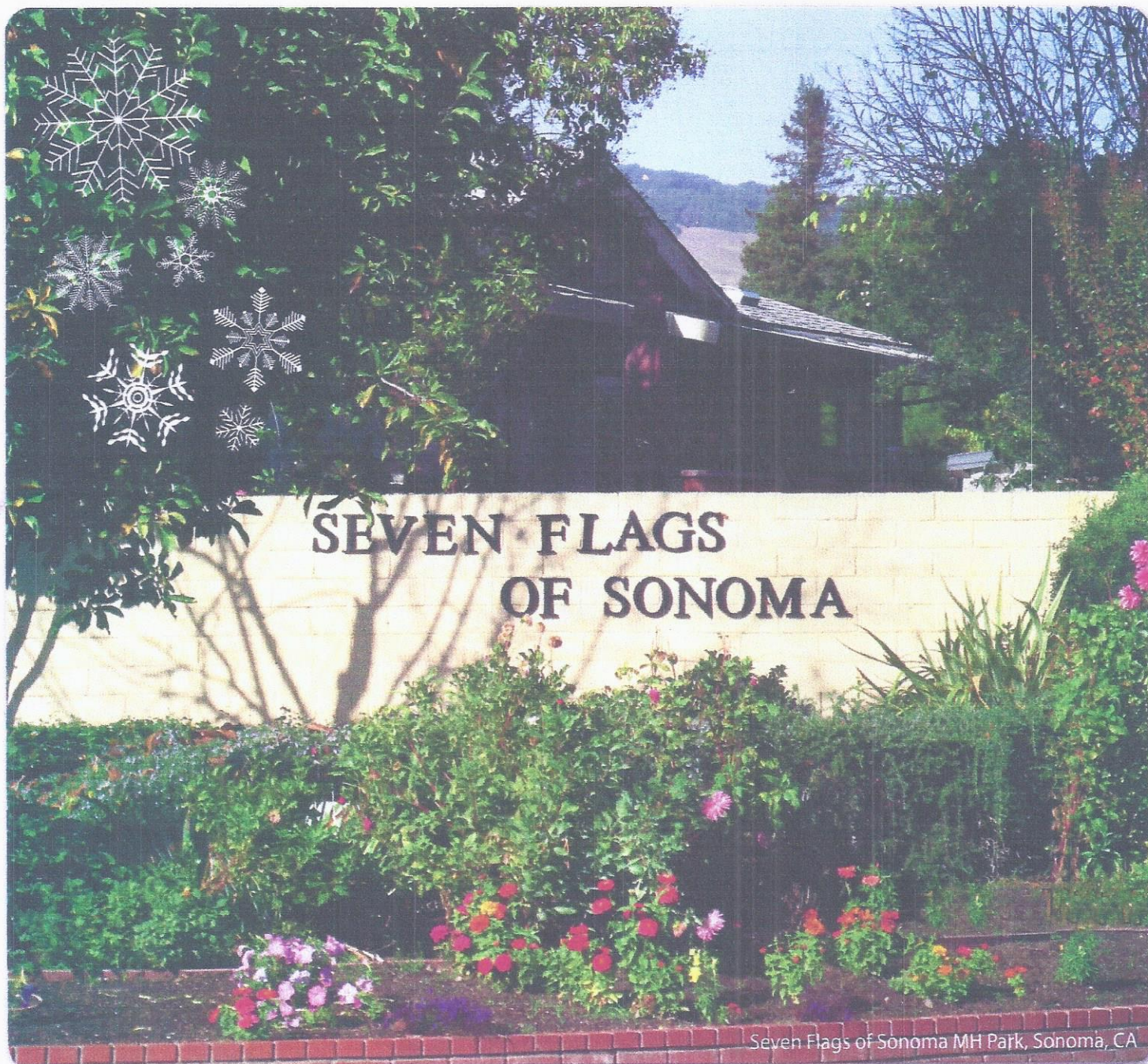


THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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November/December 2014



Seven Flags of Sonoma MH Park, Sonoma, CA

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an Emergency

9 ➤ Clubhouse
Rules

11 ➤ Raise \$ for
Your Chapter

12 ➤ Napa
Earthquake

What are those extra numbers on the address label?

(MEMBERSHIP EXPIRATION DATE M/Y)

Periodical Dated Material

1011 ← CAR-RT-LOT**R-003

JOHN DOE
1 CAPTIVE LANE SPC 5
SOMEWHERE, CA 99999



THE CALIFORNIAN
GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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Official bi-monthly publication of the Golden State
Manufactured-Home Owners League, Inc.

GSMOL enhances the quality of life for all Manufactured-home owners and for residents of Mobilehome Park Communities throughout California. We champion the property rights of homeowners, and deliver value through advocacy, information and service. GSMOL lobbies for just and fair protection under the law for manufactured-home owners so they may experience the quiet, peaceful enjoyment of their community. 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.

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*See map on page 19
for Zone boundaries*

The Holiday Season

As we look forward to the holiday season, we keep the August earthquake victims in our prayers and thoughts. Terri Pohrman, Zone A-1 Vice-President, along with other area leaders, are continuing to find ways GSMOL can help the area's manufactured home residents. We commend the many area park owners, local businesses and charitable organizations who stepped right in with aid to those in need. State and Federal assistance also became available and, with Terri's assistance, many residents were able to learn of these programs and receive financial assistance. Our heartfelt gratitude goes to HCD who set up an office in the area and provided free permits for residents who needed to make major repairs.

The Membership Drive is over and we are very proud of the results. Through the work of the volunteer leaders in each zone, we welcomed 768 new members and 26 new or reactivated chapters including one new Super Chapter. Our congratulations go to each of the drawing winners. You will find the names of these winners later in this issue. Our many thanks go to the Zone and Region and Chapter volunteer leaders who worked so hard to make this campaign a success.

It has been my extreme pleasure to have been invited to many of the parks throughout the state these last few months. The warm welcome with which I have been received in Sacramento, Santa Cruz, Stockton, San Luis Obispo, Riverside and Hemet has been heartwarming. A few times I have had the pleasure of dropping in uninvited, such as I did recently at Royale Oaks in Los Alamitos, and the welcome is just as warm. Each meeting or function which I attend is a learning experience for me. Not only does it give me the opportunity to meet many GSMOL members, the backbone of our organization, but it gives me insight to the many facets of GSMOL's purpose. While getting acquainted with the many Chapter leaders, my faith in what GSMOL stands for is strengthened. This interaction with you, our members, renews my commitment to you, our members; to our volunteers, who give their time and efforts unselfishly and to an organization which makes, and will continue to make, a difference to maintaining the life style we have chosen.

The Board of Directors wishes to acknowledge and thank our members and the staff at Laguna Lake Mobile Estates in San Luis Obispo for hosting the Leaders' Training on October 22nd and the Board Meeting the following day. A special thanks to Marie Pounders, GSMOL State Secretary, for organizing this 2-day event. There were many members in attendance at the Board meeting, coming from as far away as Bakersfield and LaVerne. All in attendance went away well informed of how your Board is constantly working toward a better GSMOL. Both days' participants were well fed, thanks to the many who helped Marie prepare for our arrival. The next Board meeting will be scheduled for January, 2015.

Congratulations to our featured park, Seven Flags in Sonoma, whose owner was one of the recipients of the Exemplary Park Owner Award at our last Convention. Another shining example of the results of what good management and organized residents can do to enhance the experience of living in a manufactured home park.

The election is now behind us; the GSMOL PAC committee did an excellent job this election. Ron Faas, the committee chair, worked unselfishly during the whole process and his efforts allowed us to honor your wishes to include local candidates in their efforts. Thank you to Ron and his committee for the many hours spent in the PAC's behalf. We can't overlook thanking Brian Augusta, who works tirelessly for GSMOL at the State Capitol. In addition to doing the job he is paid to do, Brian helps GSMOL in so many different ways. He is the backbone of The Californian's new format and heads the committee who gives you the excellent magazine you now see; personally I rely on Brian along with Bruce Stanton, our Corporate Counsel, for advice and counsel. I meet with each of them at least once a month to help guide me to lead our organization to the best of my ability. The organization could not afford to pay either of these gentlemen for ALL that they do for GSMOL.

"Rebuild, Renew and Restore" is our Motto; honesty and transparency is our Promise.

We wish you the happiest of Holiday Seasons, a Happy and Prosperous New Year. ■

Rebuild, Renew
and Restore
is our Motto;
honesty and
transparency
is our promise. ■

Seven Flags of Sonoma

1st Place Exemplary Park Owner Award 2014

by:
Darryl Blanton



Every resident is on a month-to-month rental agreement protected by the Sonoma County Rent Stabilization Ordinance. The park owners support Section-8 residents. The State inspector, Eugene Lichtenstein, rated Seven Flags of Sonoma a five star park after his inspection. We all have peace of mind living in Seven Flags of Sonoma. We have a beautiful clubhouse, pool, exercise room, library and walking

“ The State inspector, Eugene Lichtenstein, rated Seven Flags of Sonoma a five star park after his inspection. ”

Seven Flags of Sonoma is a 292-space senior mobile home park situated in the southern part of Sonoma Valley surrounded by vineyards. Seven Flags of Sonoma is owned by Cathedral Canyon Mobile Estates and they spare no money keeping our park beautiful and make sure all health and safety issues are up to date. Our manager is Dick Schmidt, assistant manager is Ken Miller and office manager is Nancy Griffin. Our management team is always friendly; they protect the MRL. The park also has a staff of 6 employees that keep our park pristine all year.

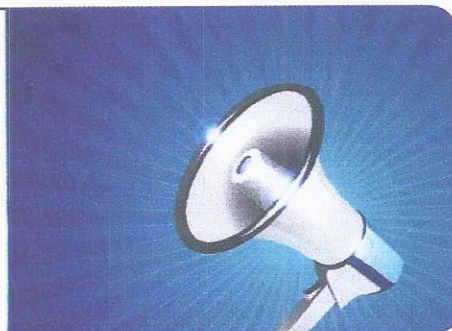


paths. We have a strong super HOA and GSMOL Chapter. We receive \$500.00 from the owners for our Fourth of July Party and \$500.00 for our Christmas party. Twice a year, we hold a “garage” sale. We conduct a food drive to benefit a local charity, FISH (Friends in Sonoma Helping) during the holidays. Seven Flags of Sonoma is a perfect example of how a mobilehome park should be run. What more could we ask for? ■

FEEDBACK WANTED!

Give us your feedback on *The Californian*. Comments on stories we’ve published, or stories you’d like to see are always welcome. Tell us what you like and what you don’t like so we can help tailor *The Californian* to you—our member!

Send your feedback to editor@gsmol.org



Zone Reports

ZONE A REPORT

John Bertaut, VP

Zone A held its first Conclave Workshop-Luncheon on October 4th, featuring President Jean Crowder as our guest speaker. Also in attendance and briefing members on what they do, were: Corporate Lobbyist Brian Augusta; Community Organizer Darrow Sprague; MH Real Estate specialist Jim Allenbaugh and Insurance Agent/Owner Susi Jacobo-Vice. A Q&A period followed each speaker.

The Conclave workshop featured an MRL-familiarization project. Members seated at tables with homeowners from other MHPs in the area, got acquainted, exchanged information and jointly worked on a table project using an item from the MH Civil Codes. The tables' job was to come up with the correct Code that applied to the situation, and to formulate an action that would resolve the problem.

The Zone Conclaves will be held, during lunch hour, the first Friday of each month, except when a Holiday makes it necessary to move it to the 2nd Friday. In December we meet in Woodland to accommodate Region 11 as we move around the state with our Workshop-Luncheon programs.

The Zone phones were ringing off the hook as members and others called with issues for us to help them deal with. We are also working on bringing in new members and re-starting inactive chapters and our first Super-Chapter.

Additionally, Dr. Carl Leivo now has us involved with a non-profit group known as Rebuilding Together Sacramento: a group of volunteers who have begun to take on the repair needs of low-income mobilehome owners in Sacramento.

Our focus in coming months, in addition to the continuing drive for more members, Chapters and Super-Chapters, will continue to be on: education and training in the areas of MRL use and know-how; how to run effective meetings; acquiring a working knowledge of parliamentary law; becoming familiar with State Bylaws; and a familiarity with the Code of Conduct for all Zone members.

ZONE A-1

Karilee Shames

Lots of activity for starting "super chapters" and super-chapters up north.

GSMOL is working hard to reach out to potential members among the growing number of Latino mobile homeowners in California. Leaders in Zone A-1 have started the first GSMOL chapter in Sonoma for residents who are predominantly Spanish-speaking mobile homeowners, with translation for all. We had a good turnout at the meeting, and a lot of interest.

We have reactivated a GSMOL chapter in Ukiah, as well. Zone VP Ms.Terri and GSMOL Treasurer/Regional Manager Diane McPherson attended the installation of officers on Sunday Nov. 2nd in Ukiah CA. We are also focusing on super chapters. In addition to the four now in Zone A-1, we plan several more in the near future.

Ms.Terri is working with city and county officials in Napa and Solano County to help manufactured home victims of our recent earthquake. Plans are to hold a Barbeque Nov. 16 in Napa. She is also organizing road shows to be held in our area. Several parks have shown a definite interest.

Finally, Robert Neuman of Rancho Vista in Sonoma has been appointed an associate manager for Zone A-1, Region 2. His dedication to bringing in members to GSMOL is remarkable. Karilee Shames has also been named an associate manager for Zone A-1, working to serve the Petaluma area. She brings her editorial & nursing skills.

Stay tuned for more exciting news! Zone A-1 is on the move!

ZONE B

Ron Hulsey

The Caribou Estates MHP in Stockton has a newly reactivated GSMOL Chapter.

See Zone Reports on page 6 ➤

“We are also working on bringing in new members and re-starting inactive chapters and our first Super-Chapter.”

Susie Miller was elected President and has hit the ground running, already making contact with HCD concerning issues in the park. The Board was sworn in this past Veteran's Day by Linda Larson, Region 13 Manager. Congratulations and welcome to GSMOL!

ZONE B-1

Rev. Jill Martinez

UNIQUELY UNIFIED - Forming a Super Chapter November 2014

If you are considering forming a Super Chapter, let me encourage you to do so. I am the President of the GSMOL Chapter of the Buenaventura Mobile Home Park Estates in Ventura and we are finalizing our Super Chapter status. Parks that have formed powerful and healthy teams should share their experience with neighboring parks and, thus, the Super Chapter. Super Chapters unify residents to support community and public leaders who ensure that our homes stay safe and affordable. Super Chapters require the sharing of leadership and a process for coalescing ideas that bring in new members. Shared fundraising practices and events allows for efficient and effective ways to forward GSMOL legislative objectives and enables us to address issues park-by-park. Uniquely unified, Super Chapters create a network of parks that makes it attractive for community partners that serve our residents in a myriad of ways, to join the coalition.

We formed our Super Chapter by first re-writing our bylaws, which were outlined in a sample obtained from the GSMOL Home Office, making this part quite easy; we then elected new officers. Buenaventura is our anchor park and the officers come mostly from this park, however, we have Directors that represent each park. We have three parks in our Super Chapter and we are just one mile in radius apart which makes getting together quite easy. We have one major fundraising practice: we recycle cans and bottles twice weekly which covers all expenses for maintaining membership in our regional legislative body, holding our annual meeting, purchasing reference materials and covering other supplies and printing costs. The support we gain from each other is empowering in a way that

we do not find elsewhere. If you are considering this move, try it, you will like it!

Zone C Report

Mary Jo Baretich, Region 5 Co-Regional Manager

Huntington Beach City Council kills ballot measure on mobilehome rent stabilization

First to give a history of the recent attempt for the introduction of rent stabilization in the city of Huntington Beach, one needs to know the events leading up to the change of heart by the City Council on August 11, 2014.

In 2002, a Measure was placed on the city of Huntington Beach Ballot which would create a new Section to the City Charter, Section 803 removing ALL rent control in the city. Unfortunately, the way the wording was written suggested that one would be voting to have rent control. So numerous citizens were fooled (including mobilehome homeowners) that a YES meant there would be rent control, but in fact, a YES vote meant NO rent control. GSMOL and the mobilehome homeowners in the city had fought to exempt the mobilehome parks from this Measure, but the park owners lobbied the primarily developer-oriented City Council and the wording stayed on the Ballot. The Ballot Measure passed, removing ALL Rent Control in the city.

In early July of this year, a group of mobilehome homeowners representing the parks in the city of Huntington Beach, formed a coalition called the Huntington Beach Mobilehome Resident Action Committee. They met with the City Attorney and two City Councilmembers who were the Liaisons to the Mobile Home Advisory Board in order to formulate a change to the City Charter, Section 803 to allow rent stabilization for mobilehome parks in the city.

A vote was taken by the Huntington Beach City Council on August 4, 2014 to place the Final wording of the Amendment to the City Charter Section 803 on the November Ballot.

After collusion with park owners, two City Councilmembers asked for a Special City Council Meeting to be held on August 11, 2014. They

“ Carole Harris, GSMOL Associate Manager, spoke about the need to have local Chapters organized to respond quickly to pending (favorable &/ or unfavorable) local and state legislation. ”

See Zone Reports on page 13 ➤

Emergency Preparedness for You and Your Home

“Taking personal responsibility for yourself and your family is important. Knowing what to do and following instructions from those in charge locally may be critically important.”

Imagine, being awakened in the middle of the night, your home is shaking, the sounds outside are those of neighbors shouting, there is the glare of flames across the dark sky! You and your home are now at ground zero of a major earthquake. There is confusion all around, and it is frightening. What can be done now is largely determined by what you may have done in advance, in preparation for such an emergency. This is exactly the scenario that has happened to thousands of residents in dozens of manufactured home parks in Northridge (1994), Yucca Valley (1992), and many more places and times, including the recent quake in Napa/Solano County this past August.

Taking personal responsibility for yourself and your family is important. Knowing what to do and following instructions from those in charge locally may be critically important. The information below may help keep both your family and your home safe, if you take action before an emergency strikes.

BEFORE EMERGENCIES

1. Prepare for specific emergencies such as fires, floods and earthquakes.
 - Make a personal Disaster Preparedness Kit, if you don't already have one! It should have water, food, a change of clothing, medications, a portable radio or weather-radio, and a flashlight, ready to go, in your home.
 - Make an escape evacuation plan for yourself, and check with Park Management for their routes for emergency exiting. Work with your local GSMOL Chapter leaders and HOA or Resident Group to coordinate with park management's plan.
2. Ask your park manager where the location of emergency shelters may be, or contact city officials for this information.
3. Get to know your neighbors and discuss how you may be able to help one another if the

need arises. You might need their assistance or need to help them in an emergency situation.

4. Secure any items in your home that may be a risk for falling or moving during an earthquake. Hot water heaters must be properly strapped down, and TV's and cabinets secured. Are entry stairs securely fixed to the home?
5. Review your insurance policy to make sure you're covered for natural disasters (earthquake and flooding aren't usually included). Mobile homeowners can purchase special insurance for specific needs. Jo Fessenden, Barber Insurance Agency, Inc. says "the first step is to know is what your coverage is now, know what is available, and ask your insurance representative any questions you may have." Ask for a coverage review from your agent. Damage from an earthquake or flood is generally not covered in a standard homeowners policy. The deductibles in this kind of coverage need to be clearly understood.
6. Check to see that your home is properly anchored. Older homes may not have been set with steel piers, and without bracing to prevent the home from moving off of it's supporting structure, real problems can happen! Look under your home. Ask questions of knowledgeable professionals.

DURING EMERGENCIES

1. Listen to the local TV and radio stations for information and guidance.
2. Be ready to evacuate. If told to do so, follow instructions from the emergency response team and park manager directions. Have shoes, clothes, and a flashlight close at hand.
3. Remain calm, your preparations will keep you safer. Once your safety is secure, and if you're

See EMERGENCY on page 15 ➤

Legislative Report

Brian Augusta,
Legislative Advocate

Post-Election, All Eyes Turn to New Legislature and New Session

With the election season over, the focus in Sacramento turns back now to policymaking and the new 2-year legislative session that will begin in earnest in January. For mobilehome owners there are a number of things to reflect on.

First, is the outcome of the November elections. The GSMOL PAC made endorsements in 8 state legislative races for open Senate and Assembly races. The GSMOL-PAC candidates won in all but two of those races. Beyond endorsements, GSMOL's PAC helped fund mail, phoning and canvassing to mobilehome owners in support of two endorsed candidates in two hotly contested races: Roger Dickinson for Senate and Jacqui Irwin for Assembly. In both races, the PAC's effort involved outreach to almost 4000 mobilehome owners. Jacqui Irwin won in a very close race that undoubtedly was aided by the increased turnout from mobilehome voters. Unfortunately, the efforts for Dickinson were not enough to overcome the immense spending by special interests on behalf of his opponent Richard Pan. Regardless, the effort by the PAC represents the most focused (and successful) effort to get mobilehome owners out to vote in years.

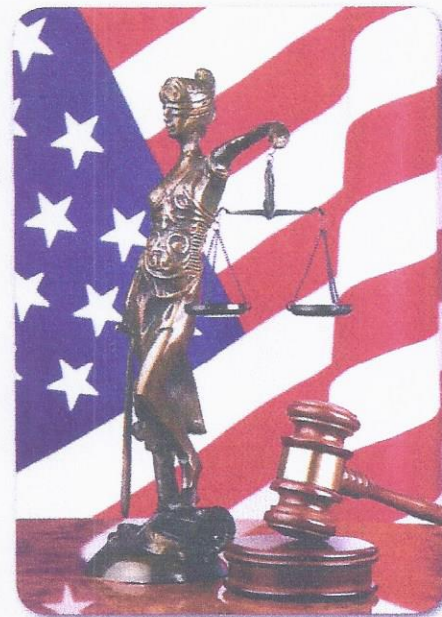
In all, there will be 26 new members of the Assembly (including three who displaced incumbent Democrats) and 10 new members of the Senate sworn in on December 1. The Democrats will continue to have strong majorities in both houses, but will lose their "super-majority" in both. However, new term limit rules which allow members to serve up to 12 years in one house, will bring more consistency to both houses. With this incoming class, the majority of members in the Assembly could conceivably serve together for the next 10 years. This could be valuable to manufactured homeowners who invest in educating members about manufactured housing issues, and work to develop relationships with these longer-serving members.

On the local level, GSMOL-PAC's endorsement of Chuck Lowery was backed up by a strong

grassroots effort by homeowners. Homeowners in that city had been motivated to get involved following an attempt to scale back Oceanside's rent control ordinance three years ago. Lowery bested two incumbents to claim a seat on the council.

Turning to state policy, GSMOL is working to put together its legislative agenda for next year. One of the most important parts of that process is receiving input from our members in the field. Our annual legislative survey, conducted online, provides some excellent insight into our members' priorities. Not surprisingly, protections from significant rent increases, including protecting local rent control ordinances, remains one of the top priorities for our members. Comments from survey respondents also indicate that problems with park managers—unfair rules, uneven enforcement of rules, poor maintenance and other practices—remain a problem in many parks in California.

One issue we asked homeowners about is increasing by a dollar or two the annual fee that supports code enforcement inspections of mobilehome parks. The fee has not been increased in many years and has not kept pace with inflation. Homeowners indicated cautious support for an increase, depending on whether or not it would result in better enforcement of parkowners who do not maintain their parks. Another issue potentially brewing this year is a looming problem with "stale" title documents. There are a lot of abuses in this area with sellers—including park owners—transferring homes without transferring title to the homeowner. Some homes have not been properly registered with HCD in years, and back fees and penalties have accumulated. Some homes change hands multiple times without title ever being changed. HCD estimates that some 83,000 homes have outstanding fees due, with estimated total outstanding fees of more than \$3.5 million.



Homeowners indicated cautious support for an increase, depending on whether or not it would result in better enforcement of parkowners who do not maintain their parks.

See **LEGISLATION** on Page 15 ➤

Clubhouse Use and Availability: "Whose 'Living Room' Is It Anyway?"

EDITOR'S NOTE

A jointly authored mobilehome industry "Best Practices" article by Bruce Stanton, Corporate Counsel, GSMOL, Inc. and William Schweinfurth, WMA/Vedder Community Management, LLC

This article represents the first in a series of articles jointly authored by representatives of GSMOL and Western Manufactured Housing Communities (WMA) on issues of interest to both park managers and homeowners. WMA is the trade organization representing owners of mobilehome parks in California. A similar version will appear in WMA's membership publication.

Most mobilehome/manufactured communities throughout California have a "clubhouse" or "recreation hall" built to host resident functions such as dinners, meetings and social activities. Modern clubhouses typically contain an office, restrooms, a central meeting room, a commercial kitchen and perhaps other rooms for exercise, computer usage, cards, billiards or crafts. The clubhouse is typically the most impressive and most often used common area facility in a park.

From Bill Schweinfurth: When I started work in the 1980's, our clubhouses were outdated, and we worked on major upgrades to modernize them. During that process, our general partner told me that he regarded a community's clubhouse as the "residents' living room." Clubhouses don't exist as a park owner's trophy. They were built to host resident activities and marketed to prospective occupants as a resort amenity. The word "clubhouse" is most commonly associated with private golf course membership. Historically, as mobilehome parks were built and marketed, the clubhouse was a prime advertising feature, and new residents bragged about being a member of the "club." As parks filled up, clubhouses brimmed with activities as resident groups hosted potlucks, holiday parties, dances and the like, and started social activities like card games, crafts, or sewing clubs. Over the years clubhouse activities have evolved to catered dinners, educational seminars, computer learning centers, or aerobics classes. Only poker has survived the changing times.

While the benefits to park owners and residents alike are great, controversies can arise concerning clubhouse use or availability.

Typically these involve what type of meetings can be held, whether residents must have insurance coverage or pay a deposit to host the event, when and whether a reservation must be obtained, or whether reduced clubhouse hours of availability are "reasonable".

From Bruce Stanton: The ability to use the clubhouse is an important benefit for residents, not only for shooting pool or playing cards, but also as a meeting place for the community. Residents need a place where they can hear speakers on mobilehome issues, meet to discuss rent increases or park maintenance, or meet political candidates. While many clubhouses are open to residents at all reasonable hours, as required by the Mobilehome Residency Law (MRL), there has been an increasing policy of some parks to restrict or limit times of usage, or to deny certain types of usage, such as GSMOL meetings, all together.

A park owner is entitled to reasonably regulate clubhouse use. But the MRL requires that the clubhouse be open and available at all reasonable hours, and further guarantees the right of residents to assemble for certain purposes. While these competing rights can sometimes come into conflict, the law is actually drafted in such a way that conflicts need not occur. A park owner which operates its common area facilities correctly will not impinge upon any of the usage requests of the residents, provided they are reasonable. Park owners and residents alike can and should agree upon clubhouse usage rules which both sides can embrace. Unfortunately, clubhouse usage can sometimes become a bone of contention which may even require legal intervention.

In the second of an emerging series of jointly authored "Best Practices Articles" which address the competing rights of residents and park owners, we provide guidance on these questions and a consensus industry "best approach" to clubhouse issues, so that park owner/resident conflicts can be avoided.

See CLUBHOUSE on page 16 ►



Problems in Resident-Owned Parks?

What to do when your HOA "behaves badly"

By David Loop, GSMOL
VP for Resident-Owner
MH Communities

As GSMOL's VP for Resident-Owned MH Communities, I frequently hear from homeowner groups interested in buying the park where they live. I'm always happy to chat with them, and send them materials that can help them reach this excellent goal.

I also hear occasionally from homeowners in resident-owned parks about in-park problems affecting their quality of life. Often, these problems are caused by a homeowner association board of directors "behaving badly."

Homeowner Association (HOA) directors are elected by the homeowners. Among other things, they should:

- Become informed on decisions requiring a board vote;
- Make decisions that follow good business practice and treat the homeowners fairly;
- Comply with the state and local laws that govern the community;
- Properly enforce the HOA's governing documents.

I hear the HOA boards in some of California's resident-owned manufactured-home communities have, unfortunately, gotten "off track." I've heard about boards that:

- Enforce park rules arbitrarily
- Intimidate and threaten park residents
- Restrict access to the clubhouse and common areas
- Unfairly reject potential home buyers
- Interfere with rights of homeowners' heirs or joint tenants
- Shift the HOA's maintenance costs to the individual homeowners
- Use poor business judgment, while trying to discredit anyone who expresses concern

Obviously, the homeowners in these parks deserve better than this. What can be done? Here are several ideas:

Hold a Recall Election. Most HOA bylaws allow the homeowners to recall individual directors (or the entire board) by a majority vote of the homeowners. Organizing a recall election takes work (and courage). However, done properly this is an effective way to get better leaders on your HOA board. If your HOA's regular annual election is coming up soon, nominating and supporting good candidates for that election usually makes more sense than seeking a recall.

Tell Your HOA Board to Follow the Law. If your park is subdivided (i.e. the homeowners own the lots under their homes), the main governing laws are Davis-Stirling (Civil Code §4000 et. seq.) and Mobilehome Residency Law Civil Code §799. Your HOA board needs to comply with these laws whenever it makes decisions or creates policies.

Many "resident-owned" parks in California are actually owned by resident-created nonprofit mutual benefit corporations ("NPMBs"). In these parks, the homeowners do not own the lots under their homes. Instead, they own memberships in the NPMB, and lease their MH spaces from the NPMB. Homeowners in NPMB-owned parks are protected by Mobilehome Residency Law, just as if they lived in a "space rent" park owned by a real estate investor. It's important that the NPMB board and the homeowners understand this. Civil Code §799.1(b) is the statute that makes Civil Code §798 relevant to NPMB-owned parks.

Form a GSMOL Chapter In Your Resident-Owned Park. For more than 50 years, GSMOL has advocated for MH owners at the state, local and park level. By forming a GSMOL chapter in your resident-owned park, you and your neighbors can speak as one voice to your HOA board. Your GSMOL chapter can help your HOA board to understand the law and follow it, so as to treat all homeowners in your park equally and properly. ■

Questions or
comments?
Feel free to contact
me at [deloop1@
sbcglobal.net](mailto:deloop1@sbcglobal.net).

A Fundraising Idea That Really Works

Bob Warner and
Jim Sullivan

One of the most challenging aspects of keeping a Chapter active and involved with functions within the Park is cash in the treasury, which requires fundraising. Parks have successfully used breakfast and potluck dinners, raffles, and recycling programs to raise money. These work, but the return on the amount of effort and organization needed may be challenging for dollars earned.

Bob Warner lives in Oceanside, and has come up with an idea that has been developed in his park, and proven in several Oceanside and San Marcos MHPs over the past year. This is a unique opportunity to help the resident homeowners gain needed information about services and products. It costs homeowners nothing to participate, while having fun and possibly a free meal! It opens the marketing door for vendors to show their services and products, in a friendly way, to reach into our communities, which generally has been a difficult time doing so.

Fundraising made fairly easy

Is your group working far too hard for too little return? Here at Rancho Calevero in Oceanside we've discovered "Fairs". An "Information Fair" is a program sponsored by the GSMOL Chapter or HOA. A select group of vendors are invited to participate in displaying their wares and services. Vendors benefit by marketing to our residents who in turn need the products and information provided. This is an advantageous situation for all involved.

First, let's talk about how we go about finding your vendors. A good source are the businesses who advertise locally or in our monthly newsletter. We make special fliers to promote the upcoming fair to the residents and vendors, which gives everyone a better understanding of the event we have planned.

How often can fairs be held? We have found that one each quarter works well for this type of program. We started out by having themed fairs but have changed our model after vendors had

indicated that they'd like to attend more than one fair a year. We now hold Seasonal events. Some vendors prefer to sign up for all fairs at the beginning of year. In the last quarter of the year, we have a fair focused on Medicare supplement programs, bringing in a number of vendors that specialize in Medicare advantage programs. Informative speakers bring expert advice on the subjects.

A key factor in holding a fair is cooperation with the park management, which allows us to use the clubhouse because of the benefit to the residents. With seven fairs under their belt, the organizing team have found that the best length for a fair is about three hours for the fair itself, and another 45 minutes to clean up and take down the tables. The best day and time has proven to be Saturday mornings from 10 AM to 1 PM. We usually set up the night before and the vendors start arriving to set up their booth around 9 AM. Free food brings more people out, and we serve hamburgers and hotdogs, hot off the grill during the fair from 11 AM until 12:30 PM.

The vendors pay \$75 for a table 30" x 6' long. We distribute two fliers to our residents and make one Robocall to promote each fair. The fairs in our area net well over \$1000 per fair, bringing in the highest profit ever made at any event. We found that some vendors are eager to become lunch sponsors, therefore offsetting the cost of lunch for our event. Promotion is important for success. The great part of this program is to repeat the same fairs each year. As long as the programs continue to be a favorable experience for both vendor and residents, it becomes simpler to rebook the same vendors as time goes on and it makes it easier to increase the size of fairs as new vendors express interest.

Bob Warner has developed an entire handbook on 'how to' put one of these Fair's together. If you would like more information on this please, contact Jim Sullivan, jimcsullivan@aol.com, and we will help you put your Chapter on the road to financial health and prosperity. ■

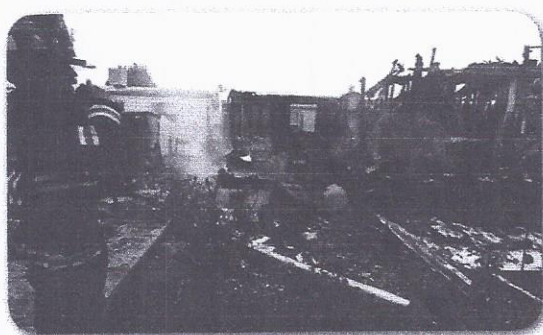
“ This is a unique opportunity to help the resident homeowners gain needed information about services and products. ”

Earthquake Destroys Mobile Homes in Napa and Solano Counties!

Reported to the GSMOL Board of Directors by V.P. for Zone A-1, Miss Terri Pohrman

The 2014 South Napa earthquake occurred in and around the city of Napa, California on August 24 at 3:20 a.m. local time, measuring at 6.0 on the moment magnitude scale. The tremor's epicenter was located south of Napa, approximately 3.7 miles northwest of American Canyon near the West Napa Fault. The earthquake was the largest in the San Francisco Bay Area since the 1989 Loma Prieta earthquake.

Significant damage and several fires were reported in the southern Napa Valley area, and there was also damage in the nearby city of Vallejo, in Solano County. The quake killed one person, injured about 200, and more than 69,000 residents lost power. Terri Pohrman, Zone A-1 VP, arrived at the scene within the first hour after the main quake. At the Napa Valley Mobilehome Park, six homes were destroyed by fire; many others were damaged.



First responders (Red Cross, Salvation Army, etc.) provided excellent support to those in need. Parks have both homes which are total losses in addition to homes which have come off of their piers. Some parks have provided hotel rooms for residents whose homes are not habitable. HCD actually opened a temporary branch office locally and gave out free building permits. Banks are also offering low interest loans to replace and rehabilitate homes. Miss Terri met with the Housing Authority in Napa Valley and the Housing Authority of Solano County. Napa Valley has a home rehabilitation program available to homeowners through their local jurisdiction. There have been several major fundraisers in Sonoma County raising a lot of money for the benefit of residents impacted by the earthquake. Funds are also available through



FEMA and thanks to Miss Terri for getting GSMOL involved with "Operation HOPE"; people will have sufficient assistance in dealing with the paperwork involved with the applications. Solano County remains as the area where there is still a great deal of unmet needs. There are more low income parks in the Vallejo/Solano County area which had significant damage.

After discussion by the GSMOL Board of Directors, it was agreed that GSMOL would hold a multi-park BBQ in a city park which would have sufficient space and parking for all residents who are able to attend in November. GSMOL will have a booth at the BBQ and give out *Californians*. GSMOL's Disaster Relief funds and member donations are paying for the special event. This earthquake has been a wake up call because unless you have been in an earthquake before, most people are not prepared for such an emergency. GSMOL will be featuring a series of articles in the *Californian* discussing the many aspects of Disaster Preparedness beginning in this issue. In the meantime, it is not too late to donate to GSMOL's Disaster Relief Fund, specifically for the Napa/Solano Earthquake park residents. Send your check to the GSMOL Office. ■



"This earthquake has been a wake up call because unless you have been in an earthquake before, most people are not prepared for such an emergency."

“ Give thought NOW to how you and your neighbors can become more involved in the political process. ”

submitted a Resolution to remove the Ballot Measure . The City Council voted 4-3 to pull the Ballot Measure.

The mobilehome homeowners will not give up, and plan to have the City Council submit the Ballot Measure again in 2016, or at a Special election in 2015, and then have the City Council submit a Rent Stabilization Ordinance similar to the city of Marina's RSO.

Zone D Report

Tim Sheahan, Zone D VP

I want to thank all who attended our Region Nine meetings at Riverside Meadows in Riverside and Hemet West in Hemet on October 25 and to Stephanie Reid of the Senate Select Committee on Manufactured Home Communities for being the featured speaker at both meetings. Stephanie gave insightful reflection on her many years at the State Capitol, answered questions about the legislative process and provided copies of the 2015 Mobilehome Residency Law to attendees. I also want to thank GSMOL President, Jean Crowder, for attending the meetings to “meet and greet” our members.

The meetings also provided the opportunity to recognize 32 longtime GSMOL members at Riverside Meadows and Hemet West, who have been members since not just the last decade, but the last century! We printed certificates of appreciation for the following members, each of whom have been members for between 15 and 34 years:

Helen Blaisdell, Mavelene Buller, Carl Cardey, Albine Cizek, Ken and Mary Jane Conover, William Cook, Sidonie Flacco, Phyllis Hansen, Jim Haydu, Robert Hinz, Robert and Marilyn Irving, William and Lettie Mae Kaack, M. Loomis, John and Anne Muller, Ward and Jackie North, Gene and Helen Provinse, Tony and Melba Rodriguez, Don and Maureen Skidmore, E. and Geri Spurlock, Steve and Shirley Toth, Sue Whitson, Joan Wiley, Judith Willis, Betty Berg, Dora Di Gerolamo, Dorothy and Sid Love, Clifford and Phyllis McNeil, Howard Nelson, Ann Sellaro, Beverly Stover, Millie Taylor and N. Jean Young.

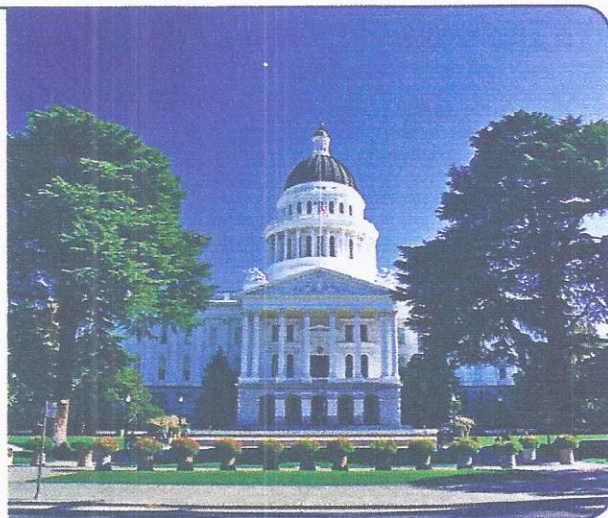
We all owe a debt of gratitude to longtime members like these, who have demonstrated such dedicated support of the League! I would welcome the opportunity to come to your area to recognize other longtime members of Zone D, report the latest GSMOL news and answer questions about manufactured home living.

I'm pleased to report our friends in Oceanside were successful in wrestling back majority support on their City Council with the election of GSMOL-PAC endorsed candidate, Chuck Lowery. Many will recall their successful 2011 referendum effort that overturned an action by the Oceanside City Council intended to phase-out local rent protections. Homeowners and local advocates in Oceanside continue to inspire the rest of us by demonstrating what knowledge, diligence, vigilance, hard work and networking can accomplish! ■

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“What happens in the first 24 – 72 hours is critical for the health and safety of the residents...”

4. “What happens in the first 24 – 72 hours is critical for the health and safety of the residents” said Bill Schweinfurth, Director of Operations at Vedder Community Management. Park management is required by California regulations to have an Emergency Preparedness Plan (EPP), but all of the good things in a binder may not have as much effect as hoped for in a disaster. In an emergency, decisions have to be made quickly and responsibly. Listen to those in charge and help others where possible.

GSMOL leader Miss Terri Pohrman, Vice President Zone A-1, a volunteer advocate, lives in the core area of the Napa quake. In the hours, days and weeks following the disaster, she worked tirelessly to assist and coordinate area response for GSMOL. Months later, she is still hard at work with her team of volunteers helping victims of the disaster understand and fill out the paperwork that is needed to apply

for government grants and low cost loans to help rebuild homes and repair damages. Her efforts are important for all of the homeowners involved.

ADDITIONAL RESOURCES

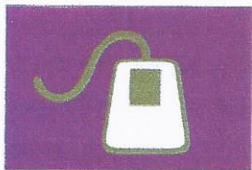
- HCD, Department of Housing and Community Development www.hcd.ca.gov/
- FEMA EARTHQUAKE SAFETY CHECKLIST March 2010 <http://www.fema.gov/media-library/assets/documents/3234?id=1664>
- Local law enforcement and emergency teams.

Special Thanks to those who provided information for this article:

Jo Fessenden, Barber Insurance Agency, Inc.
Phone: (707)526-7900

Miss Terri Pohrman, Zone Vice President,
GSMOL, (707)738-3911 ■

Attention Chapter Leaders: We Need Your Email Address!



Don't miss out on important communications from GSMOL. In order to streamline our communication with chapters and their members we are encouraging every chapter to provide an email address for at least one chapter officer.

We will only use this for official GSMOL communications. If we don't yet have an email

address for at least one officer in your chapter, send it to our membership co-chair Anne Anderson at a.bushnell.anderson@gmail.com.

As always, you can call the home office at
1-800-888-1727.



LEGISLATION from Page 8 ➤

“Solving the problem with be thorny, but ensuring that homeowners have proper title and stopping future abuses will be key.”

Solving the problem will be thorny, but ensuring that homeowners have proper title and stopping future abuses will be key.

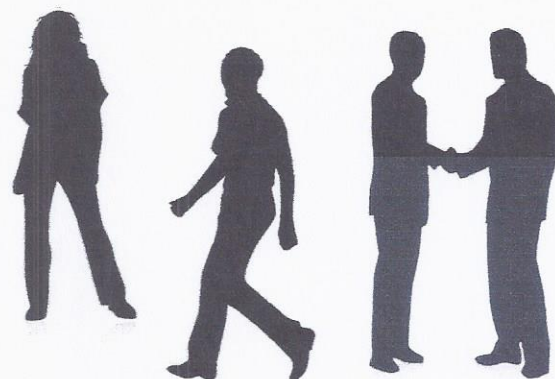
As we craft our agenda for next year, we want to hear from members like you. If you would like to complete our survey or give input on our legislative ideas, send an email to newideas@housingadvocates.org. We value your input.

We also are always looking for people to get more involved in our grassroots lobbying efforts. We need GSMOL representatives in each regional

or geographic area to help keep neighbors informed and up to date about what is happening in Sacramento and how they can participate in the legislative process. Our Legislative Action Team is a network of leaders throughout the state who provide a critical link between our work in Sacramento and homeowners in parks throughout the state. Craig Hull and Marie Pounders are our Co-Chairs of the LAT this year. If you are interested in tips on organizing your area for the 2014-1015 Legislative Year, contact Marie at cafemlp@gmail.com. ■

October 23, 2014 • San Luis Obispo, CA

1. Drawing for Membership Drive Winner: Caroline Bunker, Region 5, Zone C.
2. Special Earthquake Report by Terri Pohrman
3. Task Force on Statewide Voting Procedure Update
4. Report on successful first meeting of GSMOL & WMA Committee
5. Update on CPUC Infrastructure Pilot Program – to start Jan. 2015
6. New Bruce Stanton-Corporate Counsel Protocol to be distributed to all Zone and Regional Officers & posted in Californian.



CLUBHOUSE from page 9 ➤

"Reasonable" Hours of Clubhouse Operation

From Bruce Stanton: Civil Code Sec. 798.24 governs the use and availability of common area facilities. A "common area" is any place within the park where use is common to all residents, such as streets, green belts, recreational facilities, or a clubhouse. This section requires that the clubhouse either be "open" or available for use "at all reasonable hours." Thus, even though a clubhouse might not be "open" during "reasonable" hours, it must always be "available" during that time.

How do we define "reasonable" hours? The answer is not precise, but should take into account the hours when residents would typically want to use the facility, and the typical hours that similar businesses such as country clubs, health clubs or senior centers are open. Most clubhouses are open at 8:00-9:00 a.m., and close by 8:00-10:00 p.m. A twelve hour span is probably average. Requiring a clubhouse to remain open long after dark could be deemed "unreasonable", since few residents might use the facilities that late, and management would not wish to incur liability for persons walking or driving through darkened streets. Some parks change clubhouse hours during winter months for this reason. Weekend hours should be allowed, so that residents who work late during the week are not deprived of clubhouse usage. It would also seem reasonable for the clubhouse to be closed on normal holidays, as are many businesses or other types of clubs.

The bottom line is that the clubhouse should be open during the average times of resident use on any particular day,

including weekends. Management cannot close the clubhouse all together unless there are clear health and safety reasons which would prohibit occupancy or use.

Civil Code 798.24 also requires that hours of use must be posted at the facility, such as on a sign or bulletin board. The designated hours of use can only be amended upon 60 days' notice to residents, and pursuant to the procedure for amending rules and regulations outlined in Civil Code 798.25.

The Clubhouse and the Americans with Disabilities Act (ADA)

Only areas where the public is invited to enter, such as the rental office, need be ADA compliant.

From Bill Schweinfurth: We have created handicapped parking spaces at our clubhouses and have made efforts to ensure that ingress and egress to the park office is handicapped accessible where at all possible. We have also made our clubhouse restrooms more accessible to the handicapped.

[1] Regrettably, there have been instances where clubhouses have been repeatedly vandalized, thus requiring expensive and needless repairs. In such cases, it may be reasonable to close the clubhouse when management personnel are not present. Access to the clubhouse during these periods might be provided by keys given to residents who are willing to be responsible for the proper use of the clubhouse. This is also a useful alternative to closing the clubhouse early for "winter hours", so that the clubhouse remains "available" on a more protected basis during what otherwise would be considered "reasonable" hours. ■

Winner Announcements!

WINNERS OF THE MEMBERSHIP DRIVE CONTEST

Between July and October GSMOL held a statewide membership drive and offered prizes to encourage new members to join and for leaders to establish or expand GSMOL chapters. There were drawings in three categories: New Members (one winner statewide); chapters that expanded membership by at least 5% (one winner in each region); and leaders who formed new GSMOL chapters (one winner in each zone).

STATEWIDE WINNER:

(C) Carolyn Bunker - Royal Oak, Los Alamitos

EXPANDED CHAPTER DRAW

- 1.... Hacienda Mbl Pk - Pleasanton
- 2.... Los Robles - Novato
- 3.... Walnut Hills - Walnut
- 4.... no chapters
- 5.... El Nido - San Juan Capistrano
- 6.... Gates of Spain - Yucca Valley
- 7.... Ramona Terrace - Ramona
- 8.... Lamplighter - Camarillo
- 9.... Riverside Meadows - Riverside

10.... no chapters

11.... Greenstone Ests - Shingle Springs

12.... Villa Park - Clovis

13.... The Pines - Stockton

14.... Rancho Marina - Isleton

NEW CHAPTER DRAW

A1.... Royal Oaks Senior - Petaluma

A.... Rancho Marina - Isleton

B.... Villa Park - Clovis

B1.... Sandpiper Mbl Village - Carpinteria

C.... Parque Pacifico Mbl - Stanton

D.... Colony Mbl Pk - Rancho Mirage

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GSMOL "Who's Who"

• Leaders in Your Area - Refer to Map on Page 19 for Zones and Regions

ZONE A

REGION 4

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

REGION MANAGER

Anne Rucker
1901 Dayton Rd. #132
Chico, CA 95928
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karucker@sbcglobal.net

REGION 11

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

REGION 14

COUNTIES: Colusa, Sutter, Sacramento, Yolo and Yuba

ASSOCIATE MANAGER

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ZONE A-1

REGION 1

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

ASSOCIATE MANAGER

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REGION 2

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

REGION MANAGER

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ZONE B

REGION 12

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

REGION MANAGER

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jeankc@sbcglobal.net

ASSOCIATE MANAGER

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REGION 13

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

REGION MANAGER

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ZONE B-1

REGION 8

COUNTIES: San Luis Obispo, Santa Barbara and Ventura

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COUNTIES: Monterey, San Benito and Santa Cruz

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ZONE C

REGION 3

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Martha Vazquez

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REGION 5

Orange County

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ZONE D

REGION 7

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Karen Bisignano

PO Box 712022
Santee, CA 92072
Phone: (619) 448-9404 smocac@juno.com

REGION 9

Riverside County

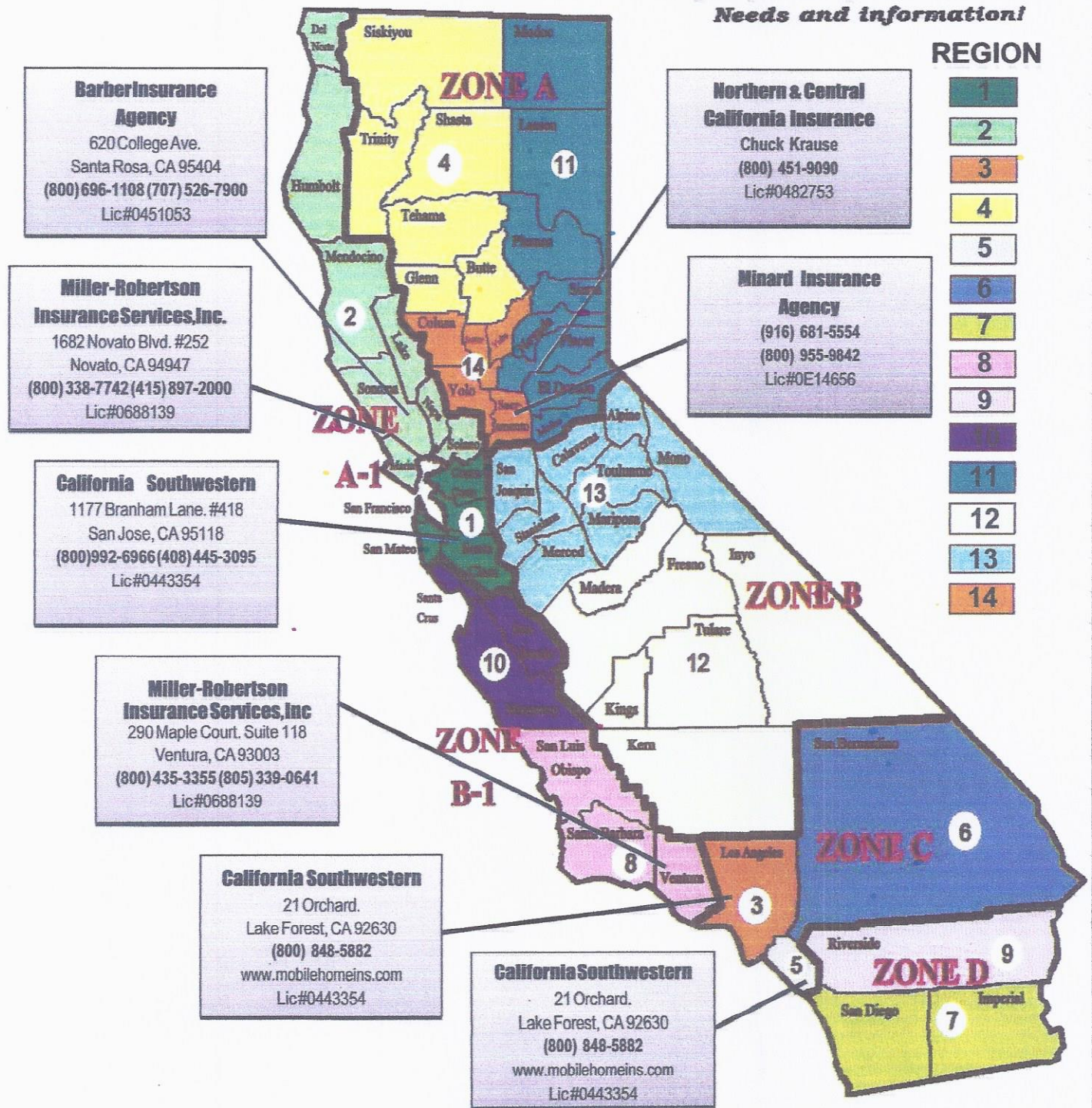
ASSOCIATE MANAGER

Ron Wunsch
1044 Via Grande
Cathedral City, CA 92234
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(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.)

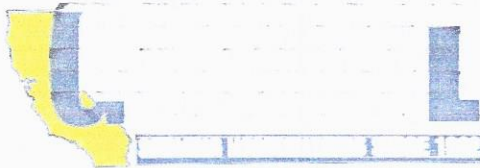
PLEASE PRINT LEGIBLY

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 THE APPLICATION BELOW TO GIVE A "GIFT OF MEMBERSHIP" TO A NON-MEMBER!

MEMBERSHIP APPLICATION



- ☐ I am a new member of the Golden State Manufactured Home Owners League.
- ☐ I am a new member of the Golden State Manufactured Home Owners League.
- ☐ I am a new member of the Golden State Manufactured Home Owners League.
- ☐ I am a new member of the Golden State Manufactured Home Owners League.

(DUES ARE NON-REFUNDABLE)

You can also contribute to any of the following
GSMOL dedicated fund

