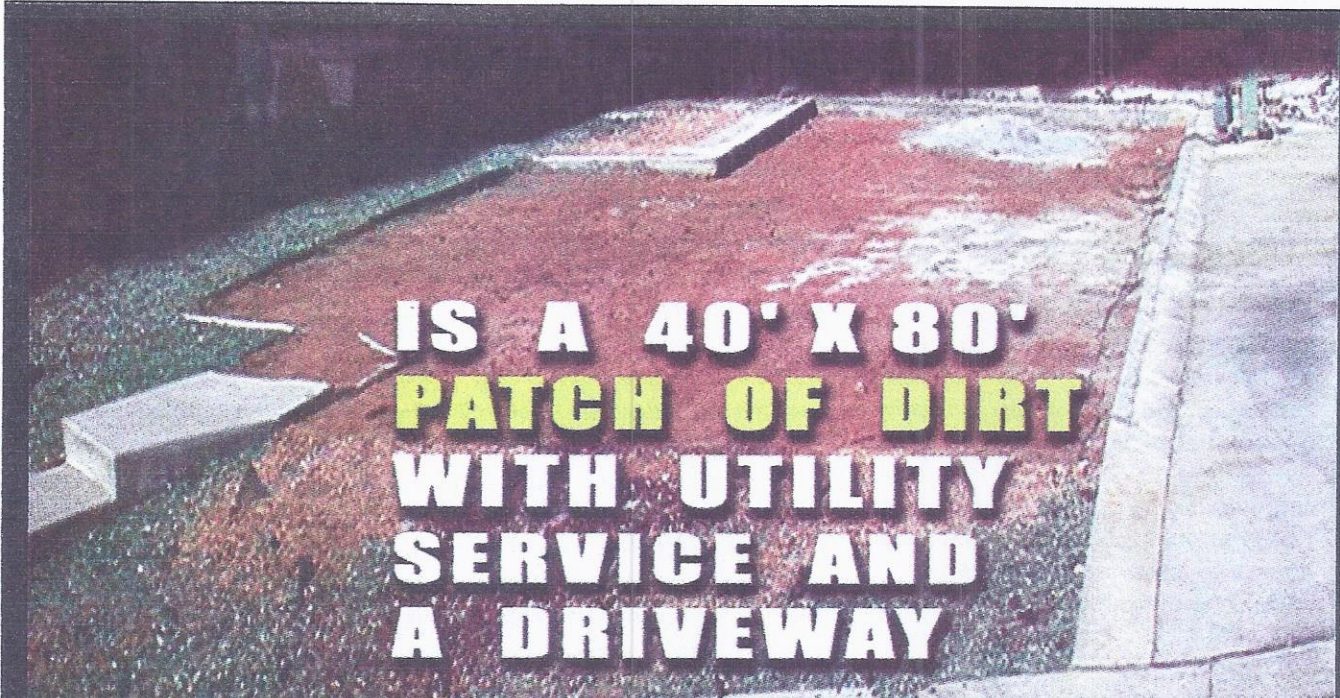


**THE**  
**CALIFORNIAN**  
GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE

GSMOL- Advocating for Homeowner Rights Since 1962

September/October 2009



**IS A 40' X 80'  
PATCH OF DIRT  
WITH UTILITY  
SERVICE AND  
A DRIVEWAY**

**WORTH \$1,900  
PER MONTH IN RENT?  
HOW ABOUT \$5,000  
PER MONTH?**

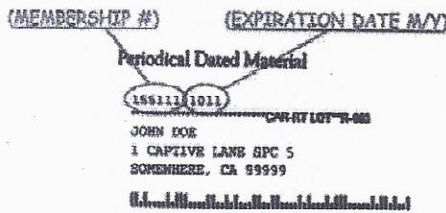
**OR \$250,000  
TO PURCHASE?**

*Details on Page 2*

**Nava named GSMOL  
Legislator of the Year  
See Page 7**



What are those extra numbers on the address label?



## THE CALIFORNIAN (USPS 898-320)

is published bi-monthly by  
Golden State Manufactured-Home Owners  
League, Inc. with offices at 11021 Magnolia  
Street, Garden Grove, CA 92841

A statewide, non-profit organization not affiliated with, or subsidized by, any mobilehome manufacturer, dealer, park industry, association or advertiser. GSMOL, Inc. reserves the right to exercise such discretion as it may deem appropriate in the selection of advertising material to be published in the *CALIFORNIAN*. Advertising published in the *CALIFORNIAN* does not constitute endorsement by GSMOL, Inc. of the products or services offered. The *CALIFORNIAN* welcomes articles relating to mobile home lifestyles, but they are subject to editing based on space availability, style, good taste and importance and at the discretion of the Editor. Content in this publication may not be reprinted or used in any way without the written consent of GSMOL, Inc.

### Editorial and Advertising Offices:

11021 Magnolia St.,  
Garden Grove, CA 92841  
mainline (714) 826-4071  
fax line (714) 826-2401  
toll-free (800) 888-1727  
E-mail: [gsmol@earthlink.net](mailto:gsmol@earthlink.net)

Periodicals Postage Paid at Garden Grove, CA

GSMOL Annual Dues: \$20 yearly, includes  
annual subscription to the *CALIFORNIAN*

POSTMASTER: Send address changes to

**THE CALIFORNIAN**  
P.O. Box 876  
Garden Grove, CA 92842

## About the Cover....

There seems to be no limit to the level of greed by some MH community owners to take advantage of their captive "customers." Residents of Contempo Marin in San Raphael faced rent increases from the \$700 per month range to over \$1,900 per month. Even more astonishing were rent increase notices given to some residents of De Anza Santa Cruz Mobile Estates in Santa Cruz several years ago stating that their rent would be increased to \$5,000 per month! In both cases, the immediate threat to existing residents was thwarted, but the huge rent increases could possibly still be imposed upon sale of homes, making those homes essentially worthless. Equity Lifestyle Properties, Inc. (ELS), formerly known as Manufactured Home Communities (MHC), was the perpetrator in each of these abusive situations. The City of Santa Cruz apparently 'gave in' due to the costs of litigation, whereas, the City of San Rafael and the residents of Contempo Marin continue the fight despite an adverse judgment in Superior Court. GSMOL has already pledged support of the City of San Rafael and Contempo Marin residents. We are confident they will win their appeal.

As we have reported previously, in many areas of the state, community owners are attempting forced conversion of manufactured home communities to condominium subdivisions. There is no negotiation of the price for the home site and many community owners are demanding a price of \$250,000 or more for homeowners to buy their freedom. Los Angeles attorney Richard Close, who has conducted many seminars throughout the state touting his get rich quick conversion scheme, has been quoted as declaring: "A normal price nowadays for a mobilehome park is maybe \$75,000, \$80,000 [per space] because they're being purchased based upon their cash flow, based upon their net operating income. So, an owner either buys a park or owns a park that's own-, that's worth \$75,000 a space. If they can convert the property to a subdivision and sell the lots, what we're seeing is, in nice areas, that the spaces are worth between \$200,000 and \$250,000 a space."

Many community owners have caught 'gold fever,' hoping to cash in on the mother lode of opportunity to maximizing profits, all at the expense of homeowners. Their lobbyists in Sacramento have created a smokescreen of deception just as was created with AB 761. Thank goodness they did not succeed with the Legislature and hopefully, they will not succeed with the Governor! AB 566 will help determine whether a conversion is "bona fide" by having majority resident support be one factor for local government to consider for whether a conversion should be approved.



- > To all who have helped send AB 566 postcards to the Governor
- > To the League of California Cities for its support of AB 566
- > To all Legislators who voted in support of AB 566, especially Republican Senator Roy Ashburn and Assemblymembers Paul Cook and Bill Emmerson
- > To GSMOL leader Sam DiGiacomo for getting the San Francisco Chronicle to write an article on the condo conversion issue



# President's Report



**Tim Sheahan, GSMOL  
State President**

## Situation Serious

This proved to be another challenging year at the Capitol and it was even necessary for us to take several extraordinary measures to help our chances of success. Getting folks to the Capitol to attend hearings, an extensive AB 566 postcard campaign through our E-mail network and developing a more extensive legislative coalition were just a few important steps we took.

Despite the amount of money MH community landowners spent trying to get Proposition 98 passed last year, they apparently still had funds to spend as much as ever on lobbying at the Capitol this year. Their corps of lobbyists were at the Capitol offices on a regular basis, trying to influence legislators by building rapport with staff members of legislators.

With term limits, it makes the role of staff even more important than in the past and that alone is reason why MH owners MUST maintain a presence at the Capitol to monitor legislative activity, block bad legislation and try to get good legislation passed.

The mounting costs of fighting for homeowner rights are taking a toll on our balance sheet. Each of the past two years, we spent roughly \$100,000 on legislative and political advocacy, not to mention large sums spent on legal matters. That money, along with the rest of our funding, comes from membership

dues and contributions. We've cut expenses in virtually every way possible and any further cuts will have a direct impact on member services. We don't want to reduce the frequency of the Californian or cut back on our contracts with our Legislative Advocates or Corporate Counsel, but that is the prospect we are facing.

The other possibility is increasing revenue. That can be accomplished through increasing our numbers of members, raising the cost of membership dues, or collecting sufficient contributions to our General Operating Fund or dedicated funds.

The GSMOL Board of Directors will be discussing implementation of a \$5 per year (42 cents/month) increase in membership dues during our October 22 Board meeting. Those interested in commenting on a dues increase can contact me directly (see the Who's Who section), contact your region manager or vice president, contact the GSMOL home office or attend the Board meeting. The only way to avoid the dues increase would be an immediate jump in membership numbers and/or significant financial contributions.

## How You Can Help

This is an urgent appeal for you to do what you can to recruit new members or solicit contributions to help bolster our financial situation. Will you encourage your neighbors to join GSMOL? Or, can you afford to buy "gift" memberships for them? Can you make a donation to the GSMOL General Operating Fund and dedicated funds? Many family members are even willing and able to financially support GSMOL and; thereby, support the lifestyle of their parents to help keep them living independently in their own manufactured home.

Can your GSMOL Chapter, Home-

owner Association or local coalition make a contribution to help support what we are doing? Many MH resident groups Sacramento have spent thousands of their own dollars and considerable time to attend important hearings at the Capitol. They understand how important their involvement has been for all homeowners. Those who can't attend hearings can demonstrate solidarity and support for what we are doing by making financial contributions and by getting more politically involved at the district level in trying to influence legislators.

Please consider how you, or someone you know, can financially support the League. I don't make this request lightly and just last year I personally contributed \$500 to the GSMOL Political Action Fund (PAC) and sponsored nearly \$500 in gift memberships. It really is that important for all of us to do what we can. Any amount will be of help. When considering which charities deserve your support, please consider our mission of protecting homeowner rights just as important, if not more important, as the work of other organizations and charities. Can you help us at this important time?

## Recent news of major importance:

The United States Court of Appeals for the Ninth Circuit has ruled against the City of Goleta in *Guggenheim v. City of Goleta*, declaring its Rent Stabilization Ordinance "unconstitutional." This is the same Court that ruled against the City of Cotati a few years ago, which was ultimately in conflict with the U.S. Supreme Court decision in *Lingle v. Chevron*. This decision could potentially have broad impact on homeowners throughout California, and other states as well. We will be evaluating the impact of this case and be prepared to lend assistance to help reverse the decision.



# Capitol Report



## GSMOL LEGISLATIVE UPDATE

*Brian Augusta, GSMOL Legislative Advocate*

### Legislative Year Ends with a Bang as AB 566 Heads to the Governor

At 6 A.M. the morning of September 12, the legislature finally called it quits—6 hours past the official end of this year's legislative session. Earlier that morning, just after midnight, AB 566 (Nava) cleared its final legislative hurdle, when the Assembly sent the bill to the Governor. The path AB 566 took to that final action is a testament to the tenacity and creativity of mobilehome owners, their advocates and allies. The bill had to be worked hard at every turn, both in the Capitol and from the grassroots. Each time, homeowners prevailed. At the time this article went to press, we don't know what action the Governor will take, but one thing is clear: Homeowners and the various statewide homeowner groups have banded together to fight a tough legislative battle and we should all be proud of our success in getting the bill to the Governor. Credit is also due to our allies in local government, including the

City of Carson and the League of California Cities, that helped round up votes on the floor.

Here is a recap of key mobilehome related legislation, with its status as of press time.

#### ASSEMBLY BILLS

**AB 481 (Ma) – OPPOSE - Not Heard in Assembly Housing, Two-year bill that can be heard in January.**

Description: Would provide that a mobilehome that is not owner-occupied would not be subject to local rent controls

**AB 566 (Nava) - SUPPORT – Passed the Legislature; awaiting action by the Governor.** Description: Would allow local governments to consider the results of the currently mandated survey of support among residents of the park, in determining whether to approve, deny or conditionally approve an application to convert a park to condos.

**AB 761 (Calderon) - OPPOSE – Passed off Assembly Floor on June 25th upon re-consideration and is now in Sen. Rules Committee. The bill is a 2-year bill that park owners will undoubtedly try to move again next year.** Description: Would impose vacancy de-control restrictions on local mobilehome rent control ordinances. Upon a sale or vacancy of a mobilehome, the space rent would be set by the park, at market rate (i.e., "vacancy de-control"). The bill would destroy billions of dollars of homeowner equity.

**AB 869 (Mendoza) – SPONSOR – Bill will be taken up in January.** Description: Would create a program of certification for, and continuing education of, mobilehome park managers.

**AB 1108 (Fuentes) -SUPPORT – Held in Senate Appropriations Committee.**

Description: Would make various changes to requirements when electric or gas utilities are provided to mobilehome park residents and residential tenants through a master meter, including the following: (1) would allow the Public Utilities Commission to order repairs and maintenance of system; (2) Directs that the rate differential received by park owners be directed toward maintenance and repair; and (3) Would limit late fees on utility bills.

#### SENATE BILLS

**SB 23 (Padilla) – SUPPORT – Passed the Legislature; awaiting action by the Governor.** Description: Would require mobilehome parks to develop, implement, and post an emergency and fire safety plan.

**SB 804 (Leno) SUPPORT – Signed by the Governor 8/5/09. Takes effect 1/1/10.** Description: Prohibits a park from requiring a homeowner, who is replacing a mobilehome or manufactured home on a space in the park, to use a specific broker, dealer, or other person as an agent in the purchase or installation of the replacement home.

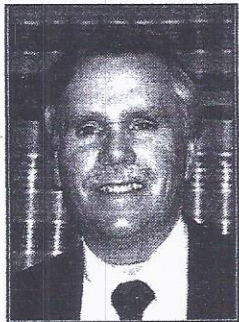
**SB 111 (Correa) SUPPORT – Passed the Legislature; awaiting action by the Governor.** Description: Would reorganize the MRL to clean it up and make it more user-friendly by combining certain related sections and cleaning up other portions of the code.

**SB 398 (Correa) SUPPORT -Passed the Legislature; awaiting action by the Governor.** Description: Would allow local governments who have assumed full mobilehome park code enforcement duties to delegate the fire code enforcement duties to the local fire district, and expands the categories of fire risk that a local enforcement agency can enforce



# "ASK BRUCE"

## GSMOL Corporate Counsel, Bruce Stanton, answers your questions



**By: Bruce Stanton,  
Attorney**

### **CAN PARK RULES BE ENFORCED RETROACTIVELY?**

Under the Mobilehome Residency Law (MRL), a park owner is permitted to revise or amend its rules and regulations as long as it gives proper advance notice, waits until the time that the new rule can be enforced (60 days for rules relating to recreational facilities and 6 months for all others) and holds a meeting with residents upon 10 days notice. But can a rule be changed or amended such that it retroactively applies to a homeowner? Can a park owner require that something that was allowed at the time it was done now be deemed a violation of the park rules? In most cases, the answer is: "No".

Courts have universally recognized that mobilehome owners are deserving of "unique protection" under the MRL, and that mobilehome residents have "limited and undesirable options if they find living in the park no longer desirable, practical or possible". Although a park owner, as the owner of the property, has full and complete power to change park rules, they must be "reasonable" to be enforceable. Further, the ability to change rules does not mean that they may be applied retroactively.

Courts have noted that conditions imposed after the start of a tenancy have been held invalid even though conditions may be changed upon proper notice. Cases which apply the MRL suggest that rules or conditions which might be considered reasonable if imposed at the start of the tenancy may not be reasonable if imposed later, since it is so difficult for a homeowner to relocate from the park. In other words, the 'immobility' of the homeowner weighs heavily in the decision of the courts to grant mobilehome residents this 'unique protection'.

One example of this issue occurred in a park in Morgan Hill, California where a new park owner sent out a notice requiring some residents to remove all existing concrete improvements from their spaces. Presumably this would include patios, sidewalks, driveway extensions and any other pads. The cost would obviously be high. The alleged reason was that current park rules now require written approval which was allegedly never previously obtained. But under the former rules, it is debatable whether this was true, since so many residents openly improved their spaces with concrete without any objection from management. The problem with this type of notice is clear. Residents in this park conducted themselves according to what the former rules said, and changed their position in reliance upon those rules. Often times this includes spending significant sums of money to install or erect improvements on the space. As long as this reliance is reasonable and justified, it is called "promissory estoppel" in the law. A park owner who allows a homeowner to change his or her position is "estopped" (or prevented) from later objecting. Passing a new rule does not override this concept. A

resident cannot be held to be in violation of a new rule for conduct that was permissible when it occurred under the former rules. In this case, the residents refused to comply with the notices, and the park owner appears to have backed off.

The park owner's prior consent or allowance of conduct thus creates valuable rights, which are even more uniquely placed at risk for a mobilehome resident. Any change in park rules which affects what was previously allowed, such as concrete, can thus only apply prospectively going forward, but not retroactively. Otherwise, the new rule or condition would not be "reasonable", and would not be enforceable. The homeowner's prior conduct, or the improvements made to the space, are "grandfathered" in under the new rules. The only exception would be for changes in the law which require that the park pass a new rule imposing new conditions. This would typically reflect health and safety concerns which must be enforced. An example would be a finding that construction made with certain materials, such as formaldehyde or asbestos, causes health problems which requires the removal of those materials. But even these types of building code changes are typically not enforced retroactively.

Poorly drafted park rules are often exposed when a park attempts to evict a resident. Or often when a park changes ownership the new owners wish to operate the park differently. In either case there is motivation to amend the park rules. But those amendments should in almost every case only be applied in the future, after notice and a meeting. Otherwise, any attempt by the park owner to retroactively enforce its rules should be challenged.



# “ASK BRUCE”

## GSMOL Corporate Counsel, Bruce Stanton, answers your questions

Continued from page 5

### WHEN DO HOMEOWNERS HAVE TO PAY FOR TELEVISION SERVICE?

With many different options available for the provision of television service, issues often arise as to whether mobilehome homeowners are obligated to pay for cable or other television-related services which a park owner decides to institute. A park owner could allege that since Civil Code section 798.41 describes ‘cable television’ as a “utility”, and section 798.31 states that a homeowner can be charged for “rent, utilities, and incidental reasonable service charges for services actually rendered”, then the park can choose the television provider and bill all residents whether they requested the service or not. The question often asked is: Can the park owner make me pay for television service if I do not want it? Thanks to the 1997 case of *Greening v. Johnson*, 53 Cal. App. 4th 1223, the answer is clearly and resoundingly: “no”. The Mobilehome Residency Law (MRL) does NOT authorize a park owner to charge residents for nonessential services, such as cable television, which residents do not want or do not use.

In *Greening*, the park owner sued residents who refused to pay monthly cable charges. The park owner decided to replace the park’s master antenna system with cable, and had allegedly made a joint decision along with the homeowners association to enter into a contract based upon 100% participation so that a lower basic rate

could be achieved. The park notified residents that all spaces would be hooked up and billed. Some residents refused to allow the hook up and then refused to pay the charges. The park argued that a cable charge is a permissible “utility charge” under 798.31 and thus could be separately billed under 798.41 whether a resident wanted them or not. The owner likened the cable charge to monthly charges for gas, electric or water, and stated that any homeowner who objected to the charge could simply leave the park and relocate to another park which had no cable. The appellate court did not find this to be a realistic solution.

The court held that a park owner could not unilaterally contract for and then pass through charges for cable to the homeowners without their consent. It found that a cable television was not a ‘utility’, since it was not an essential service such as gas, electric or water. It further found that the MRL prohibited residents from being charged where the service conferred no appreciable benefit to them, and thus found that where cable was not hooked up and used there was no “service actually rendered”. The court noted that “[t]he unscrupulous park owner could lure mobilehome owners with a competitive rent, then ‘nickel-and-dime’ this relatively captive market with an array of unanticipated charges which when aggregated could render the tenant unable to afford to continue the tenancy.” A further sound bite from this decision which can be applied to any charge which is levied upon a resident is the following: “...we think it unlikely the Legislature intended section 798.31 to afford a park owner carte blanche to procure and charge for whatever serv-

ices it desires, as long as the services can be characterized as ‘utilities’.”

This decision makes it clear that although cable television is normally thought of as a utility and 798.41 mentions cable television services, it does not authorize the park owner to bill them without prior resident consent. This consent should be obtained in writing. If a homeowner is being billed for any television service which he or she did not authorize, the park should immediately stop the billing as soon as notified, again in writing, by the homeowner. Any homeowner who received notice that a cable installation is about to be made which will apply to all spaces should immediately give written notice that he or she does not want the service. If the park owner tries to bill and collect the charges, the *Greening* case should be an absolute defense to the action, and the homeowner should win. If a resident opts for a dish system, other caselaw provides that a park owner cannot unilaterally prohibit all dishes of any size or location. The smaller dishes of today can easily be located unobtrusively on the home, where they are not unsightly or a nuisance to neighbors. A park rule which attempts to ban all dish systems of any size would not be ‘reasonable’, and thus would not be enforceable.

When the homeowner requests and pays for cable that is provided by the park owner, the homeowner is obligated to pay for those services.



# Sheahan Goes to Washington

GSMOL President Tim Sheahan has made three trips to Washington, D.C. thus far in 2009 as a representative of manufactured home owners with another trip set for later this month. Tim was elected Vice President of Manufactured Home Owners Association of America (MHOAA) last year and re-elected last month at the MHOAA national convention in Seattle, WA. MHOAA pays for the costs of attending the conventions and for the trips to Washington, D.C.; therefore, there are no costs to GSMOL other than annual membership dues in MHOAA.

On a trip to D.C. in April, Tim joined fellow MHOAA Board members for a leadership workshop and visits with AARP, Alliance for Retired Americans, Elder Justice Coalition and several Legislative offices. This was a great opportunity for the MHOAA Board to expand its presence at Capitol, which is already leading to more opportunities to protect homeowners.

Tim returned to the Capitol in early July to take place in a policy roundtable session to discuss opportunities for creating better protections for owners of manufactured homes in light of the new political climate. The Corporation For Enterprise Development (CFED) coordinated the event. CFED has been a key supporter of homeowners at the Federal level and has created what they call their "I'm Home" initiative to explore and support innovative strategies in manufactured housing, including support of resident ownership of MH communities when accomplished with resident support.

On that same trip, Tim was able to meet with administrators of the Federal Housing Finance Agency (FHFA), a newly-formed agency created to regulate Fannie Mae and Freddie Mac. These two Government Sponsored Enterprises have a Federal mandate of "Duty to Serve" and to specifically tar-

get manufactured housing and other forms of affordable housing. They are obligated to explore ways to create better loan products to preserve the viability of manufactured housing in the United States. Tim and a fellow MHOAA Board member appealed for more favorable financing rates for owners of manufactured homes and for manufactured homes to be classified as "real" property rather than "chattel" personal property. They also suggested that any park landowner receiving Federal loans for manufactured home communities should have to agree to a limit on rent increases, that fair compensation for homeowners is necessary if they lose their home from a community closure and that residents should be offered a right of first refusal to buy their MH communities if offered for sale.

Later in July, Tim returned to Washington as a member of the HUD Manufactured Housing Consensus Committee (MHCC). The MHCC is comprised of consumers, manufacturers/dealers, and public officials with the mission of recommending construction standards and inspection protocol for promoting safe, sound, energy-efficient homes. While on the trip, Tim had the opportunity to personally meet with the Deputy Secretary of HUD, Ronald Sims, and encouraged Mr. Sims to consider ways HUD could be more proactive in protecting the interests of homeowners, including a "Manufactured Home Owner Bill of Rights." After all, credit card holders now have their own Bill of Rights, and captive MH owners need and deserve even greater protections.

Tim reports he is encouraged by his trips to the nation's Capitol and is optimistic some positive developments will occur at the Federal level to help better protect homeowner rights. He also recognized that we in California

are lucky to have significant homeowner protections, unlike many states in which MH owners have virtually no more rights than apartment tenants.

*Please consider joining Manufactured Home Owners Association of America as our voice at the national level. Visit their website at: [www.mhooa.us](http://www.mhooa.us).*



## NAVA Named GSMOL Legislator of the Year

We are pleased to announce that Assemblymember Pedro Nava has been named GSMOL Legislator of the Year by the Board of Directors. Mr. Nava and his staff demonstrated extraordinary persistence in pushing his bill, AB 566, through the Legislative process this year. Mr. Nava was also a vocal opponent of the dangerous AB 761 (Calderon) which would allow huge rent increases upon sale of homes. We want to express our sincere appreciation to Mr. Nava for his unwavering support of homeowners in manufactured home communities. Official presentation of the award will occur at our GSMOL State Convention in April.



# GSMOL LEGISLATIVE COMMITTEE "LEGISLATIVE ACTION TEAM (LAT)" OUR ACTIVITIES FOR THE 2009 LEGISLATIVE SESSION AT A GLANCE

By Jim Burr, Legislative Chair

As the busy 2009 Legislative Session winds down, all that remains as of press time was to encourage the Governor to sign AB 566 (Nava – condo-conversion protection) into law. Other GSMOL sponsored or supported bills were adopted into law, awaiting action by the Governor, made two-year bills or died along the way. For more on this, please see GSMOL Legislative Advocate Brian Augusta's legislative report in issue.

As we draft this report, our GSMOL members along with the coalition of statewide and local associations are working hard to send literally thousands of cards to the Governor and encourage him to sign AB 566 into law. If adopted, the bill would provide a seat at the table and give meaning to the required resident support survey when park owners initiate a forced conversion to condominium subdivisions. The Governor must act on the bill by October 11th and this likely occurred by the time your Californian reached you.

The real purpose of this message is to recognize the outstanding work accomplished by so many lay volunteers who sacrificed and worked so hard in two areas of grassroots advocacy. They are (1) the hundreds of you who traveled to the Capitol to support our bills and (2) literally thousands of you who organized within the parks and called or sent cards, letters and faxes to legislators and the Governor. As we attempt to influence the votes of our elected officials, these two important functions have equal value. Therefore, we will dedicate the remainder of this article to them.

**FILLING THE HEARING ROOMS** and legislative offices at the Capitol. Hundreds of homeowner advocates came to the Capitol during the session. They wore GSMOL badges, filled the hearing rooms, testified and sat in support as our bills were introduced and voted on. They visited legislator's offices and discussed our bills with staff members. And for the first time, they were present in the Visitors Gallery when AB 566 was taken up on the Senate floor. They were introduced by the Chair, and one Senator.

They attended GSMOL sponsored orientation sessions before the hearings, then de-

briefings and a Q&A afterward for an explanation of the outcome. They were led by GSMOL Legislative Advocate Brian Augusta, Legislative Consultant Christine Minnehan and Corporate Council Bruce Stanton while the LAT served as host.

During one critical Senate Housing Committee hearing, over 110 homeowners arrived on three chartered busses and carpools from throughout Central California. This is the largest showing of support GSMOL has seen in the four years the LAT has been active. They stuffed the hearing room with over 80 supporters leaving standing room only for the park owner's representatives. The remainder filled the hallway and watched the proceeding on monitors. Each HOA, Chapter or coalition association was able to give brief testimony at the microphone, and the Chair asked all others in support of the bill to stand. The whole room rose to their feet and created a stir among the Committee Members. Someone in the audience said "and there are 300 more in the hallway"! The Chair repeated it with a smile.....

There may organizations and individuals to thank for organizing transportation and filling the hearing rooms; some of them are as follows:

— From Sonoma County, Roger McConnell (SRMOA), Len Carlson (SCMOA), Bob Fleak, GSMOL Region Manager and Jean Warnes, HOA President and many other officers and members of park HOA's and Chapters.

— From the Santa Cruz County, arranged by Rich Halterman, GSMOL Region Manager, Henry Cleveland, Santa Cruz County Mobile Home Commission and many more.

— From Calistoga, Catherine Singels organized the bus and many supporters. .

— From Americas Canyon, Larry Asp, GSMOL Assoc. Region Manager and his volunteers shared the charter bus with the Calistoga folks.

— From Hayward, Kathryn Morris, organized carpools of supporters from their city-wide HOA.

— From Marysville, Bob Hites, CoMO-CAL Vice President organized carpools from his area.

— From the Greater Sacramento region, Lloyd Logan, GSMOL Vice President, Norma Bohannon, GSMOL Region Manager and other LAT Regular Members organized carpools from the surrounding area. All Regular Members of the LAT were named in our article in the last issue of The Californian and were a great help in hosting folks from outside the area.

## CAMPAIGN TO FLOOD LEGISLATORS WITH CARDS, LETTERS AND CALLS.

Of equal value to our success are the thousands of volunteers from throughout the state who sent cards, letters faxes and phone calls - you made a huge contribution to winning very close battles with park owners during policy committee hearings and floor votes. The campaign was guided by the GSMOL legislative professionals and implemented by the large statewide mobile home advocacy associations and the local city, county HOA's and finally the individual park's HOA's and Chapters.

Other participating organizations with a broad influence, in addition to GSMOL, are as follows:

*continue on page 9*

Our next state board meeting will be held in the Sacramento area and all GSMOL members are welcome to attend.

GSMOL  
Board of Directors Meeting  
Golf Green Estates  
8665 Florin Road  
Sacramento, CA 95828  
October 22, 2009  
10:00 AM

Golf Green Estates is located south of downtown Sacramento. Take the Florin Road exit off Hwy 99 and go East 3.4 miles. Golf Green Estates will be on your left.



## GSMOL LEGISLATIVE COMMITTEE "LEGISLATIVE ACTION TEAM (LAT)" OUR ACTIVITIES FOR THE 2009 LEGISLATIVE SESSION AT A GLANCE

*Continue from page 8*

- Mobile Home Owners Coalition (MOHOC), operated by Merle and Betty Pitman from Ojai (Ventura County). Through our Summit Meeting series, headed by Christine Minnehan, MOHOC contributed their rapidly growing grassroots networking efforts and ability to generate petitions and faxed letters to our elected representatives.

- Coaliton of Mobilehome Owners-California (CoMO-CAL), headed by Frank Wodley in Chatsworth lends their extensive newsletter and electronic communication network and is seeking a growing presence in legislative affairs. They participated extensively in the GSMOL sponsored Summit Series and have been cooperating well during the 2009 legislative session.

- California Mobilehome Owners Resources and Action Association (CMRAA), headed by President Gus Colgain, supported the Summit Series and legislative coalition.

- Neighborhood Friends/Windsor Group headed by Glen Bell and Samii Taylor. They showed interest in the Summit Series and lobbied at the local and state level, as well. We appreciated their cooperation in supporting the coalition's legislative agenda this year.

Our Legislative Action Team feels the most exciting aspects of the 2009 Legislative Session are the high level of agreement, compatibility and cooperation received from the associations listed above, and the many new faces involved in the Capitol visits and grassroots efforts from within the parks. Many are participating this

year for the first time, and the responses were overwhelming. Thank you all!

Going forward, we must keep one simple fact in mind. Given the current political climate in the Capitol, there is absolutely no way we will pass meaningful legislation if there are splits in our mobile home park constituency! We simply cannot succeed unless we are UNITED as a coalition. Whatever gain will come from the current session will be a result of the UNITED front we enjoyed. We have a good friend and affordable housing partner in AARP. We can paraphrase their slogan as follows: UNITED WE STAND - DIVIDED WE WILL SURELY FAIL.

Contact the GSMOL  
Home Office toll-free at  
1 (800) 888-1727

### FIVE FOR FIVE REWARDS PROGRAM REACTIVATED

by Bob Markley  
Chairman, Membership Action Team.

Many members remember the Five For Five program of a few years back. In fact, it never died; it just went into hibernation.

We are reviving it, but with a few changes. Those who remember the program will recall that it relied on the three-part membership application form (white original, with pink and yellow cop.es). Well, we are not printing any more of those forms, although some are still around and are still valid and usable.

Instead of the pink copies of the three-part form, the resurrected Five For Five program utilizes a list of new members filled out by the recruiter. (see the back cover of this edition of *The Californian* for a sample, which can be clipped out and used.)

Recruiters are encouraged to send all membership applications in to the home office as they are received. Just keep track of who joined and when, and add them to your list. When you reach five new members, mail or fax your completed form to the home office. After they verify the information, you or your chapter (whichever you choose) will be mailed a check for \$5. It isn't going to make you rich, but it is nice to see some reward for your efforts.

Just a couple of reminders:

- This program is for recruiting new members. We all like renewals, but they don't count for this program.
- If two or more persons living in the same home sign up and pay one membership dues, they count as one member for this program.

So, clip out the form on the back cover, fill it out and mail or fax it in.



## NEW GSMOL POSITION TO HELP ENFORCE HOMEOWNER RIGHTS

The GSMOL Board of Directors has approved a new position, Special Assistant to the President for Enforcement Help and has appointed me to this position.

Why me? I have been a GSMOL volunteer worker for over 24 years, half that time serving as Associate Manager or Assistant Manager for Region Nine. When Region Nine, Riverside County, had no Acting Manager, I received and answered all GSMOL members' written questions and complaints.

My position is, and has always been, that the park owners have a Permit to Operate a mobilehome park under the standards and requirements of their permit to operate and; therefore, have the contractual duty to provide and maintain these standards and requirements, that protect the homeowners' investment. I believe any park owner would want to know when his park was not being managed as required by law, because the Superior Court has upheld that every person is bound legally to their property and is responsible for activities taking place there.

I believe, that because GSMOL is the one organization that has GSMOL Managers and chapter Presidents throughout the state, we can all work together and educate our GSMOL members to their rights and help them when they present their problems in writing.

I hope our GSMOL members will pass the word to non-members that if any GSMOL member is in need there will be someone to go to for help; they will not have to feel they are alone.

Also, if any active GSMOL member would like to join with this enforcement

help, there are management positions open, just contact any GSMOL Officer, Manager, or me. Knowing you can help members protect their home investment is very rewarding. Please consider helping.

Remember as a GSMOL member your dues are only \$20.00 a year. This is to cover expenses of maintaining an office, all operational expenses, printing and mailing of the Californian, someone in Sacramento watching all bills being presented to the Legislature, a corporate attorney, etc. but remember GSMOL also has other programs that help protect your home investment that depend solely on the generous donations from the members. They are the Legal Fund, the PAC Fund, and the Enforcement Legal Fund.

Thanks for being generous and keep it up. We all have a home investment to protect and if we all work together we can make our parks the happy and safe place they should be.

Donna Matthews

Assistant to the President for Enforcement Help

(Editorial note: Donna was featured on the cover of our Mar/Apr 2009 issue of the Californian concerning her battle against an unfair eviction)

### HOW DID YOUR LEGISLATOR VOTE ON AB 566?

**ASSEMBLY FLOOR VOTE 09/12/2009**  
(AYES 44. NOES 28.) (PASS)

AYES

Ammiano, Arambula, Beall, Block, Blumenfeld, Brownley, Caballero, Chesbro, Cook, Coto, Davis, De La Torre, De Leon, Emmerson, Eng, Evans, Feuer, Fong,

Fuentes, Furutani, Hall, Hayashi, Hill, Huber, Huffman, Jones, Krekorian, Bonnie Lowenthal, Ma, Mendoza, Monning, Nava, John A. Perez, V. Manuel Perez, Ruskin, Salas, Saldana, Skinner, Swanson, Torlakson, Torres, Torrico, Yamada, Bass

NOES

Adams, Anderson, Bill Berryhill, Tom Berryhill, Blakeslee, Charles Calderon, Conway, DeVore, Fletcher, Fuller, Gaines, Galgiani, Garrick, Gilmore, Hagman, Harkey, Jeffries, Knight, Logue, Miller, Nestande, Niello, Nielsen, Silva, Smyth, Audra Strickland, Tran, Villines

ABSENT, ABSTAINING, OR NOT VOTING

Bradford, Buchanan, Carter, Hernandez, Lieu, Portantino, Solorio [Vacancy]

**SENATE. FLOOR VOTE 09/10/2009**  
(AYES 21. NOES 14.) (PASS)

AYES

Alquist, Ashburn, Cedillo, Corbett, Correa, DeSaulnier, Ducheny, Florez, Hancock, Kehoe, Leno, Lowenthal, Oropeza, Padilla, Pavley, Price, Romero, Simitian, Steinberg, Wiggins, Wolk

NOES

Aanestad, Calderon, Cogdill, Cox, Denham, Dutton, Hollingsworth, Huff, Maldonado, Runner, Strickland, Walters, Wyland, Yee

ABSENT, ABSTAINING, OR NOT VOTING

Benoit, Harman, Liu, Negrete-McLeod, Wright



## THEME FOR APRIL 9-11, 2009 CONVENTION

### ALL WRITERS, POETS, JUST PLAIN GSMOL MEMBERS.

A "THEME" is needed for the April Convention. The time is rapidly approaching and we need more suggestions. Think up a THEME, like GSMOL FIGHTING FOR MOBILE-HOME OWNERS. Get out your pen and paper and think up something appropriate for a convention theme. Once you start to think, you can come up with a good theme. E-mail your suggestions to Diana Johnston, gsmol-reg1@yahoo.com or Mary Hahn, MaryH2811@aol.com. If you do not have a computer please mail to Garden Grove Office, PO Box 876, Garden Grove, CA 92842. We are eagerly waiting for your submission.

### NOMINATION OF STATE OFFICERS

There are 8 offices on the Board of Directors to be filled at the Convention. They are: President, Vice Presidents Zone B, C and D; Vice President-Resident Owned Parks; Secretary and Treasurer. If there is a member in your Chapter you know who is qualified and will do a good job for any of these offices, check ByLaws 2008, Section 3.03. Please submit A Declaration of Candidacy 120 days (December 11, 2010) prior to the Election (Sunday April 11, 2010) accompanied by a nominating petition bearing the names of at least 25 members in good standing to the Nominating Committee at the Garden Grove Office address. Written Confirmation and willingness to serve and resume of experience should be sent to the Nominating Committee at the Garden Grove office 90 days before the election (January 21, 2010).

Check your Chapter and other GSMOL chapters and you will find a lot of good people to fill these offices.

Looking forward to seeing a big amount of nominations. Thank you.

### CHALLENGE TO SOUTHERN CALIFORNIA

The Legislative Action Team (LAT) did some Sherlock Holmes work investigating where Corresponding Members (CM's) are needed in the state. The results were considered, discussed and the Team came to the following conclusion; we need CM's in Southern California. The CM program is a network of GSMOL members who notify other members in their area when support is needed to pass a bill in the Legislature such as AB 566 by calling, writing and faxing their Assembly representative and Senator and asking them to vote Yes on the bill.

Being a CM is not hard and does not take up much time. Legislative bulletins are sent out to CM's by the LAT; some give information about legislation and some ask for action on a particular bill. A CM establishes a network of members to give this information to. Usually, the information is distributed in their park, but distribution in other parks is encouraged. This network enables the LAT to keep GSMOL members up-to-date on current legislation introduced in the Assembly or Senate and other items of interest to members. We need CM's in 30 districts starting from Bakersfield south to the border. If you are interested in becoming a CM, contact Mary Hahn at Mary2811@aol.com or Diana Johnson at gsmolreg1@yahoo.com. A computer is needed to receive messages, but once a message is received, anyone can distribute it. JOIN THE NETWORK!! We want to hear from you.

### CONVENTION NEWS

The Convention will be held April 9-11, 2010 at the Marriott Hotel in Ontario. Shuttle buses will be furnished by the hotel for pick up at the Airport and run every half-hour. Registration fee will be \$100 (and before you faint) includes registration, lunch and dinner on Saturday. We look forward to a great convention want to see you there. Come to the convention to find out all the news on new programs GSMOL is initiating, working on and has completed and to meet your fellow manufactured home owners. The Garden Grove office accepts payment for Registration.

Start planning and saving now so your community can be represented at the convention. Active GSMOL chapters are eligible to send delegates who will have the right to vote on the business matters of the convention.

Warm regards,  
Mary Hahn

### Ontario Homeowner Conference

Assemblywoman Norma Torres is hosting a Mobilehome Conference on  
Friday, October 23  
from 9:00 am to noon.

A panel of experts and state officials will answer your questions about mobilehome issues in California including but not limited to: park inspections, health and safety codes, fair housing and senior housing issues, new mobilehome legislation and local housing programs. Please RSVP to 909-984-7741.

Location: De Anza Community Center

1405 S Fern Ave  
Ontario, CA 91762  
Time: 9:00 am to Noon  
RSVP: Assemblywoman Norma Torres' District Office at  
909-984-7741



**UNITED STATES POSTAL SERVICE® (All Periodicals Publications Except Requester Publications)**

1. Publication Title: **CALIFORNIAN**

2. Issue Frequency: **BI-MONTHLY**

3. Issue Date: **SEPTEMBER 30, 2009**

4. Number of Issues Published Annually: **6**

5. Annual Subscription Price: **7.50**

6. Complete Mailing Address of Known Office of Publication (Not printer):  
11021 MAGNOLIA STREET, GARDEN GROVE, ORANGE COUNTY, CA 92641  
PO BOX 876, GARDEN GROVE, ORANGE COUNTY, CA 92642

7. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not printer):  
11021 MAGNOLIA STREET, GARDEN GROVE, ORANGE COUNTY, CA 92641  
PO BOX 876, GARDEN GROVE, ORANGE COUNTY, CA 92642

8. Full Name and Complete Mailing Address of Publisher:  
TIN SHEARER, GSMOL, INC.  
11021 MAGNOLIA STREET, GARDEN GROVE, ORANGE COUNTY, CA 92641  
PO BOX 876, GARDEN GROVE, ORANGE COUNTY, CA 92642

9. Full Name and Complete Mailing Address of Owner:  
(Same as above)

10. Full Name and Complete Mailing Address of Known Bondholder, Mortgagee, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages, or Other Securities. If none, check box: ☒ None

11. Full Name and Complete Mailing Address of Complete Mailing Address:  
(Same as above)

12. For completion by nonprofit organizations authorized to mail at nonprofit rates:  
a. Purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes:  
b. Has this organization changed during the 12 months?  
c. Has the organization changed during the 12 months? Publisher must submit explanation of change with this statement.

13. Publication Title: **CALIFORNIAN**

14. Issue Date for Circulation Data Below: **SEPTEMBER 30, 2009**

15. Extent and Nature of Circulation:  
Average No. Copies Each Issue During Preceding 12 Months

a. Total Number of Copies (Net press run)		17,800	17,500
b. Paid Circulation (By Mail and Outside Mail)	1. Paid Outside County Paid Subscriptions (Based on PS Form 3540, paid subscriptions press run, net copy, advertiser's paid copies, and exchange copies)	15,485	14,488
	2. Paid County Paid Subscriptions (Based on PS Form 3541, paid subscriptions press run, net copy, advertiser's paid copies, and exchange copies)	0	0
	3. Paid Distribution Outside the State (Including Sales Through Carriers and Outside Sales, Street Vendors, Counter Sales, and Other Paid Distribution Outside the State)	0	0
	4. Paid Distribution by Other Classes of Mail Through the USPS (e.g., First-Class Mail®)	0	0
c. Total Paid Distribution (Sum of 15b (1), (2), (3), and (4))		15,485	14,488
d. Free or Nominal Rate Distribution (By Mail and Outside Mail)	1. Free or Nominal Rate Outside County Copies (Based on PS Form 3541)	0	0
	2. Free or Nominal Rate County Copies (Based on PS Form 3541)	0	0
	3. Free or Nominal Rate Copies Outside the State (Including Sales Through Carriers and Outside Sales, Street Vendors, Counter Sales, and Other Paid Distribution Outside the State)	90	85
	4. Free or Nominal Rate Distribution Outside the State (Carriers or other means)	2,070	2,815
e. Total Free or Nominal Rate Distribution (Sum of 15d (1), (2), (3), and (4))		2,160	2,901
f. Total Distribution (Sum of 15c and 15e)		17,645	17,389
g. Copies Not Distributed (Plan Instructions to Publishers 44 pages 43)		155	110
h. Total (Sum of 15f and g)		17,800	17,500
i. Percent Paid (Divide 15c by 15f and multiply by 100)		87%	83%

16. Publication of Statement of Ownership:  
a. If the publication is general publication, publication of this statement is required by law.  
b. If the publication is not general publication, publication of this statement is required by law.  
c. If the publication is not general publication, publication of this statement is required by law.

17. Signature and Title of Publisher, Business Manager, or Owner:  
*Tin Shearer* PUBLISHER 9/28/09

I certify that the information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

PS Form 3526, September 2002 Page 2 of 3

## CONDO CONVERSION CONFLICT CONTINUES IN THE COURTS

While much of our focus regarding conversion of manufactured home communities to condominium subdivisions centered on getting AB 566 passed, lawsuits on the issue have been working their way through the court system this year.

Several cities or counties adopted moratoriums or ordinances to block non bona fide and sham conversions as the threat of forced conversions started to appear a few years ago. The term "bona fide" is generally considered as a legitimate conversion if it garners majority resident support, whereas "sham" conversions are those initiated merely to sell at least one condominium home site; thereby removing local rent protections for all residents who continue to rent their lots. The effect can be the same on residents but AB 566 focused on the resident support survey as a means to validate a conversion as truly bona fide.

Park landowners challenged many of the local conversion ordinances and the biggest blow to homeowners was the recent decision by the First District Court of Appeals in Northern Californian, where the Court ruled State law preempted a Sonoma County ordinance that had set a number of standards to determine whether a conversion was bona fide. The *Sequoia Park Associates v County of Sonoma* appellate court decision and other adverse court decisions have sent ripple effects throughout the State and, in some cases, scared cities and counties enough to not enforce their own conversion ordinances. GSMOL has hired specialist attorney Will Constantine to prepare documents in support of Sonoma County's efforts to reverse the

damaging appellate court decision. Depending upon that outcome and the Governor's action on AB 566, we will then re-evaluate the situation and strategize on how to best protect homeowners on a continuing basis

## MORE NEW MEMBERSHIP RECRUITING LITERATURE AVAILABLE

By Bob Markley

Chairman, Membership Action Team

One of our most useful recruiting tools has been the document entitled "What Legislators Said About GSMOL." It quotes unpaid testimonials from some prominent California legislators about why YOU should be a member of GSMOL. If you have not seen this document, you can obtain a sample copy (or a supply of copies) from the home office by calling them at (800) 888-1727.

The NEW literature is the translation of this useful piece into Spanish and also into Vietnamese. Copies of either of these can also be obtained from the home office.

**Membership  
recruitment packets  
now available!**  
**Contact the GSMOL  
Home Office  
for details. Call:  
1 (800) 888-1727.**



# JUST WHO SHOULD RECRUIT MEMBERED FOR GSMOL?

by Bob Markley

*Chairman, Membership Action Team*

It is no secret that the statewide membership rolls of GSMOL have been gradually declining over the past several years. Why has this happened?

There are several reasons: members move out of manufactured homes to live with relatives or into "stick-built" homes, or sometimes into assisted living. Sadly, some pass away.

What all this means is that GSMOL must be constantly adding new members just to replace those who drop out. Increasing our membership rolls means adding even more.

But, who should be doing the recruiting to convince non-members to join, and current members to renew? Is it the President, Tim Sheahan? Is it the Chairman of the Membership Action Team? Is it the chapter officers of GSMOL chapters? Is it someone else?

Here is a list of the characteristics of persons who should be recruiting new members to join GSMOL and convincing current members to renew:

1. Persons who care about legislation in Sacramento that affects owners of manufactured homes all over the state.
2. Persons who want to see the existing Mobilehome Residency Law (MRL) enforced all over the state.
3. Persons who understand that, when our lobbyists speak for us, it is important that they speak for a very large number of voters all over the state, not a small number. More members means

more influence by our lobbyists. (Strength in numbers.)

4. Persons who realize that there is no other organization that represents owners of manufactured homes all over the state, in Sacramento. Some other organizations report what has happened in Sacramento after it has happened, but no other organization besides GSMOL makes it happen in Sacramento.

5. Persons who realize that without GSMOL, they would be in very deep doo-doo without someone to work on their behalf.

In other words, the persons who should be recruiting new members for GSMOL and convincing current members to renew, is every member of GSMOL.

Of course, it takes some level of commitment and some level of energy to do the recruiting. Persons with no arms and no legs will be excused. However, GSMOL needs the effort of every able-bodied member to help in this effort.

If you wait for someone else to do it, it just won't get done. How do you eat an elephant? One bite at a time. How does GSMOL increase our membership? One member at a time. If every current member can convince one neighbor to join, our membership would double. Just one neighbor! Don't be shy.

This is important. If Minnie McDaniel can personally sign up 80 new GSMOL members, all by herself (see The Californian, Jan/Feb 2009 issue, page 12, the rest of us can certainly

convince one (or even more) of our friends and neighbors to join. Or, give them an early Christmas present by sponsoring their membership. How about it? Grab the bull by the horns! Act! You will feel better afterwards, I guarantee it.

We now have the best array of recruiting literature we have ever had, but it does no good sitting on our shelves. If you are unfamiliar with our literature, call the GSMOL home office at (800) 888-1727 and ask for samples. Then use it; it will make your task easier.

If you would like to help your chapter officers in a recruiting drive, contact them. If you have no GSMOL chapter where you live, you can do this on your own or in conjunction with a GSMOL chapter nearby. GSMOL by-laws now allow a chapter to include members from more than one park.

You might even be able to make a few dollars for yourself or your chapter. Elsewhere in this edition of The Californian, is described the re-activation of the Five For Five program, wherein a GSMOL member can earn \$5 for him-or-herself or for their GSMOL chapter by recruiting five new members.

Whatever way you decide, you can help. DO IT NOW! DO NOT WAIT FOR TOMORROW OR NEXT WEEK! DO NOT WAIT FOR "GEORGE" TO DO IT.

See GSMOL in Action at the Capitol  
Watch video clips posted on the GSMOL website at [www.gsmol.org](http://www.gsmol.org)



# WHO'S WHO

## BOARD of DIRECTORS

### PRESIDENT

**TIM SHEAHAN**  
Villa Vista Estates  
2907 South Santa Fe, #2  
San Marcos, CA 92069  
Phone: (760) 727-4495  
FX (760) 727-8753  
tjsheahan@cox.net

### VICE PRESIDENT

**ZONE A**  
**LLOYD LOGAN**  
Imperial Manor  
PO Box 535  
Citrus Heights, CA 95611  
Phone: (916) 332-4409  
FX: (916) 331-6968  
lloydlogan09@comcast.net

### VICE PRESIDENT

**ZONE B**  
**JAMES GULLION**  
Cascade Mobile Park  
P.O. Box 1460  
Jamestown, CA 95327  
Phone: (209) 533-9174  
jgullion25@sbcglobal.net

### VICE PRESIDENT

**ZONE C**  
*Vacant*

### VICE PRESIDENT

**ZONE D**  
**LANIER HARPER**  
Hidden Springs Cntry. Club  
15500 Bubbling Wells Rd. #205  
Desert Hot Springs, CA 92240  
Phone: (760) 288-7175  
thingsstuff88@yahoo.com

### VICE PRESIDENT

**RESIDENT OWNED PARKS**  
**JERRY BOWLES**  
Brookvale Terrace  
300 Plum Street #111  
Capitola, CA 95010  
pgr. (831) 684-3224  
gsmol\_rop\_vp@charter.net

### TREASURER

**BOB OGLE**  
Rancho San Luis Rey MHP  
200 N. El Camino Real #29  
Oceanside, CA 92054  
Phone (760) 433-3696  
bogle555@sbcglobal.net

### SECRETARY

**LARRY RHINEHART**  
Upland Ekdorad MHP  
1400 W 13TH ST. # 209  
Upland, CA 91786  
Phone (909) 920-9566  
larry.rhinehart2@verizon.net

## ZONE A

(REGIONS 1,2,4,11&14)

### REGION 1

COUNTIES: Alameda, San Mateo, Contra Costa, Santa Clara and San Francisco

### REGION MANAGER-WEST

**Diana Johnson**  
Harbor Village Mobile Park  
3015 E. Bayshore Rd., #6  
Redwood City, CA 94063  
Phone (650) 369-6842  
FX (650) 369-4552  
gsmolreg1@yahoo.com

### ASSOCIATE MANAGER

**Chet Smith**  
Palo Mobile Estates  
1885 E Bayshore Rd. #45  
Palo Alto, CA 94303  
Phone: (650) 323-5757  
chetsm1c@unionplus.net

### REGION 2

COUNTIES: Del Norte, Humboldt, Lake, Marin, Mendocino, Napa, Solano and Sonoma

### REGION MANAGER

**Robert Fleak**  
Rancho Grande MHP  
157 Parque Recrero  
Rohnert Park, CA 94928  
Phone: (707) 584-1731  
rfleak@sbcglobal.net

### ASSOCIATE MANAGERS

**Larry Asp**  
Napa Olympia  
244 American Canyon Rd., #84  
American Canyon, CA 94503  
Phone: (707) 557-4968  
lasp@worldnet.att.net

### Richard Hofmann

Olympia Mobilodge  
97 Palm Drive  
Vallejo, CA 94589  
Phone: (707) 642-8650  
rhofmann2001@yahoo.com

### Bill Donahue

Sandalwood Estates  
28 Oakwood Dr.  
Petaluma, CA 94954  
Phone: (707) 765-2556  
WilliamDonahue28@hotmail.com

### Sam DiGiacomo

Pueblo Serena MHP  
87 La Paz Drive  
Sonoma, CA 95476  
Phone: (707) 938-2962

### REGION 4

COUNTIES: Butte, Glenn, Shasta, Siskiyou, Tehama and Trinity

### REGION MANAGER

*Vacant*

### REGION 11

COUNTIES: Amador, El Dorado, Lassen, Modoc, Nevada, Placer, Plumas and Sierra

## REGION MANAGER

**Michelle Smith**  
Crestview Mobile Park  
6387 Mother Lode Dr., #33  
Placerville, CA 95667  
Phone: (530) 622-9865  
melizabeth2@sbcglobal.net

### REGION 14

COUNTIES: Colusa, Sutter, Sacramento, Yolo and Yuba

## REGION MANAGER

**Norma Bohannon**  
Mobil Country Club, 36 Sunbeam  
Way, Rancho Cordova, CA. 95670  
Phone: (916) 635-3346  
norma\_sue@sbcglobal.net

## ASSOCIATE MANAGERS

**Mary Hahn**  
Oak Grove Estates  
P.O. Box 19126  
Sacramento, CA. 95819  
Phone: 916 / 726-2855  
FX: (916) 726-2105  
Maryh2811@aol.com

### Marie Hall

Three Palms MH Estates  
604 Pringle Ave. #1  
Galt, CA. 95632  
Phone: (209) 745-5764

### Kenneth (Ken) McNutt

Golden Palms MH Estates  
8181 Folsom Blvd. #243  
Sacramento, CA. 95826  
Phone: (916) 383-1820  
kmcnutt@ucdavis.edu

## ZONE B

(REGIONS 8,10,12,13)

### REGION 8

COUNTIES: San Luis Obispo, Santa Barbara and Ventura

## CO-REGION MANAGERS

**Marie Pounders (North)**  
Sea Oaks  
1675 Los Osos Vy. Rd. #205  
Los Osos, CA 93402  
Phone: (805) 528-0825  
merymp@sbcglobal.net

### Craig Hull (South)

Sea Esta Village  
47 Sea Esta Place  
Ventura, CA 93003  
Phone: (805) 676-1728  
Cell phone: (805) 223-5635  
motorcopboy@gmail.com

## ASSISTANT MANAGERS

**Al Strunk**  
Sea Oaks  
1675 Los Osos Vy. Rd.#217  
Los Osos, CA 93402  
Phone: (805) 528-7336  
alstrunk@charter.net

### Marjorie Pohl

Sea Oaks  
1675 Los Osos Vy. Rd.#124  
Los Osos, CA 93402  
Phone: (805) 528-4239

## ASSOCIATE MANAGERS

**Ray McKelligott**  
Blue Heron Terrace  
475 S. Bay Blvd., #22  
Moro Bay, CA 93442  
Phone: (805) 772-8728

### Pat Brown

Royal Palms Mobile Park  
205 Drifill Blvd. # 11  
Oxnard, CA 93030  
Phone: (805) 483-7575

### Ollie Kirby

Del Cielo Mobile Estates  
3210 Santa Maria Way #142  
Santa Maria, CA 93455  
Phone: (805) 934-9248  
fairdealing@verizon.net

### REGION 10

COUNTIES: Monterey, San Benito and Santa Cruz

## REGION MANAGER

**Richard Halterman**  
Castle Mbl Estates  
1099 38th Ave., #16  
Santa Cruz, CA 95062  
Phone: (831) 476-0337

### REGION 12

COUNTIES: Fresno, Inyo, Kern, Kings, Madera and Tulare

## REGION MANAGER

**Jim Burr**  
Westlake Village MHP  
2400 W. Midvalley Rd. #M-4  
Visalia, CA 93277  
Phone (559) 732-2177  
james-burr@sbcglobal.net

### REGION 13

COUNTIES: Alpine, Merced, Calaveras, Mariposa, Mono, San Joaquin, Stanislaus and Tuolumne

## ASSOCIATE MANAGER

**Bill Toth**  
Sonora Estates  
22466 S. Airport Rd. #53  
Sonora, CA 95370  
Phone: (209) 588-9146

## ZONE C

(REGIONS 3,5,6)

### REGION 3

Los Angeles County

## REGION MANAGER

*Vacant*

### REGION 5

Orange County

## REGION MANAGER

**Jean Stirling-Stevens**  
P.O. Box 7265  
Newport Beach, CA 92668  
(949) 673-1611  
netco33@sbcglobal.net

## ASSOCIATE MANAGER

**Michael Albee**  
Rio Vista Mobile Estates

320 N Park Vista St. #146

Anaheim, CA 92806  
Phone: (714) 403-1362  
eagle20187@yahoo.com

### REGION 6

San Bernardino County  
*Vacant*

## ZONE D

(REGIONS 7,9)

### REGION 7

COUNTIES: San Diego and Imperial

## REGION MANAGER

**Frankie Bruce**  
Village Green MHP  
10771 Black Mtn. Rd. # 100  
San Diego, CA 92126  
Phone: (619) 804-0735  
francesbruce@att.net

## ASSOCIATE MANAGERS

**Homer Barrs**  
Mission Valley Village  
6892 Mission Gorge Road  
San Diego, CA 92120  
Phone: (619) 546-7636  
hbarrs@cox.net

### Frank Merrifield

Rancho San Luis Rey  
200 N. El Camino, #92  
Oceanside, CA 92054  
Phone: (760) 754-8420  
cfm3@cox.net

### Pat La Pierre

Olay Lakes Lodge  
1925 Olay Lakes Rd. #111  
Chula Vista, CA 91913  
Phone: (619) 421-9749

### REGION 9

Riverside County

## ASSISTANT MANAGER

**Donna Matthews**  
Plantation On The Lake  
10961 Desert Lawn Dr., #109  
Calimesa, CA 92320  
Phone: (909) 795-4557

## ASSOCIATE MANAGERS

**Ivan McDermott**  
Country Lakes MHP  
21100 Hwy. 79, #122  
San Jacinto, CA 92583  
Phone: (951) 654-7297  
Unk7828@cs.com

### Gail Mertz

Riverside Meadows  
4000 Pierce St. #346  
Riverside, CA 92505  
Phone: (951) 359-4619  
g.mertz@sbcglobal.net

### Grant Yoders

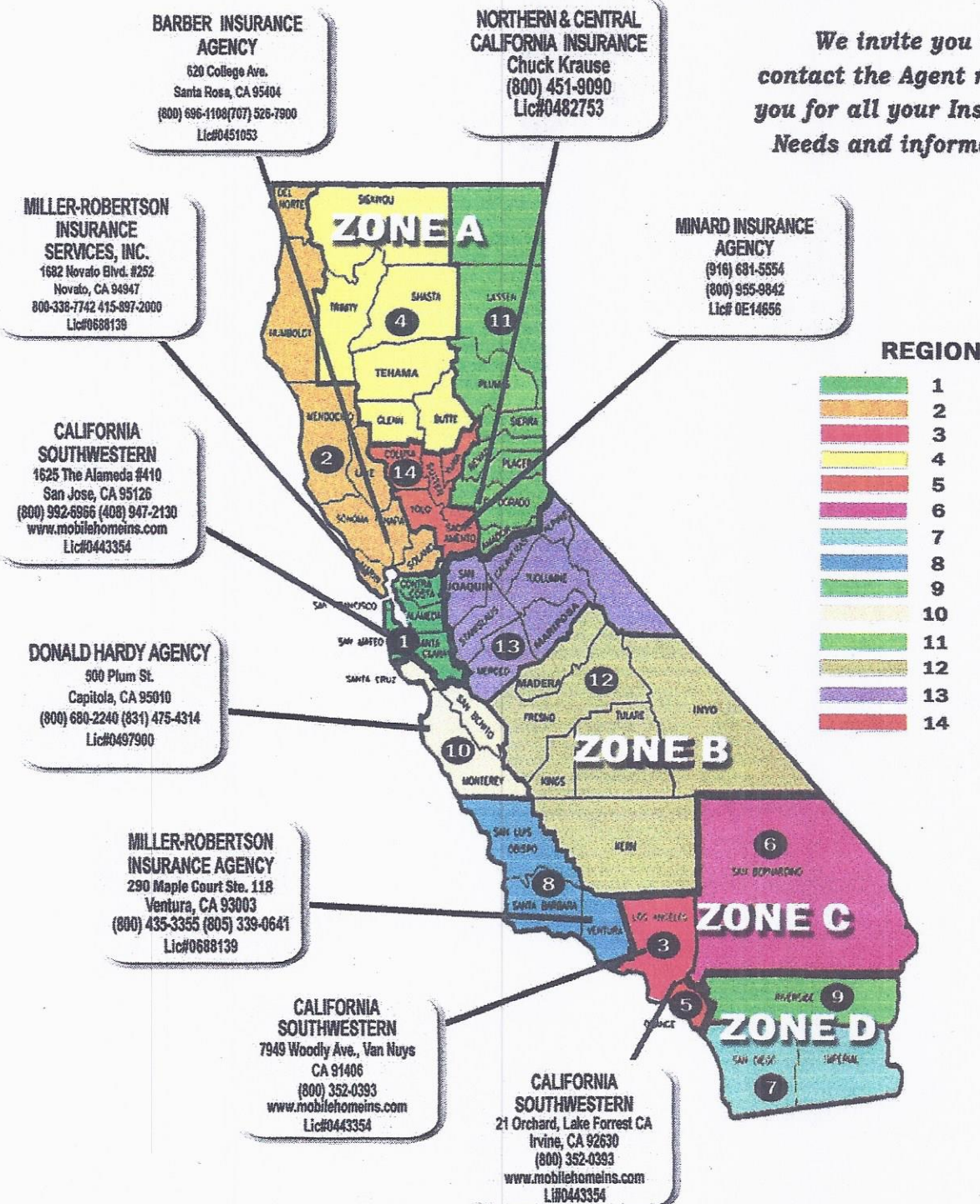
Sun Meadows  
27250 Murieta Rd. #205  
Sun City, CA 92586  
Phone: (951) 679-7030



With DECADES of experience as MOBILE HOME INSURANCE SPECIALISTS, we are here to ADVISE you of what is AVAILABLE and ASSIST you in obtaining WHAT IS BEST for YOU personally. Contact the nearest agent and see for yourself!

# INSURANCE AGENTS EDUCATION NETWORK

*We invite you to contact the Agent nearest you for all your Insurance Needs and information!*





# FIVE FOR FIVE REWARDS PROGRAM

## APPLICATION FOR REWARD

(New members only - no renewals)

Mail or fax completed form to the home office, Fax No. (714) 826-2401

Please fill in new members' names, park, space number, and when they joined, below and mail or fax to the home office. After verifying by the home office, a \$5 reward check will be mailed to the individual or chapter named at the bottom of this form. Please send in all new membership applications as soon as you receive them. Do not hold them for this program. This program only requires that you keep track of who they are, and list them on this form.

(More than one person living in the same home and paying one membership dues count as one member for this program.)

### PLEASE PRINT LEGIBLY

NEW MEMBERS' NAMES

PARK NAME

SPACE NO. MONTH AND YEAR JOINED

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Please send \$5 reward check to:

\_\_\_\_\_ name \_\_\_\_\_ address \_\_\_\_\_

(Note: If the reward is going to a chapter's treasury and the chapter does not have a bank account, the check should be made out to and mailed to a chapter officer. The officer can then cash the check and put the money into the chapter treasury.)

use this Application to give a "Gift of Membership" to a non-member!

## MEMBERSHIP APPLICATION

GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE, INC. 800/888-1727 714/826-4071



www.gsmol.org 1 (800) 888-1727

- ☐ ONE-YEAR GSMOL MEMBERSHIP for \$20
  - ☐ THREE-YEAR GSMOL MEMBERSHIP for \$55
  - ☐ ONE-YEAR ASSOCIATE MEMBERSHIP for \$40
- (Associate members do not own manufactured homes. They do not have voting rights and cannot hold office in GSMOL.)

Comments (For Office Use):

First Name	Initial	Last Name
Spouse/ Second Occupant		
Park Name		
Street Address	Space Number	
City	State	Zip Code
Daytime Phone Number	Alternate Phone Number	
Email Address		
Signature	Membership Recruiter (if applicable)	

- ☐ New Member
- ☐ Renewing Member

GSMOL Chapter # \_\_\_\_\_

Check # \_\_\_\_\_ / CASH

*You can also contribute to any of the following GSMOL dedicated funds:*

Regular Legal Fund \$ \_\_\_\_\_  
 PAC Fund \$ \_\_\_\_\_  
 Disaster Relief Fund \$ \_\_\_\_\_  
 Enforcement Legal Fund \$ 10

DETACH AND KEEP FOR YOUR RECORDS Thank you!  
 Check # \_\_\_\_\_ Amount \_\_\_\_\_ Date \_\_\_\_\_



FILL OUT AND RETURN THIS FORM ALONG WITH YOUR CHECK TO: GSMOL, PO. BOX 876, GARDEN GROVE, CA 92842