

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE

GSMOL- Advocating for Homeowners Rights Since 1962

May/June 2009

Challenges Continue at the Capitol Battling the Spread of Stigmas and Stereotypes **OUR HOMES ARE NOT TRAILERS !**

*"... a trailer [home] is...,
for all intents and purposes,
just a car...it is a vehicle..."*

**Assemblymember Charles Calderon,
Author of AB 761, speaking before the
Assembly Housing Committee 5/13/09**

AB 761

CALDERON

MOBILEHOMES: RENT CONTROL

California State Assembly

2009 California Channel Video Capture



There IS a difference between a motor home, Trailer and Mobile/Manufactured Home!

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*

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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

While the focus of the cover is a quote made by Assemblymember Charles Calderon, we also want to call attention to the background montage of photos taken by GSMOL leaders showing several representative homes in actual manufactured home communities in California. Our homes are substantial captive investments!

**Do You Have Special Skills?
Do You Like to Help Others?
WE NEED YOU!**

GSMOL can use talented volunteers to help with information gathering, writing articles and other documents, calling members, or assisting office staff in their duties. Depending upon where you live and your ability to use a computer and the Internet, we hope you will consider serving in a bigger way.

By helping others, you will be helping yourself! Please take a moment to consider how you might have some skill or ability to help GSMOL become a more effective advocate for homeowners.

Contact the GSMOL home office at 1 (800) 888-1727 for details.



- **Special thanks to GSMOL members who have attended hearings at the State Capitol, especially those from Sonoma County who chartered buses to make the trip!**
- **Congratulations to GSMOL Region 8 Co-Manager Marie Pounders for being recognized by the San Luis Obispo County Agency on Aging for her outstanding work advocating for seniors!**

President's Report



**Tim Sheahan, GSMOL
State President**

Threats continue

As the cover of this issue indicates, the need to educate legislators (and their staffs) and combat mis-information is becoming increasingly important to protect and preserve our way of life. As evidenced by comments of experienced legislator Charles Calderon, author of AB 761, some legislators confuse our manufactured homes with that of trailers and even motorhomes. They also draw unfair parallels between our type of rental tenancy and that of apartment tenants who have no captive investment at stake. It was shocking to hear our homes referred to as nothing more than a car or some other type of vehicle! Such comments should serve as a reminder of how important it is for homeowners to have a presence at the Capitol to set the record straight and block the bad legislation often sponsored by park landowners. If you have Internet access, YOU can observe the legislative process in action by visiting the California Channel website at www.calchannel.com. If you don't have Internet access but do have cable or satellite television, you might be able to view committee hearings and legislative events on a "government" channel.

After attending several legislative hearings since becoming GSMOL President, I am reminded of the negative impact term limits have had on the sophistication of Legislators, especially relating to the intricacies of "mobilehome" law. With the rapid turnover of legislators due to term limits, we are faced with a growing challenge of educating legislators, many of whom are dealing with our issues for the first time. Term limits have caused early exits for legislators who, by the time they "get it," have to leave office.

This helps get rid of the non-supportive legislators but also creates the ongoing need to identify supportive legislators. With GSMOL's limited budget, we can't match the coverage provided by park landowners' lobbyists, some of whom are at the Capitol on a daily basis. This makes it crucial for us to develop better coverage in the legislative districts and identify members who will communicate directly with the district office of their legislator. It also gives us extra motivation to expand membership to increase our clout and financial resources to enable us to become more effective in Sacramento.

Solidarity Movement Gains Momentum

As I reported in the latest issue of the Californian, GSMOL has made a concerted effort to network with other homeowner advocacy groups up and down the state in the hope of bringing everyone "under the same tent" to work together in fighting for homeowner rights. GSMOL has taken the lead for several decades but realizes how important it is to develop homeowner involvement at the district level. Our goal is to work in unity and ex-

pand effectiveness at the grass-roots level so we can identify assertive members in every legislative district in the state. Legislators need to hear from their constituents! If you are a leader in a homeowner advocacy coalition and have not yet been contacted by GSMOL, please contact our home office for information on how to get involved. We intend to have the various groups sign a "Solidarity Pact" vowing to work cooperatively with other groups belonging to the coalition. If you have Internet capabilities and are not yet part of our Legislative E-mail network, I strongly encourage you to register. Our network is a vital tool for informing our members. If you don't have a computer, find a neighbor who can receive the information for you. Send your contact information to the following E-mail address: MARYH2811@aol.com to get registered.

Make Plans now for the 2010 Convention

It's time to start making plans and saving money to attend the GSMOL Biennial State Convention to be held in Ontario, CA April 9, 10 and 11, 2010. Ontario is in southern California near Riverside. Active chapters are entitled to send delegates so this is the time to make sure your chapter is indeed active. The more members you have in your chapter, the more delegates you can send to the convention. This is a way for members to have direct involvement in decisions guiding the future direction of the League. Don't miss this opportunity to get involved, get educated and network with other homeowners.

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Capitol Report



GSMOL LEGISLATIVE UPDATE

Brian Augusta, GSMOL Legislative Advocate

ASSEMBLY BILLS

AB 481 (Ma) – OPPOSE - Not Heard in Assembly Housing, Two-year bill that may 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 Assembly Floor (41-31). Will be heard in the Senate in June; no date set for hearing. Description: Would require that the currently-mandated survey of residents of a park for slated for conversion to condominiums demonstrate that a majority of the residents support the conversion. The bill also would state that localities may enact reasonable measures to prevent sham conversions or to preserve affordable housing.

AB 761 (Calderon) - OPPOSE –

Pending on Assembly Floor. Urge your Assemblymember to vote no.

Description: Would impose “Costa-Hawkins”-style 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 decontrol”). 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 –Bill is pending on Assembly Floor. Urge your member to support

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 – Bill is pending on Senate Floor. Urge your Senator to support.

Description: Would require mobilehome parks to develop, implement, and post an emergency and fire safety plan; would allow cities and counties to adopt more stringent regulations.

SB 804 (Leno) SUPPORT -Bill is pending on Senate Floor. Urge your Senator to support.

Description: Would prohibit 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 – Bill has passed the Senate and will likely be heard in the Assembly in July.

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.

Manufactured Home Conference July 10th

Senator Lou Correa and the State Senate Select Committee on Manufactured Homes and Communities will be hosting a Mobile/Manufactured Home conference on Friday, July 10, 2009 from 9 AM to Noon in Santa Ana. The location will be the same as past conferences, 2323 N.

Broadway in the main conference room on the first floor of the Rancho Santiago Community College District building. There will be presentations by several authorities who deal with our issues and an opportunity for audience members to ask questions of the panelists.

To assure a seat at the Santa Ana event, those wishing to attend should make a reservation by calling Senator Correa's district office at (714) 558-4400 by July 3rd.

Grass-roots Lobbying

The following are tips for more effective lobbying in legislative districts:

1. Members listen to constituents. The most effective communications to a member are those that come from individuals (or a group) that are in the member's district. For example, letters from mobilehome owners or an association in a Legislator's district are going to be more persuasive than mobilehome owners at large. The reason for this is members represent the residents of their district. Yes, we expect them to make good policy decisions that benefit all residents of the state. But in the Capitol, they are hearing from interest groups on both sides of an issue, both of whom are arguing what the right state-wide policy decision would be. So they've already heard all the reasons as to why a yes vote or a no vote is important. What we hope to do with our grassroots lobbying is to give the members some additional reason to make a policy decision in our favor. Hearing from voters in their district--the people he or she relies on to be in office---gives them some reason to feel accountable and to vote in our favor. Hearing from people who don't live there and can't vote for them does not add much to the debate between the two sides.

2. Big Numbers Matter. This will sound obvious, but the more people the member hears from the better. Unfortunately, a half dozen or so letters, even if they come from constituents, probably does not have much effect. But 50 letters or more will get the member's attention. In my mind the target on important bills should be 100 letters or calls from constituents. That's when it really starts to get the members attention.

3. Email is not the best tool. It's not quite the electronic age in the Capitol. Because members are harried and email spam is prevalent, emails sent to an Assemblymember or Senator often go unnoticed. In each office, it's somebody's job to wade through the member's email account. Their job is to wade through the spam, advertisements, hate mail, rants and other random emails that are sent to the member's personal account, to determine if there is anything of relevance. It may take days or even weeks for those emails to be recognized in the Capitol office, if ever.

Thus, the best means of communication is calls. Calls to the Capitol office get the most attention. Why? Because they are impossible to ignore. Mail may stack up in an inbox unread, but somebody is almost always answering the phone in the capitol office during business hours. And if a lot of calls are coming in, it becomes the talk of the office, and the member will hear about it, even on a busy day ("Senator, we're getting tons of calls from mobilehome owners on that manufactured home vacancy decontrol bill,..."). A close second is faxes and postcards or letters. While the member may not necessarily see all the letters, the person staffing them on the committee or preparing them for the floor will usually call it to their attention. Also, the constant stream of letters, and their physical size (i.e. the stack of letters sitting on the staffer's desk) help get them noticed. For this reason, 50 letters are better than one petition signed by 50 people.

4. Timing is everything. Unfortunately, members of the legislature are

not always thinking about our bills. In fact, it is safe to say they are almost never thinking about our bills. In many cases, the first time they ever think about our bill may be moments before they vote on it. The purpose of our lobbying (both grassroots and by your lobbyists) is to change that dynamic as much as possible. But in an institution that introduces about 2500 bills a year, getting legislator's attention on our bill(s) is challenging. So our timing has to be good to maximize the chance of being heard. For example, most members are not going to be paying much attention to a bill in March, if they won't be voting on it until May on the floor. So if they receive a bunch of letters in March, but none in May, we've lost our chance to be heard.

In committees, most members do not even consider their position on a bill until a day or two before the committee vote, unless it is a really prominent bill. When a member considers his or her vote on a measure they will consider first the recommendation of the chair (if it's in committee) or their caucus (if it's on the floor). They will then look at which groups support and which oppose, and they will consider whether they've heard from anyone in their district on the issue. Our job, quite simply, is to raise the profile of the issue for those members by getting our calls and letters to them so that they are already forming an opinion on the bill before they look at the committee binder the night before committee. For that reason the week prior to the hearing is a key time for calls and letters, to ensure that the swell of support or opposition is fresh in everyone's mind.

THE ATTACK ON VACANCY CONTROL: AB 761 FACT AND FICTION



**By: Bruce Stanton, Esq.
Corporate Counsel**

ABOUT THE AUTHOR: BRUCE STANTON HAS BEEN A PRACTICING CALIFORNIA ATTORNEY SINCE 1982, AND HAS REPRESENTED MOBILEHOME RESIDENTS AND HOMEOWNERS ASSOCIATIONS AS A SPECIALTY FOR OVER 20 YEARS. HIS PRACTICE IS LOCATED IN SAN JOSE, AND HE IS THE NEW CORPORATE COUNSEL FOR GSMOL

GSMOL strongly opposes AB 761, now pending in the California Assembly, which will dismantle one of the most vital protections for mobilehome residents who live in cities and counties which have adopted mobilehome rent stabilization ordinances. This Bill will pre-empt local legislation and regulate on a state-wide basis what has historically been left to local governments. Its effect will be to decontrol rents upon resale. The direct consequence of higher rents will be a devaluation in mobilehome equity resulting in billions of dollars in losses to homeowners.

If passed, AB 761 will directly involve the State in local rent control on a level which has historically been carefully avoided. Previous attempts to enact state-wide rent control have been rejected in favor of local jurisdictions handling such issues, which are unique to their locale. Over the last thirty years more than 100 local jurisdictions throughout California have enacted some form of mobilehome rent ordinance. These ordinances regulate the amount of annual rent increases which can be charged. But there are important additional protections which are also typically included. In a typical ordinance, nothing is more vital than protecting the ability of a resident to sell a mobilehome for a fair market price. Many ordinances thus contain a provision known as "vacancy control", which prevents a park owner from raising rents upon resale except in certain limited situations. This keeps mobilehomes affordable and prevents a park owner from threatening large rent increases which could prevent any sale and result in the park owner ultimately obtaining the home for a fraction of its cost.

For over 20 years vacancy control has been under assault from park owners. A number of cases have been litigated in both State and Federal courts. But vacancy control has survived all of these challenges. The park owners have also tried to convince California voters to "outlaw" vacancy control in three separate ballot measures. Thanks to the well organized efforts of GSMOL and its allies, Proposition 199 in 1996, Proposition

90 in 2007 and Proposition 98 in 2008 were all soundly defeated. Now the park owners are engaged in a second attempt to pass legislation in Sacramento which will eliminate vacancy control protections over a five-year period. This current threat to mobilehome residents is known as AB 761, authored by Assemblyman Charles Calderon.

The Bill was passed out of the Assembly Housing Committee as of May 13, and it is headed for the Assembly Floor. This is only one of many fights which will occur before the Bill can become law. As it is considered by various committees and both houses of the legislature, it is important that mobilehome residents be vocal and persistent to let their elected representatives know how bad this Bill really is. During the Committee hearing several statements were made by both Assemblyman Calderon and the Western Manufactured Home Park Owners Association which are simply not true, and which made it clear that some clarity must be brought to the myths and FICTION which surround this issue. This article has been created to arm GSMOL members with the **FACTS**, so that you can rebut park owner arguments and explain to anyone who will listen why AB 761 is flawed. We invite you to carefully read, understand, save and use the following talking points:

FICTION: Mobilehomes depreciate just like vehicles, and are not worthy of vacancy control protection.

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THE ATTACK ON VACANCY CONTROL: AB 761 FACT AND FICTION

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Assemblyman Calderon stated during the May 13th hearing that mobilehomes were “really just like cars”, and are depreciable assets. This is a view shared by many who are simply unaware of the realities of mobilehome living.

FACT: Mobilehomes are not vehicles, do not depreciate like vehicles and involve a substantial investment.

Courts and commentators have recognized the unique nature of the mobilehome tenancy. “The term ‘mobilehome’ has become outdated and misleading. Mobile homes are largely immovable as a practical matter, because the cost of moving one is often a significant fraction of the value of the mobilehome itself.” A mobilehome owner's investment is substantial, as is the cost of moving the structure. During the past forty years, mobilehomes have truly become “manufactured housing,” with some including permanent foundations and site-built garages.

The average cost for the predominantly used double-wide style of manufacture now exceeds \$50,000.00, with the cost of installation in a mobilehome park comprising a \$19,450.00 portion of this amount. Because of these costs, and due to zoning constraints and the scarcity of vacant spaces in parks, it is estimated that only three percent (3%) of California mobilehomes have ever been moved from the site of initial installation.

FICTION: Mobilehomes or Manufactured Housing is “Mobile”.

FACT: Mobilehomes or Manufactured Housing is “Immobile”, and is located in “Immobillhome” Parks.

One commentary phrased it this way: While these homes are called “mobile” in fact, they are a form of immobile prefabricated housing that has been constructed in a factory and transported to its site. The cost of moving these structures and setting them up in their spaces is substantial. (Costs for set up and associated improvements for such items as the cement foundation, carports, steps, porches, and landscaping are typically in the range of \$5000 to \$15,000.) Furthermore, in metropolitan areas with tight housing markets a virtual absence of vacant spaces in mobilehome parks makes it impossible to move them even if moving costs were not a consideration. When mobilehome owners move they sell their mobilehomes “in place.”

FICTION: Courts have held Vacancy Control to be an unconstitutional taking.

FACT: No appellate court has ever struck down a local rent ordinance or its vacancy control provision.

Over the past 20 years some lower courts have invalidated vacancy control. But on appeal these decisions were always overturned. A U. S. District Court has recently issued its preliminary decision in a case involving a San Rafael mobilehome park which holds the mobilehome ordinance unconstitutional, and that case, like all of the others before it, will be appealed.

FICTION: Local City Councils and Boards of Supervisors are not objective when considering rent control issues, and are pressured by voters into adopting ordinances or vacancy control provisions.

FACT: Local jurisdictions typically have more detailed hearings than Sacramento would ever have when considering the adoption of mobilehome rent control.

Park owners always show up at City or County hearings and have the opportunity to be heard. Usually extended studies or “task force” groups are formed. The problem park owners have with this has to do with the environment. When mobilehome residents show up in person at the City to give their emotional testimonies, it is hard to dispute their problems. Park owners would thus prefer to go to Sacramento, where legislators are more detached from the resident testimony and will not be subjected to their emotions. It’s all about where park owners see their advantage. They have lost at the local level, so they argue that local officials are not objective. This is nothing but spin.

FICTION: AB 761 will have no affect on existing mobilehome residents.

FACT: AB 761 will drastically affect current residents by forcing them to sell their homes for less when rents are raised at the time of resale.

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THE ATTACK ON VACANCY CONTROL: AB 761 FACT AND FICTION

Continued from page 7

While it is true that AB 761 does not seek to increase current rents for existing homeowners, that is not the issue at all. What is at stake is the equity investment of current residents, who purchased their homes at a given price with the expectation that they would be able to sell at a price which would allow them to recoup their substantial investment. It is commonly recognized within the industry that with every \$100.00 that rent is raised, equity is decreased by \$10,000.00. An entire generation of mobilehome residents thus face a devaluation in equity at the time of sale which could amount to billions of dollars.

FICTION: AB 761 will have no negative effect upon the mobilehome sales market.

FACT: Due to increasing rents and decreasing sales prices, mobilehome sales will drop, and lenders will be reluctant to make purchase loans with large future rent increases a certainty.

There are presently only a handful of lenders who will even make mobilehome loans, and this number is sure to dwindle further if a prospective lender knows that the equity upon which the loan was made will take a huge "hit" upon resale. Since most park owners require evidence of monthly income of at least three times the monthly housing-related costs, higher rents will "freeze out" a significant segment of low to moderate income buyers, and

increase the likelihood that park owners will be able to acquire homes that cannot be sold for pennies on the dollar. With the baby boomer generation entering retirement, this will mean more seniors who do not own a home will be forced to seek government subsidized housing, thus creating a larger burden on taxpayers throughout California.

FICTION: Park owners need resale rent increases to give them "incentive" to maintain their parks.

FACT: Park owners are guaranteed a "fair return" on investment from rent control ordinances.

All local ordinances include hearing procedures which allow a park owner to petition for rent increases. Since park owners are legally required to maintain their parks, and also financially benefit from well maintained parks, no further "incentive" is needed. And there is no guarantee in AB 761 that additional revenue from higher rents will even be used to maintain parks.

FICTION: Park owners need more revenue to replace aging electric or gas systems.

FACT: Most park owners have received a utility "discount" for many years which was intended to pay for repairs to energy systems, but have not saved for that eventuality.

Many parks are "submetered" for gas and electric. In these parks there are

meters at each space which are read by park staff and are billed in addition to rent each month, and the park owner, rather than P G & E or Southern California Edison, is responsible for maintaining the entire utility system. To do so, the park owner receives a "differential discount" each month of approximately \$8.40 for gas and \$8.40 for electric. This money is established by the Public Utilities Commission, has been paid for over 20 years, and is designed to be held in reserve to pay for energy system repairs when they are needed. Of course, park owners typically choose to spend or keep this money, and then complain about not having funds to repair the system when problems occur. AB 761 thus has absolutely nothing to do with any utility repairs or maintenance.

FICTION: AB 761 is needed to "restore balance" to the mobilehome industry.

FACT: There already is balance, which is created by local rent control ordinances.

Without local rent control and resale protections, a captive market of affordable housing would be subject to rent increases in any amount, which would destroy investments and render them unaffordable. Local rent control creates a "balance" for homeowners which otherwise would not exist. All ordinances provide procedures for ensuring that a park owner receives a fair rent. A park owner simply needs to request a hearing and prove its entitlement to such an increase.

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SPECIAL MEMBERSHIP SECTION

by Bob Markley, Chairman, Membership Action Team

This special membership section of *The Californian* includes copies of some of the new membership recruiting literature your Membership Action Team has provided. It also includes an up-to-date list of all the current membership recruiting literature that is available to you. This list is on a request form that can be faxed or mailed to the home office to request additional copies of the literature.

This collection of recruiting literature is the best GSMOL has ever had, and we are not done yet in creating useful literature for you. If you have ideas for improving the existing literature or have ideas for new pieces of literature, please send your ideas in an e-mail to **gsmol.membership@yahoo.com**. If you don't have e-mail, please ask a friend who does to send your message for you. We can't guarantee every idea will be used, but we can guarantee it will be carefully considered.

Items on the list which are new since the previous list came out last year are:

- Brochure "Who GSMOL is, and Why You Should Join" translated into Spanish
- Brochure "Who GSMOL is, and Why You Should Join" translated into Vietnamese
- List of GSMOL Accomplishments
- "What Legislators Said About GSMOL"
- Door Hanger

If you live in a park that has an active GSMOL chapter, your chapter officers should have a supply of many of the pieces of literature from the previous list already.

If you do not have a GSMOL chapter, this is probably the first time you have seen the list and you likely have not seen any of the literature listed on it. If this is the case, we encourage you to request copies of all the literature and make full use of it in recruiting new members and renewing current members.

(The previous list of literature included the membership section of the chapter training manual. This is still available to chapter officers but is not intended for general distribution.)

The following pages give you sample copies of a couple of the new pieces of literature:

- List of GSMOL Accomplishments
- "What Legislators Said About GSMOL"

The copies of these you will receive from the home office will be 8 1/2 X 11 inches in size, which is slightly larger than the pages in *The Californian*.

If you or someone else in your park has been successful in recruiting a significant number of new members, whether or not you have a GSMOL chapter, we would like to include an article about your work in a future issue of *The Californian*. Similarly, if you have a GSMOL chapter that comprises a large percentage of the homeowners of your park, we would like to hear from you. Please send an e-mail message describing what was done, who did it, and, most importantly, how it was accomplished, to **gsmol.membership@yahoo.com**. If you do not have e-mail, please ask a friend who does to send the message for you.

If you have a GSMOL chapter in your park, and you are interested in helping recruit new members, please check with your chapter officers on how you can help with this effort. Chapter officers and you can all participate in our e-mail membership system. Being on the membership e-mail list enables you to receive new literature in electronic form soon after it is approved. The current members of this list received their electronic copies of the new literature well before you are reading this. We do not reveal e-mail addresses to anyone outside GSMOL, or even to other members on the e-mail list.

GSMOL ACCOMPLISHMENTS *approaching 50 years of homeowner advocacy*

Over the years, GSMOL has helped homeowners solve countless problems in communities all over the state. These problems include harassment by managers, interference with home sales, tree and driveway maintenance, homeowner association rights, unlawful evictions, Small Claims Court proceedings, helping find qualified attorneys and legal aid agencies, preserving over-55 age parks, providing financial assistance to help pay for members' lawsuits, and help speaking with local officials. Our members do not win every battle, but we endeavor to assist them in every possible case.

In addition to these local efforts, GSMOL has played a pivotal role at the state level, sponsoring legislation and ballot initiatives that are in our members' interests and, just as importantly, blocking those measures that would be detrimental. Here again, we do not win every battle, but GSMOL members are far better off because of our representation of their interests statewide. Some of our notable accomplishments have been:

2008:

- Defeated Proposition 98, which would have abolished rent control and other homeowner protections.
- Blocked several bad legislative bills that would have compromised rent control and other homeowner protections

2007:

- Prevented management from requiring a manufactured home to be removed from the park unless management has provided the required notice, particularly specifying the condition that permits the removal of the manufactured home.
- Required a disclosure statement of transfer fee and other related information when a transfer fee is payable upon transfer of the property.

2006:

- Prevented discrimination in membership in any private club or organization that is a condition for tenancy in a park.
- Helped defeat Proposition 90, which would have eliminated rent control.

2005:

- Prevented rental agreements that include any provision granting to management the right of first refusal to purchase a homeowner's manufactured home that is in the park and offered for sale to a third party.
- Required a 14-day notice for removal by management of a homeowner's or resident's personal property because of a violation of the reasonable rules and regulations of the park or the provisions of the Mobilehome Parks Act.

MAJOR GSMOL MILESTONES THROUGH THE YEARS

- ✓ Instrumental in defeating Proposition 199 in 1996, which would have taken away the right of local governments to adopt manufactured home rent regulation, and would have ended manufactured home rent control in California.
- ✓ Helped defeat Proposition 98 in 2008, which would have removed rent control and other homeowner protections.
- ✓ Abolished the "17-year" rule that until 1982, allowed Park owners to prohibit in-place sale of homes once homes reached 17 years of age.
- ✓ Required disclosure of rent, fees, eligibility for rent control, and other information to new buyers of manufactured homes.
- ✓ Created "just cause" eviction procedure to protect homeowner rights.
- ✓ Allowed homeowners at least 30 days to review rental agreements offered to them by park management, and gave homeowners the right to void any such agreements they have signed within 72 hours of their signature.
- ✓ Required that on resale of a home that will remain in the park, repairs or improvements required by management are limited to only those exterior repairs required by a local ordinance or state statute.
- ✓ Improved enforcement by authorizing city attorneys to bring lawsuits and by prohibiting park owners from passing through their attorney's fees, costs, penalties and assessments when they lose a lawsuit.
- ✓ Assured manufactured home owners access to park clubhouses and recreation halls for meetings without having to pay cleaning deposits or obtain costly liability insurance policies.
- ✓ Repeatedly killed Park owner sponsored legislation that would have abolished or compromised homeowner protections.

2004:

- Required management to return an executed copy of the rental agreement within 15 business days of receiving the rental agreement signed by the homeowner.
- Required 60 days notice to change park rules and regulations mandated by a change in the law.
- Required seven day notice before removal of a vehicle from a resident's driveway or designated parking space.
- Prevented management from acting as the agent in the sale of a manufactured home as a condition of management's approval of the buyer or prospective homeowner for residency in the park, or a condition of resale of the home in the park.
- Allowed advertising the sale or exchange of a manufactured home by heirs, joint tenants, or personal representatives.
- Prevented ownership or management from the right of entry to a manufactured home without the prior written consent of the resident.
- Prevented management from requiring a homeowner to purchase, rent or lease goods for remodeling or maintenance from any particular person, company, or corporation.
- Required disclosure of the identity of a third-party utility billing agent or company.

2003:

- Allowed rent control to apply to manufactured homes being advertised and actively marketed.
- Allowed display of political campaign signs in the window or on the side of a manufactured home, or within the site on which the home is located or installed. Signs may be up to six square feet and displayed no earlier than 90 days before an election and no later than 15 days after an election, unless local ordinances have a more restrictive period of time.
- Prevented management from invalidating the sale of a manufactured home simply because the homeowner failed to advise management in writing that the manufactured home is up for sale.
- Required disclosure of rent, fees, eligibility for rent control, and other information to new buyers of manufactured homes.
- Allowed punitive damages to be awarded if a homeowner is the prevailing party in a civil action against management to enforce his or her rights in cases of willful violation.

2002:

- Permitted renting out or subletting a homeowner's home in case of medical emergency or required medical treatment.
- Allowed District Attorneys, City Attorneys, City Prosecutors, or the Attorney General to bring a civil action in case of failure to maintain common facilities in good working order.

2001:

- Required refund of security deposits if a homeowner has promptly paid to management all rent, utilities and reasonable service charges for 12 consecutive months.
- In master-meter parks, required written notice in utility bills every January and posting of notices about availability of California Alternate Rates for Energy (CARE) program. Required management to provide information to park CARE applicants. Required management to pass through the full amount of any CARE discount to homeowners.
- Prohibited requiring a cleaning deposit for use of park clubhouse or recreation hall if a homeowner is hosting a meeting and all homeowners or residents of the park are allowed to attend.
- Required park owners to be financially responsible for all tree maintenance for health and safety violations and for repair and maintenance of driveways management installed.
- Assured manufactured home owners access to park clubhouses and recreation halls for meetings without having to pay cleaning deposits or obtain costly liability insurance policies.
- Granted property tax relief to resident-owned parks.

2000:

- Required 60 days notice for termination of tenancy of state employees living in parks owned, operated or maintained by the state.
- Disallowed leases that prohibit pets.
- Limited the price management can charge for Liquefied Petroleum Gas (LPG) even in parks where homeowners are not allowed to install their own LPG supply tanks.
- Required that on resale of a manufactured home that will remain in the park, repairs or improvements required by management are limited to those exterior repairs required by a local ordinance or state statute. Required a written summary of such repairs within 10 business days of request. Limited such repairs or improvements to those that can be required during any other time of residency.

1990-1999:

- Improved enforcement by authorizing city attorneys to bring lawsuits and by prohibiting park owners from passing through their attorney's fees, costs, penalties and assessments when they lose a lawsuit.
- Authorized the PUC to inspect the safety of manufactured home park gas systems.
- Required park owners to give their resident organization at least 30 days notice prior to listing the park for resale.
- Exempted resident organizations from preparing an Environmental Impact Report when residents buy their park if no physical changes are made to the facilities.
- Authorized PUC to investigate water charges in manufactured home parks.
- Required that parks disclose the name, address, and business telephone number of park owners.
- Protected manufactured homes under 10' wide from eviction at time of resale as long as they pass a health & safety inspection.
- Assisted manufactured home owners who wish to designate their heirs on the manufactured home title certificate.
- Clarified the right of cities to act as intermediaries in the purchase of manufactured home parks.
- Prohibited unilateral renewal clauses in leases offered by park owners after January 1, 1993.
- Repealed the mandatory Earthquake Recovery Fund.
- Required park managers to provide signed plot plans prior to installation of manufactured homes.
- Prohibited filing of SLAPP lawsuits designed to discourage homeowners from exercising their constitutional rights.
- Required park managers to give residents a three-day notice prior to non-emergency utility shut-offs for repairs.
- Required park managers and employees to comply with park rules and regulations
- Required park managers to meet with residents to discuss proposed changes to rules and regulations.
- Required 90-day notice of rent increases.
- Permitted the use of conventional "for sale" signs and information tubes on manufactured homes.
- Provided assistance to manufactured home owners who suffer earthquake damage.
- Stopped legislation which would have hampered homeowners' ability to initiate lawsuits in manufactured home parks and that would have required costly mediation before such suits.
- Assisted manufactured home owners to collectively purchase parks in which they live.
- Assured a grandparents' right to have visits with grandchildren in manufactured home parks.
- Authorized the PUC to investigate rates charged by park owners from water wells which they control.
- Defeated Proposition 199 which would have taken away the right of local governments to adopt manufactured home rent regulation, and would have ended manufactured home rent control in California.
- Confirmed the right of manufactured home parks in California to be limited to housing for older persons as stated in the Federal Fair Housing Amendments Act.
- Upon the sale or transfer of a manufactured home that will remain in the park, management is prevented from requiring repairs or improvements to the park space or property owned by management, except for damage caused by the actions or negligence of the homeowner or an agent of the homeowner.
- Provided that when a homeowner or former homeowner prevails in a civil action against the management of a park to enforce the homeowner's rights under the Mobilehome Residency Law, including small claims court, that in the court's discretion, the homeowners may be awarded an amount not to exceed \$2,000 for each willful violation by management.
- Improved homeowner protections for residents of resident-owned parks, including the right to have live-in caregivers if medically required, including a parent, sibling, child, or grandchild, without being charged additional rent.
- Prohibited park management from amending rules and regulations to impose new fees on homeowners.
- Required park management to give a prospective homeowner a written disclosure form stating the condition of park common areas.

1980-1989:

- Required management to meet with residents when requested in writing.
- Required management to notify residents of the zoning status of the park and of conditional use permits.
- Required park owners seeking to convert a park to another use, to give eviction notices only after all permits for conversion have first been approved.
- Prevented management from arbitrarily removing manufactured homes 17 years of age and older.
- Changed the label "tenant" to "homeowner."
- Enabled senior citizens to postpone real property taxes.

- Eliminated double taxation of manufactured home accessories.
- Assisted manufactured home owners in collectively purchasing parks.
- Prevented an increase in park property taxes if purchased by residents.
- Limited sales tax on used manufactured homes.
- Established the Mobilehome Recovery Fund to protect manufactured home buyers from fraud.
- Required park owners to prepare impact reports before closing manufactured home parks and enabling local governments to require that park owners pay all reasonable costs of relocation.
- Regulated park owner's ability to impose credit fees upon prospective purchasers.
- Gave park owners a capital gains tax break only if they sell their park to the residents
- Prohibited local governments from requiring placement of manufactured homes on permanent foundations in manufactured home parks and subdivisions.
- Prohibited the eviction of manufactured home owners due to a lot line dispute in manufactured home parks.
- Allowed homeowners at least 30 days to review rental agreements offered to them by park management, and gave homeowners the right to void any such agreements they have signed within 72 hours of their signature.
- Established clear rights and protections for manufactured home owners accused of abandoning manufactured homes.
- Required park owners to give notice of their intent to sell a manufactured home park if the residents have first formed a resident organization interested in purchasing the park.
- Extended protections against arbitrary closure and conversion of manufactured home parks to parks situated in charter cities.
- Established the right for homeowners to hear elected officials and candidates speak in the park's clubhouse.
- Exempted homeowners forming a corporation to purchase their park, from payment of annual \$200 corporation fee.
- Established park owner liability for interference with manufactured home resales.
- Required park owners to provide copies of the Mobilehome Residency Law with rental agreements.
- Stopped state-wide legislative bills that would have restricted, prohibited or outlawed rent control ordinances in local communities.
- Required each park to post a sign with the name, address and phone number of the Mobilehome Ombudsman.
- Management prohibited from demanding copies of any personal income tax returns as a determining factor of ability to pay rents.
- Required written response stating reasons for rejection of prospective buyers.
- Prevented management from requiring they be sole agent in manufactured home sales as a condition of approving homeowner residency.
- Required a 30-day written notice to residents that work is beginning on physical improvements and maintenance projects or that services are being reduced.
- Established the right of residents to circulate petitions in the park.
- Exempted residents who purchase a park from the Subdivision Map Act.
- Established regulations governing installation and inspection of earthquake bracing systems.
- Provided heirs who gain ownership through death of homeowner the right to resell the home.
- Allowed designating a manufactured home to be a polling place.

1969-1979:

- Required 60-day notice for evictions.
- Guaranteed manufactured home owners the right to meet in a recreation hall.
- Created "just cause" eviction procedure.
- Banned park entrance fees.
- Required management to provide a list of services performed by the park.
- Required "just cause" eviction procedure for persons who are occupants for 9 months or longer of recreation vehicles and any sized travel trailer.
- Doubled renter credit.

WHAT LEGISLATORS SAID ABOUT



Prominent California political leaders have given unpaid testimonials about why YOU should join GSMOL (also available on DVD)

California State Senator Joseph Dunn:

"Greetings. My name is Senator Joe Dunn. I have had the honor and the privilege over the past six years to serve as Chair of the Senate Select Committee on Mobile and Manufactured Homes. In that capacity, I've been able to see and witness first-hand many of the great challenges that face our residents of our mobile and manufactured-home communities here in California. They are very difficult challenges, both legally, practically, and sometimes even politically." "The fact of the matter is the future for mobile home residents depends upon their own actions together, combined as one solid voice to insure that all mobile home residents in the State of California have the opportunity to live a fair and peaceful life in their own communities. The only way that will happen is if all residents come together. I can't say strongly enough how impressed I've been over the past six years with the work of GSMOL as an organization representing park residents throughout the State of California. It has been through their leadership that we've been able to fight many of the battles seeking one very simple goal: fairness for our mobile and manufactured-home community residents throughout the State of California." "For each individual resident, to ensure that they have that fairness, they have to look at combining their voice with many others throughout the State of California. GSMOL is that voice to ensure fairness for all of our residents."

California State Assembly Member Sally Lieber:

"I'm very pleased to make this statement in support of GSMOL and all of their work on behalf of homeowners in our mobile home parks. GSMOL's approval of legislation is basically the Good Housekeeping Seal of Approval for the homeowners and they provide a very important service not only to homeowners in our parks and to other residents in our parks, but to the legislators as well in advising us on legislation. I can't stress enough how important it is to join with GSMOL in being part of the homeowners' voice. We know that unfortunately many times we are outnumbered by the corporations that are on the other side of the legislation from our viewpoint and it's so very important to have the support of everyone who is part of the mobile home communities throughout the State of California to speak up for the homeowners, and for the protections that they need. With GSMOL's help, we were able to put forward legislation on a number of very important protections for mobile home owners during the past two years and we expect to do so in future sessions as well. But, to do that we really need to have your help and your participation in being advocates in the community for the rights of homeowners."

California State Assembly Member Ellen Corbett (Now serving in the State Senate):

"As you should know, you probably all know that GSMOL has been around for about 45 years and we have battled as we go along every legislative year. But I think the important thing to know is not only are we fighting and making new laws that affect people every day, people's ability to have affordable housing; but without GSMOL, we would go backwards." "All of you know you have seen some of the things, the rights that we fought for in Sacramento; and you fight for these rights, and we put laws on the books, but there's always people that come along behind that, saying, 'Oh, we don't need that law any more. We need to change that. We'll just go back to the way it was.' So, GSMOL is very important because they provide the continuity to allow us to continue to keep those laws on the books"

**DON'T HESITATE! TAKE ACTION! JOIN
GSMOL TODAY!**

GSMOL MEMBERSHIP APPLICATION

(please print)

NAME _____
(first) (initial) (last)

SECOND OCCUPANT _____
(first) (initial) (last)

PARK NAME _____

STREET ADDRESS _____ SPACE NO. _____

CITY _____, CA ZIP CODE _____

PHONE NUMBER _____ E-MAIL _____

☐ New Member \$20 per year ☐ Renewal \$20 per year Check # _____

Mail completed application with dues to: **GSMOL, P.O. Box 876, Garden Grove, CA 92842**

REQUEST FORM for GSMOL MEMBERSHIP RECRUITING MATERIALS

Fill out and mail or fax to home office (fax # 714-826-2401)

(list updated May 21, 2009)

DESCRIPTION	NUMBER REQUIRED
Brochure "Who GSMOL Is, and Why You Should Join"	
Brochure "Who GSMOL Is, and Why You Should Join" translated into Spanish	
Brochure "Who GSMOL Is, and Why You Should Join" translated into Vietnamese	
Single-page leaflet "You Need GSMOL, GSMOL Needs You"	
List of GSMOL Accomplishments (4 pages)	
Door Hanger (designed to be left behind when calling on a potential new member who is not at home)	
Presentation booklet (14 pages of large print, to be used by flipping through pages in explaining to prospective members what GSMOL does, and advantages of membership)	
Printed copies of latest edition of <i>The Californian</i> (available while supplies last)	
"What Legislators Said About GSMOL" (quotes from prominent California politicians endorsing GSMOL) (2 pages)	
Helpful Hints for a Salesperson (3 pages)	
GSMOL Membership Recruiting Logsheets	

Chapter # _____ Mail to attention of _____

Street address _____

City _____, CA Zip _____

THE ATTACK ON VACANCY CONTROL: AB 761 FACT AND FICTION

Continued from page 8

Of course, many parks do not wish to "open their books" in this fashion. But in most jurisdictions there are very few hearings, since park owners know that they are already receiving a "fair return" on investment.

FICTION: Recent amendments to AB 761 which "phase in" vacancy decontrol over five years will somehow soften its negative effect.

FACT: Phasing in vacancy decontrol will have no benefit, since existing residents will be obligated to disclose to any buyer that they will be facing decontrol within five years, even if the sale occurs before 2014.

The need to disclose this will have a "chilling effect" upon mobilehome sales, and bank loan availability.

FICTION: Only residents who are selling their homes will be negatively affected by AB 761.

FACT: All residents will be affected by the elimination of vacancy control, even if they do not sell.

Nearly all mobilehomes are eventually sold or transferred, and at that point the effects of vacancy decontrol will slam the homeowner's investment hard. But even spaces which do not transfer for many years will be affected. Park owners will use the higher decontrolled rents paid following resale to establish a new higher comparable "market" rent for the park, which can

be used to justify a higher rent increase in administrative rent hearings which will affect even long-term residents.

AB 761 represents a final attempt by rich park owners to deregulate the mobilehome sales market. If this Bill were to pass, mobilehome space rents will be raised to a point where the entire current generation of homeowners will lose substantial equity in their homes totaling billions of dollars. Homes will be devalued, and the lost equity will be transferred to park owners in the form of higher profit margins. This will be pre-emption on a massive scale which shall negatively affect the housing market at a time when California can least afford to create a new class of homeless or disadvantaged citizens. It's time to separate the "FACTS" from the "FICTION". Please urge your State Assembly Member or State Senator to vote "no" on AB 761.



GSMOL Door Hangers Now Available

Door hangers are a great way to pro-

mote GSMOL and provide an opportunity for a follow-up visit with your neighbors. Find a volunteer in your community to distribute to non-members. This is not commercial solicitation and homeowners are allowed to share this information with fellow homeowners. Order yours today from the GSMOL home

Got a Problem? Got a Legal Question?

This is Your Chance to Learn About Homeowner Rights and Remedies! GSMOL is sponsoring two Legal Workshops in Riverside County on June 18 to be given by GSMOL Corporate Attorney Bruce Stanton. Join us for a very informative session that will include topics such as:

- Rental Agreements/Leases
 - Rent Control Issues
 - Rules and Regulations
 - Utilities
- Rights of Free Speech/Assembly
 - Evictions
 - MH Resale
- Question and Answer Session with Bruce

This event is Free to GSMOL members. Non-members can gain admittance by joining GSMOL at the door. Knowledge is POWER and this is your opportunity to become educated and know your rights when dealing with park management!

Locations of the seminars:
Heather Estates Clubhouse
1300 W. Menlo Ave.
Hemet, CA 92544
11 AM until 2 PM, June 18

Riverside Meadows Clubhouse
4000 Pierce St.
Riverside, CA 92505
5 PM until 8 PM, June 18

Legal Setback for Homeowners at Contempo Marin

Residents of Contempo Marin and the City of San Rafael were dealt a setback recently when Federal District Court Judge Vaughn Walker filed a decision that will allow the park landowner, Equity Lifestyle Properties (ELS), to dramatically raise rents when homes are sold and lead to an end of the MH rent stabilization ordinance in ten years. Thankfully, ELS did not succeed in its attempt to raise rents for current residents from the \$700 range to over \$1900 per month but that is what could happen when homes are sold.

The Walker decision is very disappointing on a number of levels but we hope the City of San Rafael will appeal and are confident the decision will be overturned when it reaches a higher Court, as has been the case with similar decisions in the past.

Coincidentally, Assemblymember Charles Calderon repeatedly cited this Court decision as validating his bill, AB 761, which would also allow huge

rent increases when homes are sold. That issue is addressed in Bruce Stanton's "Fact and Fiction" article elsewhere in this issue.

Rancho Cordova Homeowners Pack Council Chambers

More than six-dozen Rancho Cordova mobile home residents—mostly senior citizens—recently filled city hall to ask City Council members to consider adopting a "rent stabilization" ordinance.

Rancho Cordova has eight mobile-home parks with four that are actively seeking some type of mobile home rent protection in the city. As with most homeowner movements for rent protection, this was spawned by alarming rent increases the past several years, in some cases, a doubling of rent in only a few years was reported. We wish the homeowners success and hope their City will follow the lead of over 100 cities and/or counties in California that have adopted some form of rent protection for captive homeowners living

in manufactured home communities.

MHOAA Board visits Washington D.C.

Board members of the Manufactured Home Association of America (MHOAA), including vice President Tim Sheahan, traveled to Washington D.C. in April to meet with Federal Legislators and advocacy groups to explore opportunities for greater homeowner protections at the Federal level.

GSMOL is a founding member of MHOAA and encourages homeowners and homeowner association officers to join. For information, visit the website: www.mhoaa.us. Individual membership is \$15 per year.

GSMOL Corporate Counsel, Bruce Stanton, may be available to present seminars in your community on such topics as:

- Rental Agreements/Leases
- Rent Control Issues
- Rules and Regulations
- Utilities
- Rights of Free Speech/Assembly
- Evictions
- MH Resale

GSMOL Chapters will be given first priority for sponsoring a presentation. For more information, contact the GSMOL Home Office at 1 800 888-1727.

READ THIS BEFORE GIVING ANYONE MONEY TO PURCHASE A MOBILE HOME OR A REPLACEMENT MOBILE HOME, AND BEFORE SIGNING ANY MOBILE HOME SALES LISTING AGREEMENT

by Bob Markley

That title is a mouthful, but it describes the situations where an unscrupulous dealer, broker, agent, or seller could take advantage of an unsuspecting purchaser or homeowner.

IF YOU ARE PURCHASING

This applies whether you are purchasing a mobile home or are replacing a mobile home you already own.

#1.) Never give cash to anyone.

#2.) Any initial deposit, down payment, earnest money, or any funds of any other description should be provided in the form of a check made payable to the escrow company who will be handling the transaction. If you do not know the name of the escrow company, **ASK**. If the dealer, seller, agent, broker, etc. claims they can't provide this information, or refuses to give it to you, and asks that a check be made out to them instead for ANY REASON, you are probably dealing with a crook. At the early stages of a purchase and sale, there may not be an escrow account set up yet, but they should at least be able to give you the name of the escrow company. You **MUST** make your check out to the escrow company. In fact, it is illegal for a real estate agent, dealer or broker to accept checks made out to them instead of an escrow company. Yet, some do.

The same applies to all future payments that you will make to complete the deal. All the above also applies if you already own your mobile home and intend to purchase a replacement home.

IF YOU ARE SELLING

You should insist that any listing agreement specify in writing what the listing price will be. In fact, it will be in your best interest to hire an independent appraiser to give you an estimate of the value of your home **BEFORE** signing any listing agreement. Doing this may cost you a couple of hundred dollars, but it will give you a realistic idea of your home's value and will help you

avoid the following scenario: The homeowner asks a broker or dealer or agent what he thinks the home is worth.

An unscrupulous broker or dealer or agent senses the homeowner does not have a good concept of the home's value, so gives a low figure. The unscrupulous one then points out defects in the home to justify the low figure, the homeowner agrees to the lower figure, and signs a listing agreement that either does not have a specific listing price in it, or has a low-ball price. The unscrupulous one then sells the house for a high figure and completes **TWO** escrows: one with the home seller at a low figure (with himself as the buyer) and a second escrow with the purchaser at the higher figure (with himself as the seller), and pockets the difference for himself.

A seller who has a realistic estimate of the value of the house and insists that any listing agreement specify IN WRITING a realistic listing price, will be able to avoid being taken advantage of by this ruse.

IF YOU HAVE BEEN TAKEN ADVANTAGE OF OR SWINDLED

You should seek relief by suing the wrongdoer and/or filing a criminal complaint. If you win your lawsuit and the perpetrator files for bankruptcy, is insolvent, or otherwise is "judgment proof" you may be able to receive money from the Manufactured Home Recovery Fund (MHRF). This fund is administered by the California Department of Housing and Community Development (HCD). You can learn more about this source of money on the internet by doing the following:

Visit their website at www.hcd.ca.gov. On their home page, click on the "Resources" tab.

On the list provided on this page, click on "Registration and Titling."

On the Registration and Titling page, click on "Manufactured Home Recovery Fund"

(near the bottom of the list on this page).

On the Manufactured Home Recovery Fund page, you will find pertinent information, including the MHRF defined. Shown here is part of that definition:

The purpose of the Manufactured Home Recovery Fund (MHRF) is to reimburse actual and direct losses up to \$75,000 for any person who has sold or purchased a manufactured home/mobilehome for personal or family residential use or investment purposes, and who has suffered a loss due to:

1. Failure to honor warranties or guarantees;
2. Fraud or willful misrepresentation related to any financial provision;

3. Fraud or willful misrepresentation of the kind or quality of the product sold or purchased;

4. For conversion (the unlawful appropriation of the property of another);

5. A willful violation of any other provision of the Health and Safety Code, Part 2 – Mobilehomes-Manufactured Housing Act of 1980, including the provisions regulating escrow accounts;

6. A violation of the Civil Code, Title 1.7, Chapter 3, beginning with section 1797 – Mobilehome Warranties (for new manufactured homes).

The MHRF is intended as a source of last resort recovery for consumers. Therefore, applicants may qualify to file a claim against the MHRF for their actual and direct loss only after obtaining a final court judgment against the violator, or after being harmed by a Department licensed salesperson, dealer, manufacturer or a individual or entity who is, or has been, the subject of a bankruptcy proceeding or otherwise deemed judgment proof.

This web page also provides answers to some frequently asked questions, a fact sheet, a claim form and instructions for filling it out.

GSMOL President named to HUD Advisory Committee

GSMOL President Tim Sheahan was recently appointed to serve on the Housing and Urban Development (HUD) Manufactured Housing Consensus Committee (MHCC) in Washington, D.C.

The MHCC is an advisory body charged with providing recommendations to the Secretary of HUD on the revision and interpretation of HUD's manufactured housing construction and safety standards and related procedural and enforcement regulations. In the past, the MHCC has been charged with developing proposed model installation standards for the manufactured housing industry and will forward future proposals to HUD's Manufactured Housing Program for review. The Committee is comprised of consumer representatives, public officials and industry officials.

President's Report

Continue from page 3

Membership Insert

Have you noticed that this issue of the Californian is thicker than others? We have added eight extra pages as a tear-out "membership recruitment section" and ask that you either share your entire Californian with a non-member, or at least tear out the membership section and encourage them to join GSMOL. Membership is the lifeblood of any organization and we are calling upon you to help in recruiting new members! It costs a great deal of money to hire professionals to lead us in warding-off the attacks against our way of life. Just last year, we spent

over \$100,000 for legislative advocacy and fighting Proposition 98. That is a fraction of the millions of dollars park landowner groups spent. If you can sponsor someone's membership or make a financial contribution above and beyond the cost of membership, that would be greatly appreciated. If someone says they would like to join but can't afford it, encourage them to become a membership recruiter. With the "Five for Five" program, they could receive \$5 for every block of five new members they recruit. With twenty new memberships, the recruiter would be able to receive \$20 to pay for their own individual membership! Please consider serving as a GSMOL "ambassador" to go door-to-door with membership recruitment materials available from the GSMOL home office. It's a great way to meet your neighbors, tell them about GSMOL and spread our influence.

For Legislative updates,
call the GSMOL
toll-free Legislative
Hotline at
1 800 888-1727



GSMOL Officers for chapter 0573 Alpine Mobile-home Estates include: President, Karol Ferris (middle), Jill Ichlen, Vice-president, (right) and Irene Rose Rael, Sec/Treasurer (left).

Board Meeting June 19th

Our next state Board meeting will be held at the Home Office in Garden Grove and all GSMOL members are welcome to attend. The meeting is scheduled for Friday, June 19 starting at 10 AM.

Got Problems With Your Park Manager? Live in a MCM Managed Community Owned by Tatum and Kaplan?

If so, we want to hear from you. Comments made by a lobbyist for the California Mobilehome Parkowners Alliance (CMPA) claimed that their clients are "extremely sophisticated property owners" and he "patently refuted" there were problems with poor management in their communities. Since these comments were made directly to members of the Assembly Housing Committee, we feel compelled to provide documentation of managerial problems in Tatum and Kaplan communities. We have already received unsolicited complaints against these owners and want to establish how widespread the problems are so we can report back to the Housing Committee. Contact a GSMOL volunteer leader or the GSMOL home office if you have documentation relating to managers in Tatum and Kaplan communities. If you have Internet Access and would like to view the hearing on AB 869, visit: <http://www.calchannel.com/channel/viewvideo/261>.

MOBILEHOME CASES OF INTEREST FILED BY ENDEMAN, LINCOLN, TUREK & HEATER LLP

REG.	SHORT TITLE	MAJOR ISSUE(S)	CASE STATUS
3	Luis Aguila v. 1280 Pacific Coast Highway, LLC (Al Trailer Park)	Failure to Maintain, Unfair Bus. Practice	Complaint filed
10	Aronowitz v. Paul's Trust (Alimur)	Failure to Maintain, Unfair Bus. Practice	Complaint filed
5	Shoaf v. Beachwood Mobilehome Park, Inc.	Failure to Maintain, Unfair Bus. Practice	Settled: \$3,200,000
10	Alcorn v. Doheney-Vidovich Partners (Blue Pacific MHP)	Failure to Maintain, Unfair Bus. Practice	Discovery
5	Aguirre v. Advanced Group 03-79 (Capistrano Terrace)	Failure to Maintain, Unfair Bus. Practice	Discovery
13	Adams v. Colony Park Estates, et al. (Colony Park Estates)	Failure to Maintain, Unfair Bus. Practice	Discovery
14	Allinson v. Larchmont Associates L.P., et al. (Emerald Meadows)	Failure to Maintain, Unfair Bus. Practice	Discovery
9	Manos v. Healing Waters Estates	Failure to Maintain, Unfair Bus. Practice	Settled: \$2,860,000
13	Estella M. Green, et al. v. John Marlow and Marianne Marlow et al. (Islander MHP)	Failure to Maintain, Unfair Bus. Practice	Complaint filed
11	Allum v. Grass Valley Mountain Air, LLC (Mountain Air)	Failure to Maintain, Unfair Bus. Practice	Complaint filed
13	Rush v. Applegate Properties (Mossdale)	Failure to Maintain, Unfair Bus. Practice	Settled: \$2,300,000
8	Alfaro v. Nomad Village, Inc. (Nomad Village)	Failure to Maintain, Unfair Bus. Practice	Discovery
5	Aguila v. Orangewood Investments L.P. (Orange MHP)	Failure to Maintain, Unfair Bus. Practice	Complaint filed
3	Alvarez v. Orange Avenue MHP LLC (Orange Ave. Park)	Failure to Maintain, Unfair Bus. Practice	Complaint filed
3	Nordenstrom v. Santiago Associates LLC (Paradise Ranch)	Failure to Maintain, Unfair Bus. Practice	Settled: \$4,550,000
3	Abascal v. FLLF, et al. (Pacific Palisades Bowl Mobile Estates)	Failure to Maintain, Unfair Bus. Practice	Discovery
2	Randall Baier, et al. v. Redwood Village Mobile Home Park, LLC	Failure to Maintain, Unfair Bus. Practice	Complaint filed
3	Ahaus v. Reseda Mobile Associates LP, et al. (Reseda Mobilehome Park)	Failure to Maintain, Unfair Bus. Practice	Settled: \$1,850,000
1	Reynaldo Abaya, et al. v. Monterey Coast L.P. (Spanish Ranch 1 MHP)	Failure to Maintain, Unfair Bus. Practice	Complaint filed
13	Elizabeth Baker, et al. v. Tuolumne River Resort, LLC (Tuolumne River Resort)	Failure to Maintain, Unfair Bus. Practice	Complaint filed
5	Singer v. Anderson North Family Trust (Western Skies)	Failure to Maintain, Unfair Bus. Practice	Jury Verdict: Compensatory damages: \$572,783.64 + Punitive damages: \$1,729,984 + injunctive upgrades: elect. and sewer systems, street lighting, laundry room and install a new pool.
13	Alexander v. Reynolds Resorts (Woods Creek)	Failure to Maintain, Unfair Bus. Practice	Settled: \$960,000.00 plus park repairs.

This chart is provided to the *Californian* courtesy of the San Diego law firm of Endeman, Lincoln, Turek and Heater LLP (ELTH). If you have any questions concerning any cases listed, contact Maria Introna, Paralegal, at 619.544.0123 or via Email at www.elthlaw.com.

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ZONE C

VICE PRESIDENT

ZONE D

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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
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ASSOCIATE MANAGER

Chet Smith

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REGION 2

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

REGION MANAGER

Vacant

ASSISTANT MANAGER

Robert Fleak

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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
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melizabeth2@sbcglobal.net

REGION 14

COUNTIES: *Colusa, Sutter, Sacramento, Yolo and Yuba*

ASSISTANT MANAGER

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Kenneth (Ken) McNutt

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kmcnutt@ucdavis.edu

ZONE B

(REGIONS 8,10,12,13)

REGION 8

COUNTIES: *San Luis Obispo, Santa Barbara and Ventura*

CO-REGION MANAGER

Marie Pounders

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Pat Brown

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REGION 10

COUNTIES: *Monterey, San Benito and Santa Cruz*

REGION MANAGER

Richard Halterman

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Phone: (831) 476-0337

ASSOCIATE MANAGER

Richard Doubrava

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Santa Cruz, CA 95060
Phone: (831) 426-9701

REGION 12

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

REGION MANAGER

Jim Burr

(see left-hand column under
State Treasurer)

REGION 13

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

ASSOCIATE MANAGER

Bill Toth

22466 S. Airport Rd. #53
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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

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REGION 6

San Bernardino County

REGION MANAGER

Vacant

ASSOCIATE MANAGER

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ZONE D

(REGIONS 7,9)

REGION 7

COUNTIES: *San Diego and Imperial*

REGION MANAGER

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REGION 9

Riverside County

ASSISTANT MANAGER

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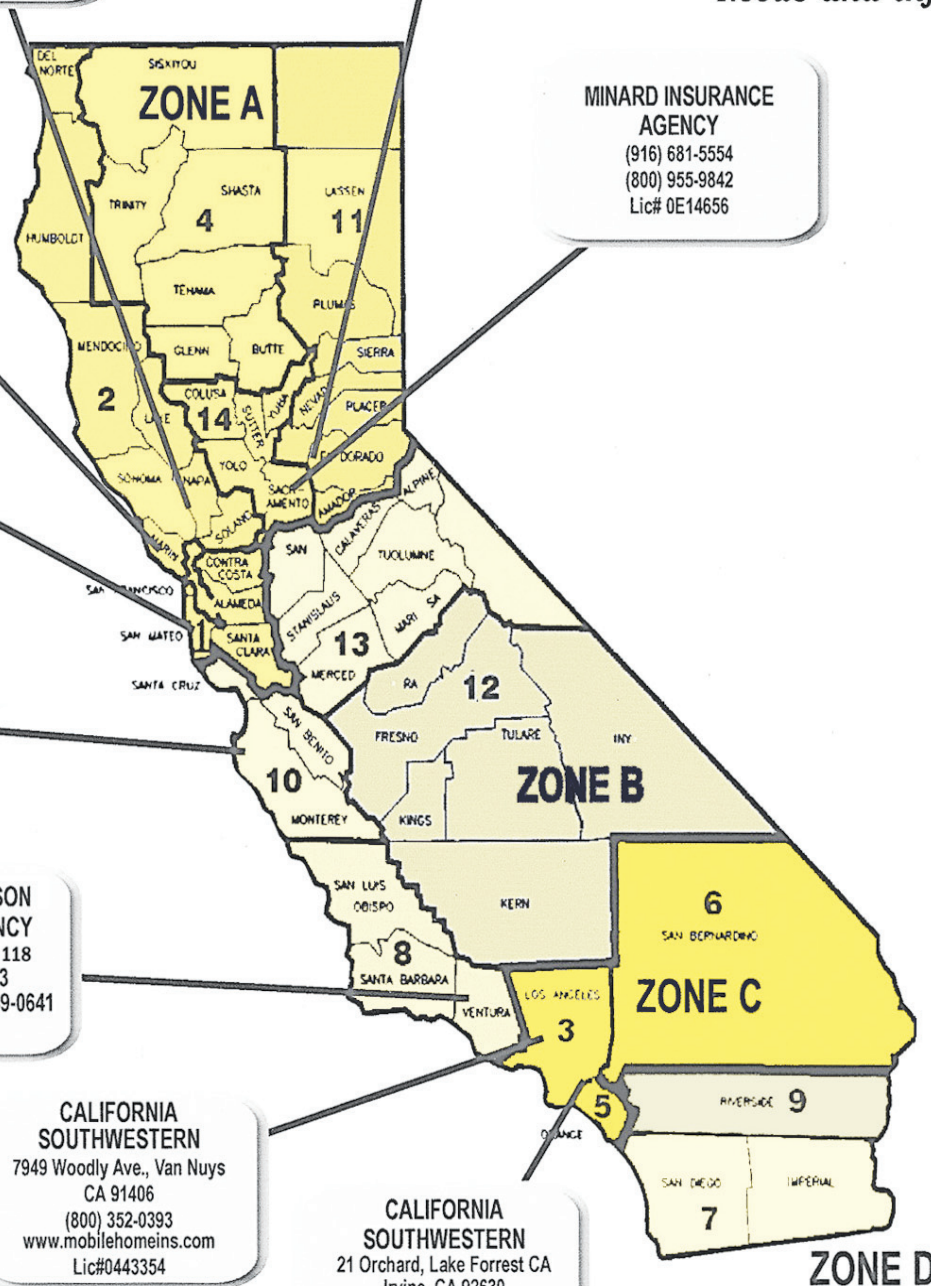
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Top Ten Reasons to Belong to GSMOL!

- 10) A long history of successfully fighting for homeowner rights since 1962
- 9) Paid professional advocates and active Legislative Committee working at the Capitol to get protective laws passed and prevent laws that would hurt homeowners. In 2008 alone, GSMOL spent over \$100,000 advocating for YOUR rights! That money comes from membership dues and contributions
- 8) Responsible for most of the CA Mobilehome Residency Law (MRL) and other accomplishments that continue to benefit manufactured-home owners throughout CA
- 7) Statewide network of chapters and volunteer leaders assisting members at the local level
- 6) GSMOL is the widely-recognized representative of California manufactured-home owners at national, state, and local levels
- 5) Californian newsletter, website (www.gsmol.org) and other valuable resources
- 4) Legal and PAC Funds for greater homeowner protection
- 3) Helped defeat Prop. 98 (2008) and other statewide propositions that would have abolished rent control and other crucial homeowner protections
- 2) GSMOL advocacy has helped keep rents lower and home values higher
- 1) Membership serves as valuable "insurance" to protect YOUR Rights, peace of mind and quality of life.

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	Park Name		
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