have to take you to court and prove beyond a shadow of a doubt that you are guilty. The burden of proof is on them.

Please, all entities, Golden State Mobilehome Owners, WMA, and Len Webrman from PUC. We need you all to get together with all of the legislators, and we need the legislators to think of us as people, not votes. We have rights just as you do, and if you would think of living in a mobilehome park, which I doubt seriously our legislators do at this point, perhaps you ought to come out and look at a few of them.

James Brandaw. Resident of Park Terrace Mobilehome Park, Santa Ana, California.

We are, we, the people, as referred to in the constitution. Yet most interpretations that come down say, "We, the people, unless you are a mobilehome owner." Desegregation and discrimination was fought for the line. Mobilehome owners have been chosen by parks as easy marks, becoming prisoners in our own homes.

The retired, elderly, middle-aged or young families live on a day-to-day basis with the fear that the park owners will throw them out, out into the streets, which can be accomplished by raising the rents so high that they can't afford to stay there, and they cannot afford to live there, and they cannot afford to sell them.

Somewhere we think that we should be able to enjoy retirement and the pursuit of a little happiness somewhere along

the line.

The somewhere along the line as the immortal words of Martin Luther King said, "I have a dream," our dream to see our elderly residents protected by our government; our once upon a time affordable housing to be affordable again; park owners made accountable for the injustices they commit against the American people; a district attorney's office to say, "Bring your facts forward, we will prosecute to the fullest extent of the law," instead of, "We can't get involved with the Residency Law."

We want you to have the facts; we will give you the facts. You want proof; we will give you proof. You want solutions, we will try to give you solutions.

Appoint a mobilehome board that consists of mobilehome owners. Set up a arbitration mediation service. Give them authority to deny rent increases, deny the park owners a lease that is not based on CPI or equivalent. Make park owners open their books. Give us voters and taxpayers justice and freedom and the right to live among our neighbors in peace and without fear. Thank you.

Enforcement of rules is a mutual problem. And my suggestion is that rather than have more laws and more regulations today, rather than have more attorneys involved in this business, what we need to do is we need to get the two groups together to sit down seriously, for once, and study all of these issues to come up with some private solutions that are really workable in these unique communities.

I know it will be unusual for me to say this to you, but short of going to the attorney, short of getting the funds from both sides and short of the eviction and the court proceedings, if we can devise something like that so that we can have enforcement of the park rules for the tenants as well as for the management, we'd like to work with you and with GSMOL and hopefully we can work out some type of effective mechanism to do this.

Senator Craven response:

I think it becomes increasingly obvious that there's going to have to be a taskforce, whatever you choose to call it, composed of people from both sides of the issue who are knowledgeable, who are interested and enthusiastic, to solve the problem, and I don't believe that it is an insolvable one.

DOWNLOAD THE ENFORCEMENT HEARING DOCUMENT

The Enforcement Hearing document is 178 pages long, far too long for this publication. We suggest our leaders refer to the document to help them determine the needs of MH owners. The document contains much valuable information. It may be downloaded at: <http://mobilehomes.senate.ca.gov/sites/mobilehomes.senate.ca.gov/files/250-S.pdf>.

What Can We Learn From The Hearing?

We've read the entire Senate Select Committee Hearing document titled "Mobilehome Residency Law Enforcement Problems." The testimony of advocates, including GSMOL leaders, and MH owners was outstanding. They were eloquent!



SOME ISSUES MENTIONED

The following is a partial list of issues mentioned at the Senate Select Committee Hearing:

1. Interference of sales
2. Coercion, harassment and intimidation by managers
3. Threats of eviction; threats of reprisal
4. Senior abuse
5. Emotional stress and deterioration in personal health
6. Buyers of homes have no rights (they are not protected by the MRL)
7. Buyers are forced to sign long term leases
8. Illegal pre-sale fix-up requirements
9. Older homes don't meet code requirements and must be moved out of the park
10. Park owners share tactics
11. Government isn't doing anything to help
12. The present option for enforcement, suggested by GSMOL and the government, isn't a viable option. HCD doesn't take code enforcement seriously
13. No incentive for park owners to change their ways or their tactics
14. MH owners have the biggest investment in their park

OTHER SENATE SELECT COMMITTEE HEARINGS

This Enforcement Hearing is just one of 42 Hearings held over the last 30 years. In fact, there were similar "cries for help" on subjects such as: a) Management Problems, Rental and Lease Agreements, Utility and Billing Problems, Title 25

Enforcement Problems, Titling Problems, Earthquake and Fire Safety, Relocation Assistance, Lot Lines, Conversion to Resident Owned Parks, and many more. Unfortunately, only 9 hearings have been held between 2000 and 2009. There have been NO Hearings since 2009. We wonder why? And you should too.

WHEN WAS THE ENFORCEMENT HEARING HELD?

We are presenting this Hearing to make a point. It would be positive if it were being held today. At least our leaders would be talking about the issues and trying to find solutions.

However this is not the case. In fact this Enforcement Hearing took place on March 3, 1987, over 28 years ago! And it was the only hearing on this subject since 1987!

THE ENFORCEMENT ISSUE WAS CLEAR

Several at the Hearing testified that the current (1987) form of enforcement promoted by GSMOL and the Government doesn't work. They gave several reasons: a) Seniors, fixed income and low income residents do not have the funds to hire an attorney and litigate a problem, b) There are few attorneys that understand the MH Laws, c) Litigation comes with lots of stress and takes lots of time, d) Litigation does not guarantee a positive outcome, in fact it could be very negative when a resident loses and must pay attorneys fees for the park.

THIS ISN'T JUST ABOUT ENFORCEMENT

Let's not forget all the other issues that existed in 1987 that haven't been resolved and continue today. The lack of resolution has caused needless heartache! The entire MH Community has been seriously impacted!

Let's remember all our friends and neighbors who walked away from their homes (with little or no compensation) because they couldn't afford the rent or because the park interfered with their sale. Let's remember all our friends and neighbors who over the last 28 years experienced fear and stress as a consequence of harassment, intimidation and coercion by managers.

ASLEEP AT THE WHEEL?

Okay, in 1987 GSMOL knew enforcement via the legal system didn't work. Why oh why then did they continue to promote it the next 28 years? And why do they still promote it today! Could it be because GSMOL is "run" by an attorney?

Why didn't GSMOL at least brainstorm other possible options for enforcement and work to solve other problems. Why didn't they have other hearings? Certainly folks were ready to pitch in and help out. The timing was perfect. In 1987 GSMOL had 100,000 members (lots of strength) and over \$1,500,000/year (lots of revenue). Who dropped the ball???? It is clear to us and it should be clear to you. Let's not let this mistake continue one day longer. Let's fix the system!

Our Recent Survey

RESOURCES LOST FOREVER

Since 1987, good, dedicated, conscientious MH owners have trusted that GSMOL would protect them and would do the right thing. They joined GSMOL, donated their money and volunteered their time. Since 1987, GSMOL has received more than \$17 million, plus thousands of volunteer hours. The system is clearly broken when nothing decisive has been done to resolve all those issues mentioned at the Hearing.

RESULTS OF OUR RECENT SURVEY

In late June 2015, MH Life Magazine conducted a survey of several hundred MH owners, including advocates from various groups. **The majority were also shocked, frustrated, and overwhelmingly wanted to see the process fixed** after learning there has been little or no progress in 28 years.

SUGGESTIONS TO GO FORWARD

Here are some of their comments:

- *MH owners must be informed of issues and encouraged to write letters to those elected officials who vote on these matters.*
- *There needs to be more done to notify those affected so they know not only do they have a voice, they shouldn't be afraid to use it! I've been an owner for nearly 18 years and had no clue.*
- *MH owners MUST get involved! Possibly, a "think tank" that develops a state-wide network could work. We must study the apathy of "seniors" and reverse that trend.*
- *If possible, (have) a direct contact with all MH owners in Calif. I know this would be a huge task and perhaps only obtain a 25% or lower response but that is better than 28 years of zero action. Also, we need exposure in all media to bring the problems before the general public who in their everyday living are not aware of the situation for many senior citizens and they or their parents will eventually be in that category. WE NEED AN ACTION PERSON IN SACRAMENTO NOW TO BRING OUR CONCERNS BEFORE THE LEGISLATURE AND THEN GET IT OUT TO THE MEDIA*
- *Lets Mobilize the way I did when they were trying to get rid of RENT CONTROL. Ca needs to be united.*
- *I think the mobile home owners should band together like homeowners associations (HOAs) and work together to find solutions to their problems. Also working with elected leaders to help mobilehome owners out would be productive and effective. Calls,*

meetings, and petitions would help as well.

- *Get involved, stay involved and put your egos in a box and forget about how you think you are. You are really not when so many people are suffering at the hands of Park Owners, know your rights, READ.*
- *Work together. Unite mfr home owners into regional groups with a central advocacy in legislature. Get everyone registered to vote so legislators pay attention. Gather information on ongoing abuses and violations. (1) Enforcement by attorney general. Criminal penalties for criminal actions. Park owners should not object if they are not doing anything wrong. Existing investigative and law enforcement resources already*



established. (2) Establish arbitration resolution like Washington and Nevada. Target moving to national enforcement. These problems are nationwide.

- *MH owners need to be educated in the MRL. Bring the yearly distribution back and put in an easier format. Need leaders in each park to help educate.*
- *It will require a carefully planned and executed course of action. There needs to be several thousands of M/H owners involved and the media needs to be involved as well.*
- *People need to stand together. Apathy seems to be the biggest culprit followed closely by, "it won't work". Mobile home owners need to know that we can stand together and get things accomplished.*

ALL GOOD SUGGESTIONS

You will notice a common theme (work together, band together, stand together, find solutions, inform as many MH owners as possible, plan a course of action, get the media involved, educate residents, unite, etc.). The Regional Group Plan (Page 10) is a giant step in the right direction. Please read and support it. Call us if you have any questions.

The Regional Plan Works

HOW MANY MORE?

How many more decades will pass us by without resolution of the most pressing issues we face when we live in rental parks? How many more years will managers be able to intimidate, harass and retaliate their residents without someone stepping up to prevent it? How many more years will parks be allowed to interfere with sales? How many more years will MH owners be vulnerable because they don't have the money to hire an attorney to litigate an issue? How many more years will we trust our advocacy leaders to protect us and have our backs?

TIME FOR CHANGE

The results of our recent Survey were unanimous. Respondents all want CHANGE. And MH owners deserve change NOW. This isn't about the past, it is about today and tomorrow.

OUR SUGGESTION

We wrote about Reorganization in November 2014, ten full months ago. That's what we do. We think outside the box to resolve issues. The Regional Plan proposed in November 2014 will resolve countless issues that exist today. We know it will.

ADVOCACY TODAY

Advocacy today is disorganized and inefficient. There is no rhyme or reason what some advocates do. There is little or no networking, sharing or working together. There is no common foundation or guidelines. That is not to say some local or park groups are not effective. Some groups have been effective; however just think if everyone were working together, without competition for members, without back stabbing, working efficiently and effectively.

RESOLUTION OF ISSUES

The Regional Plan (RP) idea resolves ALL the above issues. Groups will have a foundation and guidelines. Residents will have equal representation, i.e. each will be represented by a regional group team. There will be 10-12 regional groups organized by county to start, each with about 35,000 mobilehomes. This means more help for residents. There will be transparency. Everyone will work together.

Here are some of the advantages of the new Regional plan:

- *It gets everyone working together (that's huge in itself) to their full potential*
- *The Plan focuses on today and the future, rather than on the past.*
- *It uses ALL resources, including GSMOL, MH Life Magazine, Local Groups, Park Groups, etc. We encourage*

local and park leaders to become leaders in the new Plan.

- *The Plan embraces ALL MH owners who want to be involved, as leaders, followers, volunteers. It excludes no one.*
- *It gives a voice to all MH owners, not just a few. It provides equal representation to all.*
- *It puts the money where it will do the most good. It funds a lobbyist, the Regional Groups, a legal fund and a magazine.*
- *It eliminates competition, negativity and politics among advocates.*
- *It greatly reduces current overhead costs by as much as 50%. This means more of your membership dues are available to protect you.*
- *The Plan increases efficiency.*
- *It increases networking, sharing and teamwork.*
- *It provides a strong foundation and guidelines to go forward.*
- *It provides much needed checks and balances. It provides a plan for the removal of leaders who are not doing their job.*
- *It provides balance and returns power and control to the people. Power to the People!*
- *It allows local areas to determine their own fate, work on their own issues, and support their own members. It allows everyone to share their problems, and successes.*
- *It provides expertise and consultants for all MH owners.*
- *It provides UNITY: All for one and one for all.*
- *It provides a Legal Fund for all members to help with enforcement*
- *It allows us to promote other options of enforcement of the Civil Code Laws, rather than having to hire an attorney and going to court.*
- *The plan means less apathy and more participation by MH owners. Why? Because now the process will be much more efficient and effective. Residents will see results and trust in the process and want to get involved.*
- *It provides a magazine to all members, and a free magazine to many so they know someone is there to protect them, so they know they are not alone.*
- *It provides for elections based on merit and expertise. It allows all members to vote, not just a handful.*
- *Members fees are used to protect them, not someone hundreds of miles away, i.e. Regional Group monies, including a legal fund, remain in the region.*
- *It provides a group (the new State Group) to oversee all Regional Groups and to offer help when it is required.*

Responsibilities of Regional Group

RESPONSIBILITIES OF RG:

Each Regional Group will oversee their specific region (county or counties). They will:

- a. Unite all groups so that all are working together, yet independently
- b. Collect membership dues for Region (perhaps \$25/MH owner).
- c. They will fund a lobbyist, a magazine, a legal fund. Details are yet to be worked out.
- d. Provide articles, news and information for the monthly magazine.
- e. Distribute magazine to Local Groups, who in turn will distribute the magazine to individual parks in their local area.
- f. Use volunteer(s) to keep membership records for all members of RG, i.e. low overhead thus saving the MH Community thousands of dollars.

OTHER:

- a. All group leaders take the Pledge to be transparent, work together, responsive to members, etc.
- b. All groups share information – on finances and # members and board meetings. No need to share individual members info
- c. All groups support membership in their respective RG
- d. Election for new leaders in mid-2016. Use magazine to display candidates expertise. One vote per member.

- e. Each RG oversees specific cities in their Region.
- f. Each RG to get a bank account, and have a mailing address where MH owners will send their membership application.
- g. There will be a way to remove bad apples (leaders not doing their job).
- h. PG and LG may not need to incorporate or get EIN number. RG pays their bills.
- i. Decide on common name for RG and SG

State Group populated by one representative from each RG.

Local Group populated by one representative of each park in LG's local area.

How Equal Representation for all MH owners is achieved: Any local area without a LG must form one. Then one representative of that new LG will sit on the RG.

Note List of Abbreviations:

ST = State Group (COMO-CAL)

RG = Regional Group (like greater San Diego area)

LG = Local Group (like Oceanside, San Marcos, etc)

PG = Park Group (any HOA, GSMOL Chapter, etc)

Changes to MH Life Magazine

Question: Why use MH Life Magazine for the plan? Why not use GSMOL's California or a completely new magazine?

Answer: MH Life Magazine:

- Has been serving MH owners for four years, essentially as a free magazine.
- Has provided MH owners important information not provided by any other organization
- Welcomes articles and news from all MH owners.
- Has provided four times the number of magazines per year as does GSMOL and is extremely cost effective.
- Thinks outside the box to provide better service to the MH Community (such as this reorganization plan).

CHANGES IN MH LIFE MAGAZINE

There will be significant changes to MH Life Magazine:

- Content will be supplied by the new State Group, Regional Groups and Local Groups. MH Life will simply edit and publish this information, print and deliver magazines to Regional Groups.
- We project the size of the magazine to increase, perhaps to 28 pages, i.e. more information reaching the MH Community.
- The magazine will receive automatic funding from Regional

Groups. Perhaps \$5/member; thus eliminating the need for subscriptions (the application can be eliminated from the magazine, and an application for membership in the Regional Group will take its place.)

ALL ADVOCATES

Our hope is all advocates take a hard look at The Plan. If they have a better idea, let's hear it. If they have suggestions and comments to tweak The Plan, that's terrific. But something must change. Let's not go another 28 years without some progress. Let's not donate our time, and spend millions of dollars to accomplish so little.

WHAT WE'D LIKE YOU TO DO

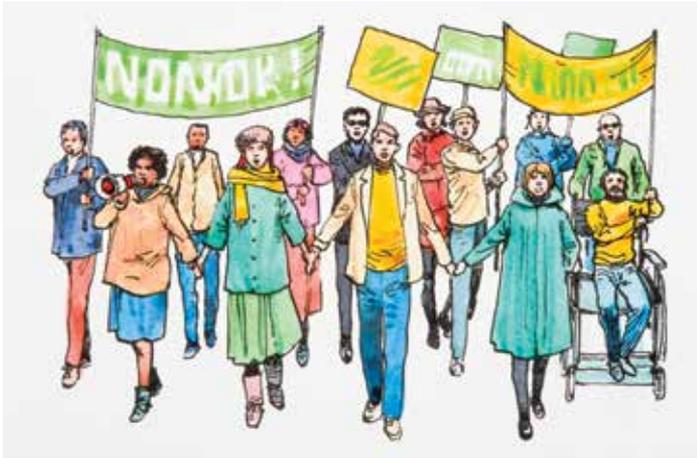
Above all, please support The Plan. Its Benefits cannot be ignored. We are very open to your suggestions, so if you have one, please let us know (info@mobilehomemagazine.org) or call us at 818-886-6479. We will "fine tune" The Plan over the next few weeks.

We expect resistance to the plan, especially from those who want to maintain the status quo. They will ignore the Benefits, they will not want to discuss anything about The Plan. They will try to change the subject from the only one that matters – giving the best protection to the MH Community possible.

Changes To Existing Advocacy Groups

WE DEMAND CHANGE!!

LET'S DO IT TODAY



CHANGES TO LOCAL & PARK GROUPS

Our hope is that existing groups (local and park groups) will embrace the new Plan. This would mean they will:

- Take the Pledge (open, transparent, work together, be responsive to their members, etc)
- Promote membership in their specific Regional Group, rather than GSMOL or another group. Remember, the RG will fund a lobbyist and that will be GSMOL if and when GSMOL accepts the Regional Group Plan.
- Use MH Life Magazine as their regional newsletter, saving them money each month. They will submit monthly articles and news and help distribute the magazine.
- The Regional Group will help fund existing local groups (the ones that embrace the new Plan).

CHANGES TO GSMOL

Again, our hope is that the GSMOL Board of Directors will embrace the Plan. Why? Because the Plan gets everyone working together, eliminates politics and competition among advocates, and provides MH advocates the best, most efficient way to go forward. The Plan provides the MH Community their best chance to counter park owners and managers that break the law.

The Plan will have significant positive effect on GSMOL and the MH Community. GSMOL's current need for office staff, insurance, and office rental will be eliminated; thus saving the MH Community hundreds of thousands of dollars that can now be used directly to protect MH owners.

- GSMOL will continue to do what it does best, i.e. lobby in Sacramento.

- GSMOL will receive automatic funding from every member of all Regional Groups (paid by each individual RG). Perhaps \$5/member, i.e. no need to promote itself.
- GSMOL will no longer require members. This translates into a huge savings. Paid office staff to track membership will no longer be required as that will now be done by volunteers in Regional Groups.
- GSMOL won't need an office or paid staff.
- We encourage GSMOL Leaders to step up to fill leadership roles in the new organization.
- GSMOL Chapters will work with and promote membership in their specific Regional Groups
- GSMOL will use MH Life Magazine, at no cost, to report any news from Sacramento. This is a huge savings for them in both time and cost to publish their own magazine.

CHANGES TO COMO-CAL

The current Board of Directors of COMO-CAL will be replaced by representatives of the newly formed Regional Groups. This means equal representation for all Regional Groups.

RESPONSIBILITIES OF COMO-CAL

The new COMO-CAL will receive minimal funding, perhaps \$2 from each RG member as it will not have a lot of expenses. Remember, the new Plan puts the money where it will do the most good and where it is needed. This provides a balance of power, rather than giving a handful of people all the control.

COMO-CAL's Responsibilities include:

- Overseeing all Regional Groups, i.e. providing checks and balances. Verifying each Regional Group is keeping records properly, distributing the magazine, and honoring their Pledge
- Providing assistance to Regional Groups when needed
- Networking all Regional Groups
- See that all Regional Groups are working together
- Set-up meetings with Regional Groups to brainstorm solutions to problems.
- Update the website: www.comocal.org
- Supply content for the magazine
- Liaison with GSMOL's lobbyist
- Form appropriate study committees

Letters To The Editor

My name is Frankie Bruce and I'm the current GSMOL Regional Manager in Zone D (San Diego and Imperial Counties). Over the years I've helped a lot of MH owners, especially seniors, Park owners and managers are making unwarranted evictions. They are harassing and scaring older folks into walking away from their homes. This is criminal and must be stopped.

Although I've been a loyal GSMOL Manager, reactivated many GSMOL Chapters in my area and gotten hundreds of new GSMOL members, I haven't received the support I have needed. I have received no money nor legal help from their corporate attorney. In a way, I feel alone and abandoned by GSMOL.

After reading an email about the 1987 Hearing on Enforcement from MH Life Magazine, I'm convinced that the process is broken and there must be change. Residents need protection. Advocates must walk the walk as well as talk the talk. Let's move forward and stop the fighting and wanting to be the boss. Let's join together and help however we can.

I support the Regional Group Plan, in every respect, and have volunteered to lead the Regional Group in my area. It is a no brainer! The Plan will allow me to continue my leadership, use MH Life Magazine as the magazine for my region (incorporating park, local, regional news), and provides the funding necessary for me and other advocates in my region to effectively do their jobs

and serve MH owners. The Plan also provides a Legal Fund, so I will soon have the services of a local attorney if and when I need a consultation or letters written on behalf of my members.

Finally after many years of service, I feel I can really begin to do my work because I will have the tools and won't be alone anymore.

I personally urge all GSMOL Managers and members to get behind this Plan. It will work and allow all of us to serve MH owners effectively and efficiently. GSMOL will continue to do what it has done for many, many years, i.e. lobby in Sacramento. They won't have to fight for members or funding as the Plan provides automatic funding for a lobbyist.

Since GSMOL has devoted itself to serving the MH Community, I'm optimistically hopeful that GSMOL leadership will now embrace this new Regional Group Plan. Remember, Strength in Numbers! Together we stand, divided we fall. Let's go forward together.

Thanks for taking the time to read this. And please, anyone living in San Diego or Imperial Counties, feel free to contact me for help, advice and/or questions.

Frankie Bruce, GSMOL Zone D Regional Manager.
858-335-8885 / francesbruce@att.net / 10771 Black Mountain Rd., Space # 100, San Diego 92126.

How Does The Regional Groups Plan Benefit You?

We have conducted many Surveys over the years. We understand what you want and need: a) Advocates working together, b) You want the most "bang" for your buck, c) You want advocates to be responsive to your needs, d) You want information, and e) You want enforcement.

The annual cost of the new Plan per home is \$25. It provides:

- a) A legal fund for all members
- b) Advocates will be ethical, open, transparent, and responsive, i.e. financial and membership reports will be published and leaders will respond to emails, phone calls and letters from members.
- c) Equal representation. Gives everyone a vote when leaders are elected.
- d) Everyone working together
- e) Unity
- f) All members receive a monthly magazine, perhaps 28 pages long, with info from all groups and the state lobbyist.
- g) More efficient use of your money.
- h) A portion of your membership fee will be used to support a lobbyist in Sacramento.

The Plan's benefits to the MH Community are huge and can't be denied. Every MH owner in every park in California should support The Plan and promote it to those advocating for them.

SAVINGS & EFFICIENCY

The Plan will certainly save hundreds of thousands of dollars. And all that is required is a few folks stepping up to lead their respective Regional Groups. Just think of all the benefits! You would have equal representation, and the nonsense of politics, competition, bad-mouthing, etc. would be history.

OUR GUARANTEE

We at MH Life Magazine guarantee The Plan will work, but it takes everyone supporting it and doing their best to make it happen. There is a light at the end of the tunnel. Let's keep our eyes on the prize.

WHAT DOES IT TAKE

Let's all take a deep breath. We've all been through a lot. We've had many ups and downs. But now it is important to go forward with love and forgiveness. It is time to make some necessary changes to better protect all MH owners in California. Let's do it together. Let's not hold onto the past or the old ways that didn't work.

If you want to be a part of this change, call Frank at 818-886-6479 or email him at fawodley@yahoo.com. We are looking for folks who have accounting, leadership, marketing backgrounds who want to make a difference. Remember, we want and need to serve the 750,000 folks living in mobile/manufactured homes in California. Step up and help out!

Join Us - Protect Yourself

We are very, very excited about the new Regional Group Plan and need your support more than ever. During this transition period (perhaps the balance of 2015), we ask that you continue to subscribe to MH Life Magazine and donate. Your subscriptions and donations allow us to print more magazines; thus reaching more MH owners around the state. It is critical that as many MH owners as possible know this is a new era in advocacy! We want them protected and supporting the plan. Remember what we've been saying now for years: Strength in Numbers.

JOIN REGIONAL GROUPS TODAY!

As you may have read elsewhere in this issue, COMO-CAL will become the state-wide advocate for MH owners. It will have a new Board of Directors, populated by representatives of the Regional Groups. It will NOT have members or be funded directly by MH owners, instead it will receive automatic funding from Regional Groups (perhaps \$2/member/year).

Today, we are actively forming Regional Groups across the state. Of course, this process will take some time, perhaps a couple months. During this transition period, those wanting to join their respective Regional Group can simply send their membership application to COMO-CAL. COMO-CAL, in turn, will transfer funds to your Regional Group when it is up and running. Joining today shows your support for the Regional Group Plan. And you will immediately benefit. All members

receive a) A welcome letter b) A FREE 38 page Frequently Asked Questions and Answers Handbook, c) COMO-CAL representatives are available to consult with you when you need us, and d) You will be covered by your Regional Group Legal Fund. There are two conditions: a) Your Regional Group must have at least 500 members to activate the program (that means a legal fund of \$2,500), and b) You must be a member for at least 45 days before it is available to you.

THE BALL IS IN YOUR COURT

We have presented our new Plan. We have a history of helping the MH Community and are proud of our many accomplishments. Others believe in us also. Just read some of their testimonials on page 11 of the March/April issue of MH Life. It is more important than ever to support our new Plan by joining COMO-CAL and subscribing to MH Life Magazine

PLEASE VOLUNTEER

The new Plan is nothing without volunteers who are determined to make a difference. We can advise, but ultimately you are the ones making a difference.

Membership Application Regional Groups

NAME: _____ Date: _____

PHONE #: _____ PARK NAME: _____

MAILING ADDRESS: _____ SPONSORED BY: _____

E-MAIL: _____

SPACE # _____ CITY: _____ ZIP: _____

- Annual Membership in COMO-CAL (\$25): \$ _____
- I support COMO-CAL & MH Life Magazine. I want to donate \$ _____
- Annual Subscription to MH Life Magazine (\$15/year): \$ _____
- I will volunteer to help out, I will deliver magazines in my park
- I will be a sponsor & promote COMO-CAL membership in my park
- I joined. Yes, I want to receive a FREE FAQ Handbook (a \$6 value)

Make Checks for MH Life Sub. Payable to "MH Life" or COMO-CAL Membership to "COMO-CAL"

MAIL TO: Mobilehome Magazine, P.O. BOX 3774, Chatsworth, CA. 91313

7/2015

THANK YOU FOR YOUR SUPPORT!



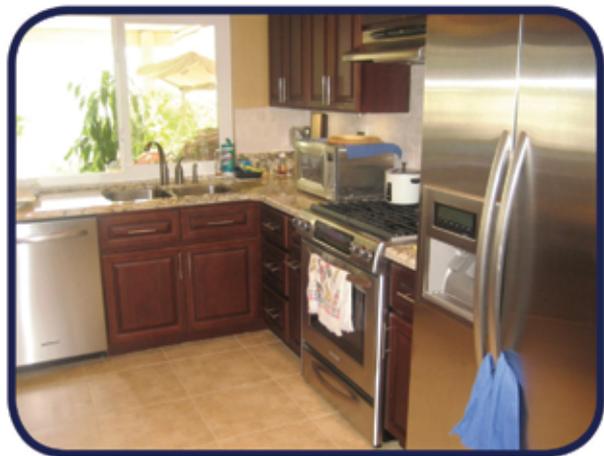
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