

THE
CALIFORNIAN
GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE

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A Time to
CELEBRATE!

2012

1962

**GSMOL Reaches
Historic Milestone--
50 YEARS OF ADVOCACY**

**Join Us at Our
Convention!**
April 13-15, 2012



THE CALIFORNIAN (USPS 898-320)

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

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(See map on page 15 for Zone boundaries)

President's Report



**Jim Burr, GSMOL
State President**

“Two Wolves and a Lamb, voting on what to have for lunch”

By Benjamin Franklin

Folks, I consider myself as just a “Country Boy” who put himself through school and spent a career managing large farming operations. After retirement I became a Certified Consulting Utility Forrester for electric utility companies dealing with trees near high voltage transmission lines in the mountains. I spent as much time in the fields and mountains as I could and as little time in the office as possible. And recently, I happened to be available to serve a four-year term as your GSMOL State President.

Leadership roles in both farming and forestry require lots of communication with people in basic terms to insure that we understood the situation and each other's views. And even though the sophisticated, scholarly types scoff at the use of clichés and metaphors, I found them to be very helpful in causing folks to understand what was at hand and how best to deal with it. I fell into the habit of using them frequently, and always will.

One reason for this is that folks who are much smarter than I am, like Benjamin Franklin, may have had a similar view of communicating because he used metaphors to provide a clear understanding of complicated terms and issues. Perhaps the one that fits us best as we deal with the complexities of manufactured home ownership on someone else's land is as follows:

“Democracy is Two Wolves and a Lamb voting on what to have for lunch.

Liberty is a well armed Lamb who disputes the vote!”

We wonder what scholars would call this when used to describe our challenges in manufactured home ownership, but the inference is clear. We find ourselves as lambs that are out voted, at times, and remain captive to the park owners. And we become more concerned by the growing number of them who chose a dishonest and unscrupulous business style. Along with their incompetent resident park managers, they can make life miserable for homeowners who strive for a peaceful lifestyle and to maintain basic fairness and affordability. That's all we ask for, “Fairness and Affordability”!

Folks, more of us must heed Benjamin Franklin's advice and arm ourselves with the tools we have available to dispute the situation in which some of us find ourselves. Among the most effective tools we have is the ability to come together, join our neighbors and collectively use the means we have to dispute an unfair or dishonest park owner or manager.

I am always amazed when I learn of the number of homeowners who do not know of the Mobile Home Residency

Law (MRL). And when they attempt to hold a meeting in the clubhouse, management refuses. Management has also refused the rights of residents to distribute flyers in the park. Or they will demand to approve them before they are posted or distributed.

All of these gross violations can be quickly resolved by reminding park owners and managers of a specific MRL section that can be summarized in part as follows:

ARTICLE 5. LEGISLATIVE INTENT.

HOMEOWNER COMMUNICATIONS AND MEETINGS - It is the intent of the Legislature in enacting this article to ensure that homeowners and residents of mobilehome parks have the right to peacefully assemble and freely communicate with one another and with others with respect to mobilehome living or for social or educational purposes.

RIGHT TO ASSEMBLY, MEET, CANVASS, PETITION & INVITE SPEAKERS. No provision contained in any mobilehome park rental agreement, rule, or regulation shall deny or prohibit the right of any homeowner or resident in the park to do any of the following:

(a) Peacefully assemble or meet in the park, at reasonable hours and in a reasonable manner, for any lawful purpose. Meetings may be held in the park community or recreation hall or clubhouse when the facility is not otherwise in use, and, with the consent of the homeowner, in any mobilehome within the park.

Continued on Page 4

Capitol Report

The Next 50 Years

By Brian Augusta

GSMOL Legislative Advocate

January marked the beginning of the second half of the 2-year legislative session in Sacramento. At the start of the month, legislators returned to the Capitol to begin the new season of policy making, while hearings resumed to address any bills that had not yet been passed out of the first house. Mostly this past month, legislators, staff and advocates have slowly been putting together the finishing touches on legislation, in preparation for the February 24th deadline for the introduction of new bills. GSMOL is working on a fresh legislative package for the coming year, which we will report on in detail in the next issue.

January also marked another important moment: The beginning of GSMOL's 50th year of fighting for the interests of manufactured-home owners---in the courts, in your communities and in the California legislature. Later this year, GSMOL members and supporters will gather in Sacramento---at GSMOL's biennial convention-- to celebrate the many accomplishments of those past years, and chart the course for the next 50 years. It will be a very unique convention. Don't miss it.

The accomplishments of the past 50 years of work by GSMOL members are well known: the many critical protections contained within the Mobile-home Residency Law, the successful defense of rent control protections in the courts and the legislature, and the security that comes from an institution of organized people working together to solve problems and move their interests forward.

The next 50 years can be equally successful if we work together to confront new challenges and take advantage of emerging opportunities.

For our work in the Capitol, GSMOL and its members have a few important tasks ahead of them. The first is to work to bring their neighbors and friends into the organization. Why? Because much of GSMOL's strength in the past 50 years in the Capitol and elsewhere has come from the power of having organized so many of the nearly 1 million people living in manufactured housing communities throughout the state. Over the past two years GSMOL's leaders have been working to revitalize that base, to build leadership and bring new members into the organization.

The second important task for our legislative efforts is for our members to work to strengthen their relationships with their representatives in the Senate and Assembly. With term-limits, the make up of the legislature is constantly changing (next year, there will be over 30 new members in the Assembly alone.) As an organization---as owners of manufactured housing---it's critical that we work to ensure that our representatives understand the manufactured housing lifestyle, and the issues that are critical to protecting your homes. This means meeting with your representatives, attending their public forums and getting to know candidates in the upcoming elections.

All of these issues and more are going to be a focus of the 2012 50th Anniversary Convention in Sacramento. If you want to get involved in helping to build a stronger GSMOL, one that can tackle the challenges of the next 50 years, we urge you to attend. For more

information, see the Convention info in this issue and the March/April issue or contact the home office at 800-888-1727. We hope to see you there.

President's Report

Continued from page 3

(b) Invite public officials, candidates for public office, or representatives of mobilehome owner organizations to meet with homeowners and residents and speak upon matters of public interest, in accordance with Section 798.50.

(c) Canvass & petition homeowners and residents for non-commercial purposes relating to mobilehome living, election to public office, or the initiative, referendum, or recall processes, at reasonable hours and in a reasonable manner, including distribution or circulation of information. And more...

GSMOL Corporate Council, Bruce Stanton, calls this **"The Homeowner's Bill of Rights"**. Most park owners and managers know you have these rights to organize GSMOL Chapters or Homeowners Associations (HOA's) -- they may even know of the \$2,000 penalty for willfully violating your MRL rights. And if you wonder why they continue to violate them, the answer is simple -- it's because we allow them to. We are sleeping on our rights!

If you are interested in learning more, please look elsewhere in this issue for the colored state map. Locate your county and determine your GSMOL Zone and Region. Then refer to the "Who's Who" and the "GSMOL Board of Directors" (both in this issue) to find the Zone or Region Officer nearest you and give them a call. You may also call the GSMOL Home Office toll-free at 1-800-888-1727 for your nearest source of local help.

LAW AND ORDER



Bruce Stanton
Attorney

By: Bruce Stanton, Corporate Counsel

ABOUT THE AUTHOR: MR. STANTON HAS BEEN A PRACTICING ATTORNEY IN SAN JOSE SINCE 1982, AND HAS BEEN REPRESENTING MOBILEHOME RESIDENTS AND HOMEOWNERS ASSOCIATIONS AS A SPECIALTY FOR OVER 22 YEARS.

PUBLIC UTILITIES COMMISSION HEARINGS REACHING CRUCIAL STAGE IN 2012

The Order Instituting Rulemaking (OIR) into the issue of sub-metered utility system transfers continues to move forward at the California Public Utilities Commission (CPUC). This investigation began in 2010 after a request by park owners to have the PUC adopt new rules to facilitate the transfer of park operated gas and electric systems back to serving utilities, such as Edison or P G & E. This investigation affects all mobilehome residents who live in parks with individually metered gas and electric service. Water is not involved. You live in a sub-metered park if your park owner reads the meter and bills you each month

for gas and electric service. The park owner, rather than the serving utility, operates these systems, and receives a monthly "discount" of about \$26.00 per space on the gas and electric prices which is intended to fund the cost to maintain, repair and upgrade the energy systems. But few park owners have used the money for these purposes over the years, and many sub-metered systems are breaking down, reaching the end of their useful life or otherwise not sufficient to meet the energy demand of the residents. Prior CPUC decisions prohibit a park owner from passing through any of these costs to homeowners, since the park owner has already been paid to operate and maintain the system through the sub-metering "discount". But there are no restrictions or requirements about what the park does with the money it receives; for most parks the discount funds are used as the park wishes. The cost to upgrade, remove, replace or maintain the systems is high, and since homeowners cannot be billed for this amount, the park owner must absorb the cost. Courts have held that in a rent control jurisdiction, rent cannot be increased to cover this cost. Left without a rent increase to reimburse the cost, the park owner who doesn't want to use its "discount" money is left with but one remedy to avoid paying the upgrade or repair bill: Give the system back to the serving utility in its present condition. The problem is the utilities don't want the system back until repaired. This is a contested issue which the CPUC must resolve.

GSMOL continues to participate as a party to the proceeding on behalf of our members, and is the only resident organization attending the hearings.

We have continued to join with the utility advocacy organization known as TURN to protest any solution where all California ratepayers, including mobilehome residents, have to pay the cost to repair and upgrade the systems which they inherit without some accountability from park owners. At present, the parties are considering a proposal by P G & E which would place the primary burden of paying for construction of a new parallel utility system on the entire ratepayer base of California. GSMOL is waiting to see what the park owners will agree to pay as a part of such a plan. And there is the issue of "incentives". Both GSMOL and TURN favor a solution where park owners cannot "cherry pick" the process and continue to receive and pocket the monthly discount money.

We want to be sure that if the utilities and the California ratepayers agree to bear the logistics and the costs of creating these new parallel systems in hundreds of mobilehome parks, then park owner representatives need to help create incentives to ensure that all parks will transfer within a number of years, and that this problem will be solved once and for all, rather than crop up again.

Regardless of the outcome of the "costs" and "incentives" issues, it seems clear that the only plausible solution to upgrade the existing utility systems is to build a new parallel system just outside the park, connect it to new lines, and then de-energize the existing system.

Continued on Page 6

GSMOL's Grassroots Efforts for 2012

By Evan Hawkins,
GSMOL Community Organizer

2012 is going to be a very important year for our organization. In addition to celebrating our 50th anniversary and holding a convention in Sacramento, we will be working to elect legislators who are friends of manufactured home owners. We will also continue our unprecedented efforts to build membership in parks across the state. These goals will be crucial in developing GSMOL into a powerful organization at the state and the local levels. A GSMOL with more leaders and members is in a much better position to fight against anti-rent control measures and forced condo-conversions, and protect the MRL, in addition to advocating for manufactured home owners like you in Sacramento. This is exactly why we need your help in 2012.

This year can be GSMOL's best. I know GSMOL park leaders, chapter presidents, associate managers, regional managers and zone vice-presidents across the state will be working hard to make sure this is true. As I mentioned in my previous article, we held very successful outreach meetings in a number of parks last year. Leaders in these parks have used the meetings as a launching pad to build stronger chapters or create new ones, partner with nearby parks, and work with local elected officials and organizations. We've asked GSMOL leaders and members across the state to talk to their neighbors about why the organizations' grassroots efforts are so critical to keeping manufactured homes affordable. What might seem like the simple task of talking to your neighbors about a recent article in the CALIFORNIAN, a recent chapter meeting or legislation

in the Capitol, is really one of the best ways to increase engagement and build GSMOL into a much stronger organization. I encourage all of you to knock on your neighbors' doors and tell them your story about "what GSMOL has done" for you.

I'll continue to work with and support our GSMOL leaders who have done an excellent job building and fostering membership in their area thanks to last year's grassroots strategy. I'll also be continuing our grassroots efforts by holding outreach meetings in new parks and in new areas of California. We have ambitious goals, but with hard work, dedication and the help of each and every one of you, we can achieve them. If you're interested in having a GSMOL outreach meeting in your park, please contact your zone vice-president or contact me directly at evan@housingadvocates.org. Together, let's turn apathy into action.

Finally, I'd like to personally invite all of you to attend our convention in April. We will be holding workshops on grassroots and community organizing, building coalitions and working with allies, and developing leadership skills, among other topics. These training sessions will help give potential leaders the abilities they need to fight for the issues in their parks and in their cities as well as making the entire organization stronger. We will have guest speakers attending these workshops, including staff from the California Legislature, leaders of influential community organizations, GSMOL's professional staff including Bruce Stanton and Michael Perri, and outstanding local GSMOL leaders. I hope to see you all there.

Law and Order

Continued from Page 5

It would be too costly and disruptive to homeowners to dig up the existing system and replace it. Homes would have to be moved en masse, and the system would be out of operation for some length of time. The parties realize that inconvenience and the need to keep homeowners continuously supplied with energy are huge considerations. Construction of new parallel systems will still involve some measure of construction and upheaval. But it would be minimal by comparison.

We are reaching a point in the hearing process where it will be determined whether the parties can reach some level of agreement on the issues, i.e. a settlement of sorts, or whether a formal hearing will be required with the PUC making the decision. It is critical that the voices and concerns of manufactured home/mobilehome owners be heard, and the GSMOL team will be there to ensure that this happens. Stay tuned for these crucial developments.

HCD and MPA / MRL Enforcement

(Housing & Community Development and Mobilehome Parks Act/Mobilehome Residency Law) Enforcement

By Ron Javor

(Ronald Javor is the former Assistant Deputy Director for HCD's Division of Codes and Standards, and is a former HCD Chief Counsel who provides assistance regarding mobilehome park matters. He is an Associate Member of GSMOL)

Confusion and misunderstandings exist among many mobilehome park residents and their advocates about what the California Department of Housing and Community Development (HCD) can assist with in mobilehome parks. Calls, letters, and emails to HCD staff asking for intervention in issues where HCD has no legal author-

ity to act often cause discouragement among residents, and require time for responses and explanations from HCD staff which further delay work HCD is supposed to do. Misdirected requests for assistance also often delay proper actions by residents who incorrectly thought that HCD could help.

Generally speaking, HCD's role is to enforce the "Mobilehome Parks Act" or "MPA", which deals with physical health and safety issues relating to parks and manufactured home installations and maintenance, and the "Manufactured Home Act" or "MHA", which deals with construction, alteration, and sales of manufactured homes and mobilehomes. On the other hand, the "Mobilehome Residency Law" or "MRL" deals with "civil" legal rights issues between park residents and management involving rents, leases, park rules, and evictions, among other subjects. HCD directly enforces, or sets statewide rules for local governments to enforce, the MPA health and safety issues, and directly enforces the MHA. However, HCD has no authority to, and cannot enforce, the MRL legal rights. MRL rights and responsibilities are enforced through the leases and, generally, in courts.

coordinate the resolution of those complaints". It then lists a variety of manufactured home issues including registration and titling, warranties, sales, inspections and "problems relating to the Mobilehome Residency Law". However, it also says that the Ombudsman "shall not arbitrate, mediate, negotiate or provide legal advice" on rent disputes and terms of or disputes arising from lease agreements, except to "provide information". Therefore, HCD's ability to assist in these areas is very limited.

The lease and rental agreements incorporate the MRL and are governed by the MRL, and the MRL provides its own enforcement procedures. Those procedures, beginning with Section 798.84 of the Civil Code, list small claims courts, private attorneys, district attorneys, city attorneys and the Attorney General as sources of enforcement. But HCD is not listed. Therefore, given the restrictions in the Ombudsman law, and the lack of express authority in the MRL or the MPA, HCD's position has been that it has no ability to enforce the MRL; instead, it only can provide information, which generally is a copy of or reference to a source of the MRL's provisions, and referral to resident advocacy organizations.

When I have spoken to resident groups or task force meetings, I've always said that the first question to ask before seeking help from HCD is "Do I have a health and safety issue?" If there is a sewer or electrical problem, no electricity, an immediate fire hazard, unsafe drinking water, excessive dust or trash, large potholes, or similar physical health and safety issues, by all means write or call with a complaint to HCD or the local enforcement agency.

Continued on page 8



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HCD and MPA / MRL Enforcement

Continued from page 7

However, if there is a rent dispute, unfair park rules, an unwarranted eviction, biased lease requirements, excessive home buyer requirements, or unreasonable space decoration or use restrictions, the MRL says that residents must use methods other than HCD to resolve these and HCD can only “provide information” as to resident rights and responsibilities. Asking HCD staff to help with these means that a staff person will have to respond to an inquiry or request which HCD cannot even help with, and this will take time away from his or her job enforcing health and safety standards.

Of course, not all park problems are so clear. Tree maintenance, lot line movement (or lack of lot lines), improperly maintained streets and lights, inadequate electrical power to

run a house full of electronics, and doing most repairs and improvements on your manufactured homes without HCD construction permits are both MPA and MRL violations because they impact both health and safety and renter/management rights and expectations. Some pre-sale inspection and repair lists may involve HCD inspectors because the need for repairs may be so serious that the home must be considered “substandard”, not just in need of repair. My future columns here will discuss these issues and how to seek correction or resolution of them.

In addition, some issues that arise in manufactured home communities involve enforcement by other public agencies. Failure to maintain enforcement may be litigated by residents or, as mentioned above, by local public prosecutors. Improper swimming pool

results in these referrals, the purpose is to send a complainant to the correct source of assistance, not to avoid work at HCD.

HCD staff works hard to serve the residents of manufactured home communities. We need your help to continue to focus on those things we really can help with. More information about HCD’s role can be found on the HCD Mobilehome Parks website (<http://www.hcd.ca.gov/codes/mp/>) or the manufactured housing standards website (<http://www.hcd.ca.gov/codes/mhp/>) Information regarding the Mobilehome Ombudsman complaint service and what issues can be covered can be obtained by calling 1-800-952-5275 or (916) 323-9801 or on-line at the Ombudsman website, <http://www.hcd.ca.gov/codes/ol/ombpg-menu.html>.

(Ronald Javor is the former Assistant Deputy Director for HCD’s Division of Codes and Standards, and is a former HCD Chief Counsel who provides assistance regarding mobilehome park matters.)



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maintenance or unsafe drinking water is an issue for a local health department, not HCD. Complaints regarding discrimination in renting, selling, or enforcement of park rules should be made to the California Department of Fair Employment and Housing. Fire hazard complaints can be made to local fire departments. Fraud against residents, child abuse, or elder abuse complaints should be made with local district attorneys or city attorneys. Running businesses on a site may violate local zoning codes. When a complaint to the Ombudsman

COUNTDOWN TO THE CONVENTION

50TH ANNIVERSARY CONVENTION, APRIL 13-15, 2012

Time has really gone by fast since we first started sending out news on the 50th Anniversary Convention for GSMOL. Here it is the end of January 2012 and there are about 2 months left until The CONVENTION ON APRIL 13-15, 2012. If you have been following the updates on the convention in past issues, you know:

CELEBRATING GSMOL'S 50TH ANNIVERSARY, DATE OF CONVENTION; APRIL 13-15, 2012

LOCATION: IN SACRAMENTO, LI-ONS GATE HOTEL, 3410 WESTOVER STREET, SACRAMENTO (MC-CLELLAN), CA 95652.

PRICE OF ROOMS; \$89.00 A NIGHT,

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FINAL PACKETS WILL BE MAILED

TO DELEGATES ON MARCH 9, 2012. IF YOU ARE AN OBSERVER AND WISH TO ATTEND ALL ACTIVITIES OF THE CONVENTION, PLEASE REQUEST A REGISTRATION FORM FROM MARY ANN, AT THE GARDEN GROVE office. INCLUDE \$100 FOR YOUR REGISTRATION.

HOTEL ROOMS MAY BE RESERVED UP UNTIL MARCH 15, 2012 (30 DAYS BEFORE THE CONVENTION) BY CALLING THE HOTEL AT 916-643-6222, UNDER GROUP CODE: GSMOL.

IF YOU NEED AIRPORT PICK UP, CALL 1-866-258-5651 TOLL FREE, GIVE THEM THE GROUP CODE WHEN CALLING.

IF YOU HAVE ANY QUESTIONS, PLEASE CALL DIANA JOHNSON, 650-369-6842, OR MARY HAHN, 916-726-2855 OR EMAIL: MaryH2811@aol.com.

GO TO THIS WEBSITE TO MAKE YOUR RESERVATIONS ONLINE: <http://booking.ihotelier.com/istay/istay.jsp?groupID=547282&hotelID=10307>

Our GSMOL 50th Anniversary Convention is coming up on April 13-15, 2012 in Sacramento. The March/April 2012 issue of the CALIFORNIAN will be devoted to news about the specific activities at the Convention, and will include a presentation of proposed changes to the GSMOL By-Laws.

Approval of the proposed By-Laws changes will be voted on by GSMOL delegates at the Convention. Please review the changes in the March/April issue, and decide how you are going to vote. Some of them will be administrative in nature and are being

proposed to modernize the By-Laws format and wording. Others will pertain to specific sections, such as the time lines for being nominated for a GSMOL Office position.

Please submit your proposed By-Laws changes as follows:

Proposed changes must be received no later than January 31, 2012, emailed to gsmol_rop_vp@charter.net. Identify the subject matter.

Identify the By-Laws section by number if it changes an existing section. Otherwise, note the proposal as NEW. Please give reasons/justifications for the change or NEW section.

Also give your phone number and best time for contact in case your proposal may need further clarification. GSMOL's Legacy Awards will be presented at the 50th Anniversary Convention. They are to recognize members who have made a significant contribution to GSMOL's efforts over the years. Zone Vice Presidents and Regional Officers please solicit nominations from your members. Nominations, and the reasons for them, should be sent to Jim Burr by March 1, 2012.

Paperwork for the nominations to GSMOL offices to be voted on at the April Convention must be at the GSMOL office by March 1, 2012. The office address and email are at the bottom of page 2 of this issue. The items are the Declaration of Candidacy, the nominating petition signed by 25 GSMOL members, and the candidate's resume/willingness to serve statement.

Thank you for your help.

SEE YOU AT THE CONVENTION

ZONE/REGIONAL REPORTS

Zone A Region 14 December 8, 2011

The City of Fairfield City Council voted to refinance a loan used to purchase the Dover and Country Club Estates mobile home parks in 1989.

The City will issue \$8.5 million in bonds through its Housing Authority. This will include \$6 million to refinance the outstanding balance on the park purchase bonds, and \$1.5 million for park improvements.

Zone A-1 Region 1 January 3, 2012

In response to an Environmental Protection Agency ruling, residents of Rancho de Sonoma mobilehome park in the City of Sonoma are about to be hooked up to the city water supply. This will end a five-year long effort by residents and the City to remedy a situation involving unacceptable levels of arsenic in their drinking water. The settlement includes funding provisions from the State under the Proposition 84 Safe Drinking Water program, as well as the dropping of a lawsuit against the City by the park owner.

Zone C Region 5 January 7, 2012

Residents of the Capistrano Terrace mobilehome park in the City of San Juan Capistrano voted to approve an \$8 million purchase of their park. The park has been recently involved in a Failure-to-Maintain lawsuit stemming from infrastructure problems, bankruptcy proceedings stemming from the lawsuit settlement, and a park buy-out proposal from the residents. Residents could become park owners by April under the terms of the proceedings.

Zone D Region 7 January 4, 2012

The Oceanside City Council voted 3-2 to put a proposition on the June 2012 primary ballot that would address the ongoing issue of rent decontrol for mobilehome parks. The proposition is in response to a rent decontrol ordinance

passed by the City Council last year that would have eventually eliminated rent control for all Oceanside parks. Park residents got the required signatures, over 15,000, on a petition to force Council action on the repeal of the ordinance. The City Council opted to use the ballot proposition rather than repeal the ordinance directly.

Zone B-1 Buzz

By Anne Anderson

The theme of our report from Zone B-1 this month is: "These are the things that manufactured-home owners can do when they work together!"

1. GSMOL members and other MH park residents continue to work actively towards adoption of a MH park closure conversion ordinance for Santa Barbara County. Several dozen MH residents attended the County's November 15 public outreach meeting on the draft park closure conversion ordinance. More than 20 speakers asked that the County's ordinance provide protections found in model ordinances adopted by over 40 jurisdictions. These ordinances establish standards for the conversion of a park to another use, and provide for financial compensation and relocation assistance to displaced residents.

On December 14, 2011, the Santa Barbara County Planning Commission voted 4-0 to continue the public hearing on the proposed ordinance to February 1 after receiving comments from 16 people. Five advocates from the Rental Housing Roundtable spoke on the need for the Commission to consider the impact of park closure on the County's affordable housing stock. Nine MH owners in both northern and southern Santa Barbara County presented good reasons why it's critical for "in-place" market value to be included as a relocation pro-

vision for MH owners displaced by a park closure. In a letter to the Commission, GSMOL Corporate Counsel Bruce Stanton affirmed there is substantial and persuasive authority supporting the inclusion of "in-place" value purchase, stating case law supports it, as does the overwhelming weight of local government precedent.

Two Santa Barbara County MH groups, NSBMHT (North Santa Barbara [County] Manufactured Home Team), and SCAMPR (South [Santa Barbara] County Alliance of Manufactured-home Park Residents), as well as members of GSMOL chapters in the area, have worked effectively to raise awareness about the proposed ordinance through our GSMOL LAT (Legislative Action Team) networks, distributing flyers in parks, and contacting supporting organizations concerned about affordable housing. —

Reported by Ron Faas, GSMOL Legislative Action Coordinator for NSBMHT

2. Residents of Nomad Village MHP, located between Santa Barbara and Goleta, learned of the decision on their rent raise arbitration case on December 20, 2012. The homeowners had been hit with a \$161 per month rent raise / pass through a year ago. GSMOL Corporate Counsel Bruce Stanton represented them in a hearing on September 19, 2012, challenging some of the expenses that the park owner used as justification for the raise. The decision of the arbitrator was to disallow some of these items, reducing the raise to about \$96. Throughout the process, the homeowners have worked together, pooling their talents, raising funds, and creating solidarity in the park. —

Reported by Anne Anderson, GSMOL Region 8 Associate Manager and Chairman of SCAMPR

ZONE/REGIONAL REPORTS

Region 5 Report

By Mary Jo Baretich, Region Manager

The enthusiasm for being part of GSMOL has been growing in portions of Orange County this past year. As we visit the various parks, we try to encourage the homeowners to join GSMOL by showing them the countless advantages of being part of this statewide organization. Some of the important advantages are having access to the latest information regarding the fight for our rights in the State Legislature; receipt of the Californian every two months which links everyone to important events happening in the Zones and Regions; answers to questions regarding the Mobilehome Residency Laws and other pertinent State Laws; help in interfacing with cities and counties; suggestions for attorney referral; links to numerous resources and articles which can help in solving park and government interface problems; and of course, the advantage of a being part of a united front. Local and state governments respect GSMOL and the principles for which it stands.

Activities in December went quite well. On December 10th, Nancy Agostini, Associate Regional Manager, and I attended a meeting with a group of homeowners from Fountain Valley Mobile Estates. They are interested in reactivating their Chapter. We have made plans to meet again on January 14th. They currently have only one member in their park.

At the Windward Village Mobilehome Park meeting in Long Beach on December 15th, nominations for GSMOL officers were conducted. Their vote on the officers will be done sometime in January.

The Rancho Huntington Mobile Estates homeowners are setting up a date in January to start their reactivation of their Chapter. This is a park that is striving for 60 or more GSMOL members. They have just completed an election of officers for their Home Owners Association, which has also been inactive for many years.

We will be traveling to Prothero Mobile Estates in Lake Forest on January 12, 2012 to speak to their Chapter about GSMOL activities and resources.

Here is an update on the Huntington Beach Mobile Home Advisory Board (MHAB). The City Council approved keeping the MHAB in place and has rescheduled a vote on the member appointments for the January 17, 2012 City Council meeting. The next meeting of the MHAB will be on January 23, 2012 at City Hall. We urge you to approach your Cities and Counties to establish this type of Board with direct interface with the City.

Other news in our Region, on December 14th, at the Santa Ana home of retired Senator Joe Dunn, there was a fundraiser for Julio Perez, who is running for the newly redrawn 69th Assembly District. I was fortunate to attend as a representative of GSMOL. The event was attended by city and state officials, and representatives of prominent organizations....a very stimulating and impressive group of people.

Throughout his career, Julio Perez has led efforts to create quality jobs and access to higher education. As a current member of the Orange County Workforce Investment Board, Julio has fought for job training programs

that meet the needs of job seekers and local businesses. He understands that a well-qualified workforce drives business development and success in our communities.

The 69th Assembly District now has the highest number of Latinos of all Assembly districts statewide – 78.3%. The seat is currently held by Jose Solorio, who can no longer serve due to term limits. The top two vote-getters in the June 5, 2012 Primary will run in the General Election in November. The 69th District includes a large part of the City of Santa Ana along with portions of Anaheim, Garden Grove and Orange. We wish him well.

Region 9 Report

By Donna Banks Region Manager

Region 9 Workshop - February 10
From 10AM-12 Noon

Tim Sheahan will give the history of GSMOL and highlights of the upcoming GSMOL 50th Anniversary Convention - April 13-15 2012. Also, Region 9 Goals for 2012.

Come and join us for an informational and open discussion on the most frequently asked MRL questions and updates on Health & Safety Laws.

...

When: February 10, 2012
10AM-12 Noon

Where: Hemet West Mobilehome Park
5001 W. Florida Avenue
Hemet, CA 92545

Refreshments provided by the Hemet West Social Club

For additional information or directions, call Donna @ (951) 927-3397

Continued on page 12

ZONE/REGIONAL REPORTS

Region 9 Report

Continued from page 11

Judy Jahn, Associate Manager, Palm Desert

Judy has been busy visiting area parks and talking to residents about AB 317 (Eliminates rent control for a mobilehome that is not the owner's primary residence). Besides giving out information on AB 317, she also signed up new GSMOL Members during her visit to the area parks. Good work Judy!

Rancho Riverside MH Park.

On 12-8-2011, Jim Anderson, VP for Zone C, discussed fund raising ideas and ways to generate new GSMOL members. His presentation to GSMOL Chapter 111 was enjoyed by all who attended the meeting. Rancho Riverside is fighting a forced condo conversion. The GSMOL Board continues to make progress in raising money for their legal fund.

Country Lakes MH Park

They had their Local Agency Formation Commission (LAFCO) Hearing rescheduled to 1/26/12. This is the 3rd Hearing date for the Annexation sought by the Park Owner. If the Annexation is approved, it will eliminate rent control when a mobilehome is sold.

NEWS AROUND THE STATE

SMOAC NEWS

*Santee Mobilehome Owners Action
Committee, Inc.
January 2012*

Incorporation #1975165
Happy New Year !!!

HISTORICAL SOCIETY CALENDARS

The 2012 Historical Society Calendars are now available at the Chamber of Commerce, 10315 Mission Gorge Rd. This is the Historical Society's main fund raiser for the year. Featuring olden times pictures of Santee, they are only \$10 each. Please stop by and support the Santee Historical Society by purchasing a calendar and maybe a couple more to give to friends. We will have some available at our SMOAC meeting as well.

MEADOWBROOK HOA in COURT

The Meadowbrook HOA (Home Owners' Association) petition to roll back the base space rents that were increased in 2004 and 2005 was denied by the San Diego Superior Court. Now MHC has filed for attorney fees. We do want to thank everyone who came down to the courthouse on Thursday, Dec 8th even though time and date changed several times. This battle started in 2003 and is an example of the reason park owners get away with so much discrimination and questionable activity because they know that homeowners face an uphill battle in the courts to accomplish anything even close to an even playing field. The park owners have nearly unlimited money (from our space rents) and even collectively the homeowners do not.

SOME THOUGHTS ABOUT WHEN YOU NEED WORK DONE IN YOUR HOME

We all have times when we need some job done around the home that requires outside help. Here's a few tips: Usually you don't want to hire someone who is just coming around the park to solicit jobs. They can be unreliable or even looking for an opportunity to steal valuables out of the home. Never give someone who is just "going around" the park access to your home without you being there. If you live alone, you might want a friendly neighbor present just as back up. Your park magazine or newsletter may be a good source of referrals. But sometimes they are just people who have paid to have the ad in the newsletter. Ask your neighbors who they've used and how satisfied they were. The park handy man or gardener may be helpful, but it is illegal for any unlicensed person to do work costing over \$500 in labor and material without a state license. This is for your protection as licensed contractors have insurance, bonds, and can be checked out on the state Contractors License Board web site: www.cslb.ca.gov. After the two big fires in San Diego County in the last decade, many people were scammed by unlicensed people promising to clean up or rebuild, but instead they took the money and ran. Check with your Better Business Bureau. In San Diego it's www.sandiego.bbb.org. Santee Mobilehome Action Committee (SMOAC) keeps information on homeowners' experiences with local contractors and companies.

Continued on page 13

NEWS AROUND THE STATE

We ask people to give us a call, send a letter, or email us with their comments on any workers they have used, and the results, good and bad. We keep a list of all comments and references we have received. We do not publish it as some contractors have both good and bad reports. But we do allow our local homeowners to request the information we've collected by calling or emailing. Then we share in a one-on-one situation what we have learned from others' experiences. Of course, if a person is renting a mobilehome from the park, they should have the park maintain the mobilehome, just as an apartment renter expects the landlord to maintain all the facilities in good working order, a safe condition, and repair anything that goes out like the utilities.

2012 DUES and DONATIONS

Your SMOAC organization has existed since the early 1990's, supporting mobilehome residents and writing the original Santee Fair Practices Ordinance. We are an entirely volunteer mutual benefit organization with no person paid. We support all mobilehome residents in Santee in all the parks. We are available for help with park issues and individual's issues, and have amassed a number of resources throughout the years. We print over 3,000 newsletters monthly to help keep you informed of the law and current issues in parks. Most of these are distributed in the parks by residents. But a few parks have owners and/or managers so hostile that people are afraid to distribute, so those parks we mail. Your dues and donations are the only way we can continue to keep you informed and aware of what is going on in Santee.

The Santee Ordinance has been litigated in the courts from its very first adoption in 1993, and has withstood the test of time and the law. For that we thank the Santee City Council which has continued to see the importance of leveling the playing field with our highly moneyed park owners.

LIFE ALERT

Many of you know about Life Alert, a program where a person receives a little signaling devise that they can wear around their neck, and which is connected to a call center. Whenever a member is in trouble at home, from a fall, burn, chest pains, or any other emergency, all they need do is push the call button and they will receive emergency assistance. Call 800-247-0000 for more information or to sign up. Live Well San Diego offers the same type of services, call 858-483-3214. Alert San Diego also offers this service, call 619-325-0356 for details. The other great idea is the "Vial of Life." This small magnetic box attaches to your refrigerator and contains all your medical information. A sticker near the entrance tells medics to look for the vial so they will know right away any chronic conditions, allergies, medications or other vital health information, an important aid to any health professional responding to a call for help. It is especially important if you are not able to communicate when medical help arrives. Do yourself and your family a big favor and contact your doctor, hospital or one of these organizations now before the need arises.

Santa Claus has the right idea.

Visit people only once a year.

- Victor Borge -

GSMOL Leader Jim Gullion Stricken With Illness

Jim Gullion, a 36-year GSMOL member and homeowner advocate, was recently diagnosed with a life-threatening illness. He was hospitalized for this condition until a prognosis on January 9, 2012 revealed he will need full-time care and treatment. He is currently living at the Avalon Care Center in Sonora, California.

Remarkably, 2012 will be the first time in 71 years Jim won't be pitching his famous curve ball in a softball league. It will also be the first time since 2003 he won't be serving as a GSMOL leader, most recently as a Region Manager and Zone Vice President. Despite being 86 years of age, Jim has remained involved in public service and social activities throughout his retirement years, which has been a real inspiration to the rest of us. We will miss his verve and dedication and ask that you keep Jim and his family in your thoughts and prayers. His family has conveyed that Jim would welcome notes, visits or calls. As medical treatment will require absences from his room, folks can leave messages with the front desk.

Jim's Contact Details:

Avalon Care Center, Room 5

(209) 213-5131

19929 Greenley Road

Sonora, CA 95370

Attn: Jim Gullion

Note: When phoning the center, you will reach the main desk and need to ask to speak with patient Jim Gullion.

GMOL "Who's Who" (Leaders in Your Area-Refer to Map on Page 15 for Zones and Regions)

ZONE A

REGION 4

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

REGION MANAGER

Anne Rucker
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ASSOCIATE MANAGERS

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Dick Ault

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Phone: (530) 534-5878

REGION 11

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

REGION MANAGER

Michelle Smith
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ASSOCIATE MANAGER

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SadieBlu@aol.net

REGION 14

COUNTIES: Colusa, Sutter, Sacramento, Yolo and Yuba

REGION MANAGER

Kenneth (Ken) McNutt
Golden Palms MH Estates
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ASSOCIATE MANAGER

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ZONE A-1

REGION 1

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

ASSOCIATE MANAGERS

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Barbara Moravec

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bmor1241@gmail.com

REGION 2

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

REGION MANAGER

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ASSISTANT MANAGER

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ZONE B

REGION 12

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

REGION MANAGER

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REGION 13

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

Tuolumne

REGION MANAGER

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Jacque Record

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ZONE B-1

REGION 8

COUNTIES: San Luis Obispo, Santa Barbara and Ventura

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REGION 10

COUNTIES: Monterey, San Benito and Santa Cruz

REGION MANAGER

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Carole Harris

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ZONE C

REGION 3

Los Angeles County

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REGION 5

Orange County

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REGION 6

San Bernardino County
[Vacant]

ZONE D

REGION 7

COUNTIES: San Diego and Imperial

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REGION 9

Riverside County

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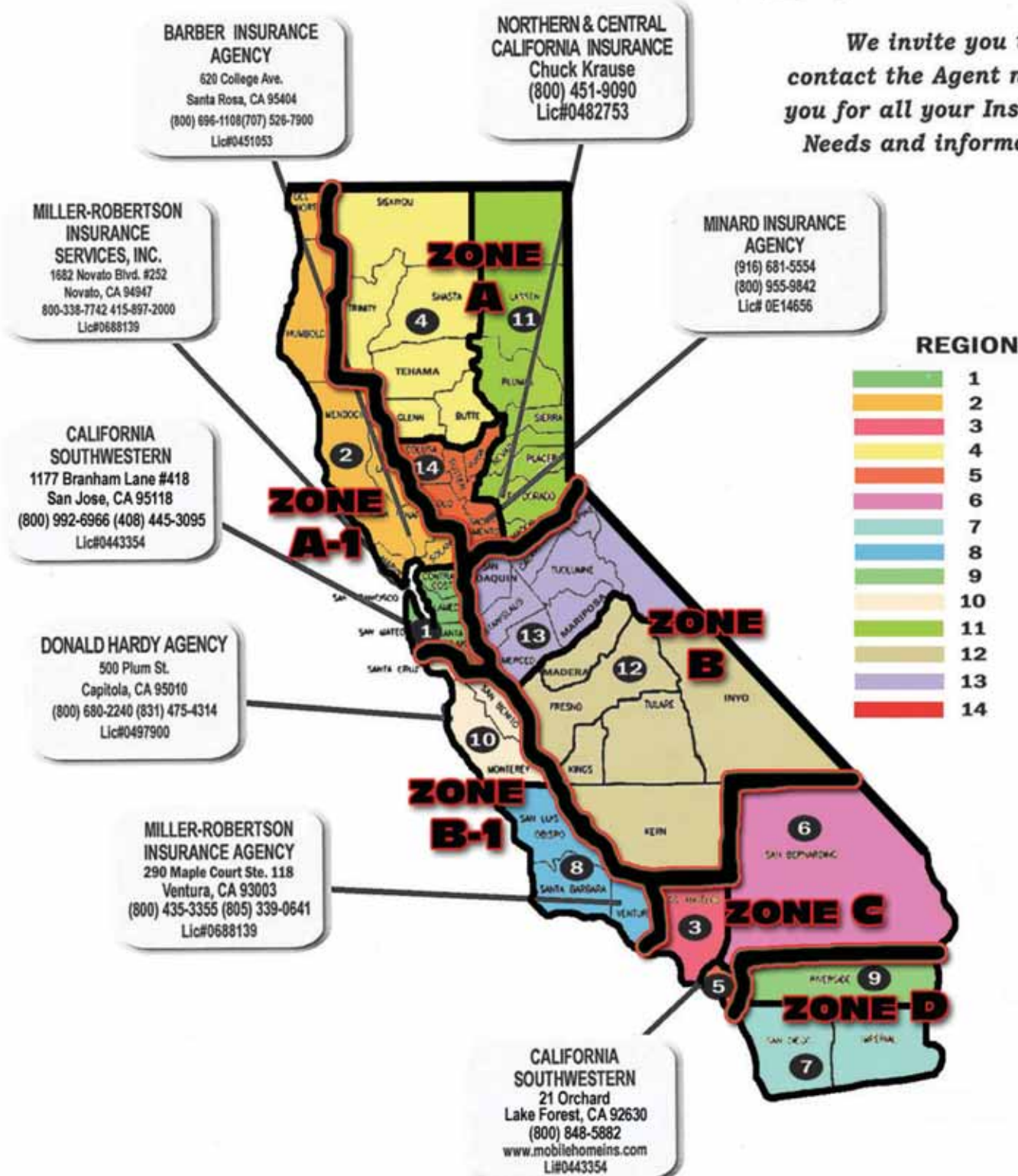
Judy Jahn

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

INSURANCE AGENTS EDUCATION NETWORK

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



FIVE FOR FIVE REWARDS PROGRAM

APPLICATION FOR REWARD

(New members only - no renewals)

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

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

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

PLEASE PRINT LEGIBLY

NEW MEMBERS' NAMES

PARK NAME

SPACE NO. MONTH AND YEAR JOINED

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

Please send \$5 reward check to:

_____ name _____ address

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

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

MEMBERSHIP APPLICATION

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



- ☐ **ONE-YEAR GSMOL MEMBERSHIP for \$25**
- ☐ **THREE-YEAR GSMOL MEMBERSHIP for \$70**
- ☐ **ONE-YEAR ASSOCIATE MEMBERSHIP for \$50**

(Associate members do not own manufactured homes. They do not have voting rights and cannot hold office in GSMOL.)

Comments (For Office Use):	First Name	Initial	Last Name
	Spouse/ Second Occupant		
	Park Name	Park Owner	MGMT. Co.
	Street Address		Space Number
	City	State	Zip Code
	Daytime Phone Number		Alternate Phone Number
	Email Address		
	Signature		Membership Recruiter (if applicable)

- ☐ **New Member**
- ☐ **Renewing Member**

GSMOL Chapter # _____

Check # _____ / CASH

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

DEFENSE IN THE COURTS \$ _____

DEFENSE AT THE CAPITOL \$ _____

Disaster Relief Fund \$ _____

Enforcement Legal Fund (ELF) \$ **10**

DETACH AND KEEP FOR YOUR RECORDS Thank you!

Check # _____ Amount _____ Date _____



FILL-OUT AND RETURN THIS FORM ALONG WITH YOUR CHECK TO: **GSMOL, 11021 MAGNOLIA ST., GARDEN GROVE, CA 92841**