

THE
CALIFORNIAN
GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE

Volume 47 Issue 2 --GSMOL-- advocating for Homeowner Rights Since 1962 **March /April 2012**

**IT'S
CONVENTION
TIME!**

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Details Inside...



***"Celebrating Our Achievements
Expanding Our Commitment
Securing Our Future"***

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THE CALIFORNIAN (USPS 898-320)

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

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Periodical Postage Paid at Garden Grove, CA and at additional mailing offices.

GSMOL Annual Dues: \$25 yearly, includes annual subscription to the *CALIFORNIAN*.

POSTMASTER: Send address changes to:

THE CALIFORNIAN
11021 Magnolia Street
Garden Grove, CA 92841

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(See map on page 15 for Zone boundaries)

President's Report



**Jim Burr, GSMOL
State President**

Excitement Builds as the 50th Anniversary Convention Approaches

In my fifteen years with GSMOL, I have not seen so many folks working so hard and with such excitement as those dozens of good folks planning your 50th ANNIVERSARY CONVENTION.

We have a large Convention Committee with several sub-committees working on all aspects of the event. These include volunteer members, Region Officers, the Board of Directors and our three professional advisors, as well. Attorneys Brian Augusta, our Legislative Advocate, and Bruce Stanton, Corporate Council, are guiding and working side-by-side with our volunteer members. And, by the way, Brian and Bruce have found time to create and introduce new legislation and represent members in hearings and courts, as well. They are terrific...

Their good work has resulted in even more interesting and educational Break-out Sessions that are repeated twice, on Friday afternoon and Saturday morning, and then the General Sessions including expert panelists on Saturday afternoon. The Satur-

day evening awards banquet is taking shape and promises to be as good as ever. The Sunday morning Business Session will begin early when we will elect Board of Directors to offices who's four-year terms expire this year, and consider amending the By-Laws by which the League governs itself. Then the convention will be adjourned, and we will convene a short meeting of the new Board of Directors. We hope many of you will stay for this to see your Board in action.

We anticipate that scholarships will be awarded again to voting delegates and alternates, as we did in 2010. These are funded partly from our General Fund dues income, but largely by corporate sponsorships. We are seeking more sponsors than ever before and hope to increase the scholarship amounts to encourage more voting delegates to attend – those for whom it may not otherwise be affordable. After all, very few of us in manufactured home communities are independently wealthy, right? Again, Brian Augusta and Bruce Stanton, who network with corporations, have taken the lead in soliciting sponsorships. To provide more time for corporate donations to be received, we continue to move the Convention registration deadline later into March so we can be more specific about the amount. This will also allow Chapters to organize last minute fundraisers as well. Corporate sponsors and Chapter fundraisers allow us to team-up with delegates and alternates to provide a greater share of financial support.

Please look for opportunities to add some fun to the Convention experience. For this reason, Ginny and I are looking forward to hosting the Friday evening President's Reception. While I attend to the many details and travels as your State President, Ginny

has been so supportive in running our household, attending to ageing family members, children, grand kids and great grand kids. So, she joins me in looking forward to meeting you, many for the first time. Please come and join us for the reception.

Finally, and on a more serious note, let's be very mindful of the huge need for all of us to become better informed of our rights as manufactured home owners in space-rent communities, and our responsibilities, as well. It seems that the forces around us are becoming more innovative as they challenge our attempts to maintain fairness and affordability in our communities. We see this in local and state government, and particularly as park owners, their innovative and crafty attorneys and their trade associations, attempt to further exercise their profit motives upon their captive customer base. Folks, we must become even more aware of our rights and how to use them to offset these pressures around us.

You will find no greater opportunity to become more enlightened and informed than to attend the Convention and take advantage of the many, many informative and enlightening workshops and panel sessions on the weekend of April 13th, 14th and 15th in McClellan, CA, near Sacramento. Again, let's have some fun in the process.

Please do not let this event happen without YOU...

Give a "Gift of Membership" to a non-member.

Use the Membership Application located on the back cover of the CALIFORNIAN

Capitol Report

New Legislative Session in Full-Swing

Dangerous Bill to Undermine Rent Control, AB 317, Hits Senate

By Brian Augusta
GSMOL Legislative Advocate

The second half of the 2011-2012 legislative session is officially underway, and judging by the new bill introductions there will be plenty of attention on manufactured housing issues this year. If you'd like to keep up-to-date on legislation and hear about GSMOL "action alerts" on bills, sign up for our periodic email updates by contacting Evan Hawkins at Evan@housingadvocates.org (don't worry: we will not use your email address for any other purpose or share it with anyone else.)

AB 317 – A bad bill for homeowners

Park owners are continuing to press their bill AB 317 (Calderon) which would significantly change the law regarding second homes. As currently drafted, the bill would dramatically expand the number of homeowners who are potentially excluded from local rent control protections because they own an interest in other property. Under current law, a park owner can exclude a space in a park if the space is not the primary residence of the homeowner. AB 317 would change the law to require that the home be a person's "sole" residence, excluding from rent control any homeowner who owns any other property. It would also modify several important exceptions in the laws that preserve rent control protections for homeowners who are not cur-

rently occupying the home.

The bill is headed to the Senate Judiciary committee where it will likely be heard in June. Park owners sponsoring the measure have pledged that they are willing to narrow the now-expansive bill, but it is not yet clear what they will propose. Concerned homeowners should contact their Senator to share their opposition to the bill. If you don't know who your Senator is, you can find his or her name here:

http://www.legislature.ca.gov/legislators_and_districts/legislators/your legislator.html

GSMOL Sponsoring Three Key Measures This Year

In addition to opposing AB 317, GSMOL is sponsoring three important bills this year to protect homeowners and enhance manufactured housing communities.

AB 2150 (Atkins): Homeowner Bill of Rights – The Mobilehome Residency Law provides critical protections to homeowners, including the right to sell your home in place, protections from rent increases, and a right to privacy, among many others. Knowing your rights as a homeowner is critical to protecting your investment in your home. This bill would mandate that park owners provide homeowners with a one-page summary of key MRL rights (the "Homeowner Bill of Rights") each year. Status: Introduced. First hearing likely in April. Send letters of support to author.

AB 1938 (Williams): Protecting Homeowners from Unfair Leases.

This bill would help protect low and moderate income homeowners in manufactured housing communities from unfair or deceptive lease provisions that increase the cost of housing and potentially bind them to unreasonable charges or other terms for years to come. Status: Introduced. First hearing likely in April. Send letters of support to author.

AB 1797 (Torres): Getting More Money into Homeowners Hands for Park Improvements—The Mobilehome Park Resident Ownership Program (MPROP) is funded through a fee on certain homeowners. The program was originally designed to aid park residents in purchasing their parks and converting to resident ownership. However, the program is underutilized, leaving money unspent. This bill—which currently has only "placeholder" language in it—will be used to improve program rules so that funds can be used to help homeowners where they need it most: to improve their homes, their communities and their lives. Status: Introduced. First hearing likely in April. Send letters of support to author.

Other Bills

SB 149 (Correa): Would require that the invoice to park owners for their permit to operate each year include a notice indicating that the MRL exists, and where park owners can obtain a copy of the law. Status: Passed the Senate 1/19/12. In Assembly; hearing date unknown.

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LAW AND ORDER

The following are the Summaries of the Bylaws changes. The full text will be mailed in the delegate packages.

2012 CONVENTION

Bylaw Measure 1:

Bylaw Amendment –2010 Convention Cleanup

Submitted By: Jerry Bowles, Vice President of Resident Owned Parks
Tom Lockhart, Member

Explanation by Board of Directors of Proposed Amendment: At the 2010 Convention, GSMOL delegates approved Bylaw amendments which expanded the number of Vice Presidents from five (5) to seven (7), and which added two new Zones (A-1 and B-1). The Bylaws have not yet been conformed to match this new structure, and thus require further amendment in order to be brought current. These suggested amendments solve this issue, and will bring the Bylaws into conformance with the actual leadership structure that has been in place since 2010. Further cleanup and clarification is provided to clear up other ambiguities.

Bylaw Measure 2:

Bylaw Amendment –Vice President of Resident Owned Parks/ROP Members Clarification

Submitted By: Jerry Bowles, Vice President of Resident Owned Parks
Tom Lockhart, Member

Explanation by Board of Directors of Proposed Amendment: Certain ambiguities exist in the current Bylaws with respect to how the Vice President of Resident Owned Parks is described, and with respect to the duties of this Vice President. In addition, ROP members are not properly defined, in that only stock ownership is described. This needs to be expanded.

Bylaw Measure 3:

Bylaw Amendment –Director Nomination Procedures

Submitted By: Tom Lockhart, Member

Explanation by Board of Directors of Proposed Amendment: Current nomination procedures require deadlines that have become unworkable and impractical, and which should be relaxed so that more members can participate in the nomination process, and publication requirements can be more easily met.

Bylaw Measure 4:

Bylaw Amendment –Standing Committees

Submitted By: Tom Lockhart, Member
Mary Hahn, State Secretary

Explanation by Board of Directors of Proposed Amendment: The Board has determined that publication of The Californian, **maintenance of the website and other GSMOL publications** is best handled by a committee effort, and agrees with the submitting Member that a “Publications Committee” should be specifically designated in the Bylaws. In addition, the Legislative Committee should also be referred to by its working name; i.e. the Legislative Action Team.

Bylaw Measure 5:

Bylaw Amendment –Purpose Definition

Submitted By: Norma Bohannon, Zone A Vice President

Explanation by Board of Directors of Proposed Amendment: The purpose of GSMOL is to promote general welfare for all mobilehome/manufactured home residents, regardless of whether they own or rent their homes. The proposed amendment to the “Purpose” paragraph incorporates this broader notion of purpose, and encourages renters of mobilehomes as well as those who own their homes to become GSMOL members.

Continued on page 6

LAW AND ORDER

Bylaw Measure 6:

Bylaw Amendment –Regional Managers

Submitted By: Mary Joe Baretich, Zone C Vice President

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Explanation by Board of Directors of Proposed Amendment: In some regions with high manufactured home/mobilehome density or long driving distances due to the geographic size of the **region**, it is not efficient to have only one Regional Manager. This amendment would allow the Board discretion to appoint more than one Regional Manager when required.

Note: Replaced Zone with region

Bylaw Measure 7:

Bylaw Amendment –General Cleanup/Grammer and Typographical Errors

Submitted By: Jerry Bowles, Vice President of Resident Owned Parks

Tom Lockhart, Member

Explanation by Board of Directors of Proposed Amendment: The Board recommends correction of typographical errors, grammatical problems, changes in the law or ambiguities of a general nature throughout the Bylaws.

Bylaw Measure 8:

Bylaw Amendment –Duties of Secretary and Treasurer

Submitted By: Jim Burr, State President
Mary Hahn, State Secretary
Tom Lockhart, Member

Explanation by Board of Directors of Proposed Amendment: The described duties of both Secretary and Treasurer require expansion and clarification to match typical non-profit corporation language.

Bylaw Measure 9:

Bylaw Amendment –Creation of New Vice President “At Large”

Submitted By: Jim Burr, State President

Explanation by President of Proposed Amendment: The President and the Board of Directors have encountered increasing challenges relative to the need for delegation and shared responsibility of critical tasks in connection with the guidance and oversight of GSMOL activities. It is apparent that addition of a Board position which could focus on these activities would assist the Board in key areas where existing leadership already has more than enough to do, and cannot make any further time available for more. There is an urgent need for immediate help in several areas. The President recommends that a new Director position called “Vice President at Large” be created immediately to lighten the load of the President and other directors. Examples of duties could be, but not limited to such activities as leadership of the GSMOL PAC Fund, Home Office oversight and assistance, Legislative Action Team guidance and oversight and in connection with any other issues where Zone Vice Presidents might require assistance. The new position would be filled for the next two (2) years by Board appointment, and then become a state-wide elected position with a four-year term starting with the 2014 Convention.

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Grassroots Organizing & The Legislative Session

By Evan Hawkins

GSMOL Community Organizer

Our grassroots efforts shouldn't slow down or stop when the Legislature is back in session – in fact they should be increased during this time. When our issues are being debated in Sacramento by legislators and lobbyists, GSMOL members' voices need to be heard. After all, we've seen what can happen when folks like you make calls, write letters and meet with elected officials – we swing votes our way. It was manufactured home residents in Fresno that convinced their Senator (a crucial 'swing' vote in the Legislature on most issues) to vote 'aye' on our bill that he initially opposed. It was also manufactured home owners in the Los Angeles area who convinced a Senator from Carson to vote our way on that same bill (SB 444). If these efforts were duplicated in other areas of the state, SB

444 would have passed the Senate during the last legislative session.

With this in mind, we have come up with a new way GSMOL can interact with manufactured home owners across the state when it comes to legislative affairs. We have created a Legislative Coalition of Home Owners Associations that will meet (via conference call) each month for reports from GSMOL's legislative advocates, GSMOL President Jim Burr, and myself. Also, there will be question and answer sessions so interested parties can ask questions about where bills stand in the Legislature, whose votes we need to get, and talking points for the bills, for example. Most importantly, these meetings serve as opportunities for our advocacy team to receive input from residents in the field. We want to hear from leaders in parks about issues going on in their area and how GSMOL can help address them. The intersection of grassroots organizing and legislative advocacy is crucial to accomplishing our organization's goals.

We introduced three bills for this upcoming legislative session that are going to need grassroots support to pass: AB 2150 (Atkins), which would require that homeowners receive a one-page summary of key MRL rights each year, AB 1938 (Williams) would help protect low and moderate income homeowners in manufactured housing communities from unfair or deceptive lease provisions that increase the cost of housing and potentially bind them to unreasonable charges or other terms, and AB 1797

(Torres) that would modify the MPROP program to ensure that more of those funds--contributed by homeowners through fees--are utilized to benefit low and moderate income homeowners. With a strong grassroots effort, passing these three bills is achievable in the current political climate and would be very beneficial to manufactured home owners across California.

In addition to these new efforts that I've mentioned, I am continuing to travel to parks to organize outreach meetings. For example, last month I visited a park in the Fresno area and met with many home owners who had not had the opportunity to talk about legislation and GSMOL advocacy. This meeting was very helpful in creating the necessary dialogue for GSMOL to be responsive to its members and achieve its goals not only at the statewide level, but locally as well. These meetings continue to be very beneficial in building membership and increasing our grassroots advocacy. If you are interested in having an outreach meeting at your park, please email me at evan@housingadvocates.org. With your help at the grassroots level, we can turn all of GSMOL's sponsored bills into law.



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GSMOL WEBSITE UPDATE

The GSMOL website has undergone extensive modifications over the last few months.

The Convention news is now on the home page, and additional topics have been added.

These include information on home sales, park regulations, court cases, legal services, seniors, veterans, rent control and park closure and conversion. These new items are currently being reviewed by the website committee, and will be available for member use by the Convention.



CELEBRATING GSMOL 50TH ANNIVERSARY CONVENTION

APRIL 13-15, 2012

INFORMATION ABOUT CONVENTION

WHERE: Lions Gate Hotel, 3410 Westover Street, McClellan, CA 95652
(On former McClellan Air Force Base, about 8 miles northeast of Sacramento)

PRICE OF ROOMS: \$89.00. Call the Hotel at **916-643-6222** for reservations. Hotel reservations close March 31, 2012. You can make your reservation by computer using this address: <http://booking.ihotelier.com/istay/istay.jsp?groupID=547282&hotelID=10307>

FREE FOR HOTEL GUESTS: CONTINENTAL BREAKFAST, PARKING, TRANSPORTATION TO AND FROM SAC AIRPORT (Call the Hotel when you arrive at Sacramento Airport)

REGISTRATION FEE INCLUDES: Breakout sessions - (Friday and Saturday), President's reception Friday night, "Make Your Own Sandwich" Buffet for Luncheon and 50th Anniversary Celebration Banquet on Saturday, and Business Meeting on Sunday. Convention registrations close March 23, 2012.

DELEGATES -- \$100.00 OBSERVERS -- \$75.00

BREAKOUT SESSIONS - Subjects of interest: Leases, Skill Building for Current and Future Leaders, The GSMOL Story, Panel of HCD Top Personnel, MRL 101, Legal Panel Q & A. Breakout Sessions at the last convention were highly praised and a great success. Hostesses and Hosts will be available at the Hotel to direct you to all activities.

Call the Garden Grove office for forms to register as a delegate (if you haven't received one in the packets) or as an Observer. Deadline for return of these forms is:

SACRAMENTO ACTIVITIES: Capitol Building, Capitol Rose Garden, Old Town, cultural events such as stage shows. In addition to the Railroad Museum in Old Town, a new Aerospace Museum just opened and is located on what was once McClellan AFB.

PLEASE KEEP THIS PAGE SO YOU CAN REFER TO IT.

COUNTDOWN TO THE CONVENTION

2012 GSMOL Convention Breakout Session Topics April 13, 14, 2012

COMMUNITY ORGANIZING and OUTREACH

Organizing 101—How community-based organizations build political power to win. An introduction to tools for organizing residents in your park to fight for homeowner's rights, and build a stronger GSMOL.

Coalitions and Allies—How to build relationships with elected officials and local community groups, and use tools such as voter outreach, registration and elections to achieve local and statewide goals. Presenters: Evan Hawkins, Tim Geddes.

MEMBERSHIP RECRUITMENT

Nuts and Bolts of Successful Member Recruitment. Organiz-

ing park meetings, forming chapters, keeping members involved. Includes discussion of effective outreach skills. Presenters: Mary Jo Baretich, Anne Anderson, Evan Hawkins, Roger McConnell.

LEADERSHIP DEVELOPMENT

Skill Building for current and future GSMOL Leaders. Motivating & Educating Residents/Groups/Chapters; Techniques for Analyzing/Co-ordinating data about members, residents, parks in your area. Check out the new "Hands On" Regional Binder! Presenters: Craig Hull, Marie Pounders.

LEGISLATIVE ADVOCACY

GSMOL Legislative Action Team & Grassroots Advocacy. An overview of the legislative process and how GSMOL's *Legislative Action Team* helps homeowner's engage. Learn how to be an effective grassroots advocate and hear from home-

owners who successfully organized to win their Senator's vote. Presenters: Brian Augusta,

KNOW YOUR RIGHTS

Failure to Maintain: Understanding Your Rights & Park Owner's Responsibilities. Learn how to use a legal claim to enforce park owner maintenance obligations. Presenters: ELTH, Endeman, Lincoln, Turek & Heater, San Diego law firm.

Leases vs Month to Month Rental Agreements and the MRL. Knowing the Benefits, Risks, and Pitfalls of different forms of written rental agreements. Presenter: Bruce Stanton,

GSMOL Corporate Attorney.

MRL 101—Understanding the Mobile Home Residency Law. Presenter: Bruce Stanton, GSMOL Corporate Attorney.

"Condo Conversions": Protecting your park from unwanted conversion schemes. Updates from across the state, strategies for helping residents understand and deal with the process. Presenter: Will Constantine, Attorney, Santa Cruz.

Capitol Report

Continued from page 4

AB 579 (Monning): This GSMOL sponsored measure would have allowed local governments to recover the cost of attorney fees in abusive litigation aimed at undermining local protections for homeowners. Status: Dead.

AB 2272 (Wagner): Mobilehome injunctions- would create a process other than eviction for park owners to address rule violations or other problems.

AB 1795 (Silva): Spot bill regarding rent increases. (A spot bill is a bill that contains only place-holder language. Spot bills are usually amended later in the process with the "real" language.)

AB 2597 (Fuentes): Spot bill regarding code enforcement.

SB 1173 (Wyland): Spot bill that park owners may amend in the future on the issue of pass-throughs.

ATTENTION CHAPTERS

CHAPTER ROSTER REMINDER

In order to keep your Chapter listed as Active in the database, and your Officers on file, you must send in an update of your Chapter Officers every two years to the GSMOL office.



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COUNTDOWN TO THE CONVENTION

GSMOL Convention Agenda FRIDAY

(Noon to 7 PM – Registration Open)

2 PM to 5:35 PM – Breakout Seminars and Workshops

Time	Track One	Track Two	Track Three
2:00-3:05	MRL 101	OPEN	Coalitions and Allies
3:05-3:15	Break	Break	Break
3:15-4:20	GSMOL's Legislative Team & Grassroots Advocacy	OPEN	Skill Bldg for Current & Future GSMOL Leaders
4:20-4:30	Break	Break	Break
4:30-5:35	Failure to Maintain Lawsuits	Condo Conversions	Nuts & Bolts of Successful Membership Recruitment

5:35 – 6:15 PM ROP Workshop

7:00 – 9:00 pm WELCOME RECEPTION

SATURDAY

(7:30 AM to Noon - Registration Continues)

8 AM – Noon – Opening Ceremony, Breakout Seminars and Workshops

8:00 – 8:50	FLAG SALUTE & WELCOME, LEGISLATIVE UPDATE		
	Track One	Track Two	Track Three
9:00-10:05	Leases vs. Month to Month Rental Agreements	Skill Building for Current & Future GSMOL Leaders	How Community Based Organizations Build Power
10:05-10:15	Break	Break	Break
10:15-11:20	Condo Conversions	Nuts & Bolts - Membership	Coalitions and Allies
11:20-11:30	Break	Break	Break
11:30-12:15	Zone Meetings	Zone Meetings	Zone Meetings

12:20 PM to 1:20 PM – SANDWICH BAR

1:30 PM – 5 PM – General Sessions

I 1:30 – 2:20 The GSMOL Story – Michael Perri, GSMOL Member Panel

II 2:30 – 3:35 TITLE 25 - Panel of Top HCD Personnel

III 3:45 – 5:00 LEGAL PANEL & Q & A (Open Forum)

7:00 PM – 9:00 PM Banquet and Awards Ceremony

ZONE/REGION REPORTS

Notice to Zone C Members

(Los Angeles, Orange and San Bernardino Counties)

The GSMOL Board of Directors are very pleased to announce the appointment of Mary Jo Baretich to serve out the unexpired term of former Vice President, Jim Anderson. We express our sincere thanks to Mary Jo for her willingness to serve and thank Jim Anderson for his past work as Zone C Vice President.

Mary Jo was the former Regional Manager for Orange County and has had previous experience with mobile-home issues while currently serving on the City of Huntington Beach Mobile Home Advisory Board, as Treasurer of the Huntington Beach Mobilehome Owners Association, and as President of the Cabrillo Wetland Village HOA, Inc. (Cabrillo Mobile Home Park). In addition, Mary Jo is the Editor of the GSMOL CALIFORNIAN newsletter.

The Board is very pleased to have her serving Zone C and welcome her to the GSMOL Board of Directors.

Zone A-1 Region 1

Residents of Napa Valley Manor recently organized to present their concerns about an impending rent raise to the park owner. They established a line of communication between the residents and the park owner, and had discussions with him about park maintenance and operation expenses, and conveyed their concern about rent raises for retired seniors living on modest fixed incomes. The park is currently getting infrastructure upgrades for water, electric and sewer systems. The park owner said he would try to keep the rent raise

as low as possible.

The residents were very pleased to receive a rent increase notice of just \$9 per month, substantially less than they were anticipating.

Sandra Stockton, a former Marine, headed the home owners' Napa Valley Manor Fair Housing Committee.

Residents felt the subsequent \$9 increase showed the park owner's integrity in dealing with residents.

Zone B-1

MHP Closure Ordinance Heard by Santa Barbara County Supervisors

By Ron Faas, Northern Santa Barbara County Manufactured Homeowners Team (NSBMHT) legislative action team coordinator, and MH park closure conversion ordinance subcommittee chair.

By the time you read this, the Santa Barbara County Board of Supervisors will have heard on March 13, and hopefully adopted, a MH park closure conversion ordinance that is fair to both MH owners and park owners.

From the Board's directive last March for staff to begin working on the ordinance to the Planning Commission's 5-0 vote last month recommending the draft ordinance for adoption by the Board, MH leaders faced and overcame many obstacles.

Major challenges

From the beginning, planning staff was reluctant to consider providing "In Place Fair Market Value" to homes which could not be relocated. It was necessary for our mobilehome owners' groups to conduct detailed research of other jurisdictions to provide "proof" that there are over 41 cities and counties using "In Place Market Value" as a

"gold standard" of compensation since as early as 1988.

County counsel staff conceded at the December hearing "there are no published cases on reasonable costs of relocation." GSMOL corporate counsel Bruce Stanton wrote 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.

Addressing the meaning of "relocation", County Counsel staff acknowledged during the February 2012 continued PC hearing that State Law says mitigation cannot "exceed reasonable costs of relocation" – it does not say "cannot exceed reasonable costs of relocating the mobilehome."

In its decision, the Planning Commission found that "Reasonable costs of relocation, as allowed for in California Government Code 65863.7, should include compensation to the mobilehome unit owner, at the fair market value of the mobilehome if it cannot be relocated to another site."

Unfortunately, the Commission's recommended draft ordinance contained detrimental language changes that would allow the Planning Commission to excuse the applicant from paying "in-place" market value or providing a Relocation Plan without submitting an Exemption request to prove hardship.

Keys to success - so far

SLO County & other model ordinances
Having received thorough legal vetting before adoption, the models were legally defensible, and fair to both homeowners and park owners.

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ZONE/REGION REPORTS

Keys to success - so far *Continued from page 11*

Training of MH leaders With her experience with the SLO County closure conversion ordinances, Marie Pounders conducted training and provided ongoing guidance.

Workshops were held in both northern and southern Santa Barbara County for mobilehome residents in 2010 and 2011.

Mobilization of MH owners As reported previously, NSBMHT and SCAMPR have worked effectively to raise awareness about the proposed ordinance.

In one of our parks, we had “home meetings” where different homeowners hosted groups of eight to ten of their neighbors to meet with SCAMPR leaders and hear about the ordinance and why it’s important to include the in-place market value provision. In another park, SCAMPR leaders came to their HOA meeting and spoke and handed out flyers and group letters. Several group letters were circulated in the parks and probably close to a hundred residents signed the group letters.

Attendance at public outreach meeting & hearings Of the several dozen MH residents attending the County’s public outreach meeting, more than 20 commented on the draft MH park closure conversion ordinance. Fourteen MH owners & supporters and two park owner representatives spoke at the December hearing. Nineteen MH owners & supporters and two park owner representatives testified at the Commission’s February hearing, with nearly 40 in Santa Maria and perhaps

80+ in Santa Barbara attending.

Conclusion With grassroots efforts and the information now available about the many, many jurisdictions which already have in place a strong MHP Closure Conversion Ordinance, mobilehome groups in all areas should consider approaching their local officials to begin the conversation.

Zone C Region 3

During these last couple of months James Scott, Regional Manager for Region 3, has been busy contacting the numerous mobilehome parks in Covina to help educate the homeowners about GSMOL and their rights per the MRL. Mary Jo Baretich and a Region 5 Associate Manager, Nancy Agostini, have been helping James by covering the southern portion of LA County, Region 3, especially in the Long Beach and Compton areas. Windward Village Mobile Home Park in Long Beach is planning the reactivation of their Chapter for March 14th.

Zone C Region 5

January and February have been busy months in Region 5, with visits to parks in Anaheim, Westminster, Huntington Beach, and Lake Forest. We have been working as a Team when visiting these parks, where each member of the Team speaks to a different portion of our Slide Show presentation. Our Team consists of Mary Jo Baretich, Zone C VP, and the three Region 5 Associate Managers, Nancy Agostini, Ray Downing, and Tim Geddes. Our presentation is about the merits of GSMOL – its Mission, Goals, Achievements, Voter Education, and Vision for the Future.

One of the parks that we visited is Prothero Mobile Estates located in Lake Forest. This is a beautiful park

where the residents and park manager work together. At the meeting, Donna Gwyn, the Home Owners Association/GSMOL Chapter President, introduced the Owner of the property. This lady actually lives in the park and is active in their community. After the meeting we were treated to a great informal social gathering where we all exchanged ideas.

We have more parks lined up for March, where we will be presenting our GSMOL Slide Show.

Zone D Region 7

PETS and PARK RULES

The GSMOL Attorney has replied in the CALIFORNIAN about a park rule that does not allow any pets to be walked in the park, even on a leash. Residents are forced to put their dog in a car or baby stroller or carry their dog outside the park to walk them. Is this legal? The MRL 798.33 provides that a park owner cannot prohibit pets and must allow a homeowner at least one pet “subject to reasonable rules and regulations of the park.” The question then becomes is it “Reasonable” to ban all walking of pets even when local leash laws are being observed? Some residents may have trouble walking or be unable to drive their pet out of the park. **This rule is unreasonable. So the answer is NO!** Residents of parks that ban all walking of pets should petition management in writing that the rule be changed. If the park owner refuses, we recommend you contact GSMOL for further assistance. GSMOL, 11021 Magnolia St, Garden Grove, CA, 92841, 1-800-1727 or www.gsmol.org. (Taken from the GSMOL Californian, Nov/Dec. 2011 issue used by permission.)

BOARD OF DIRECTORS CANDIDATES

Candidate for GSMOL State Secretary:

Name: Tom Lockhart

Park: Palos Verdes Shores MHP, San Pedro

Resume:

10 year GSMOL member, GSMOL State Secretary 2006-2008, Associate Manager 2002-2006, former park HOA President

Education: Bachelor of Science Degree, Aerospace Engr. 1966 Penn State

Engineering Career Employment: Douglas Aircraft Company, McDonnell-Douglas Aircraft Company, US Department of Defense

Military Service: 2 years USMC, Vietnam veteran.

Hobbies: Travel, ballroom dancing, piano

Platform:

Revise and enhance GSMOL policies and procedures to make GSMOL the ultimate member-friendly organization.

Develop methods of providing members with information that helps them resolve specific problems in their parks.

Develop and implement methods of increasing GSMOL membership throughout the State.

Recruit members to serve in GSMOL management and Board of Directors positions.

Expand the CALIFORNIAN and GSMOL website to better inform and engage members.

Continue to enhance and implement innovative management methods such as co-Region Managers and Super Chapters.

Develop additional sources of funding such as non-profits donations, increased advertising in the CALIFORNIAN.

Candidate for GSMOL Zone C Vice President:

Name: Mary Jo Baretich

Park: Cabrillo Mobile Home Park, Huntington Beach

Resume:

GSMOL Zone C Vice President
Current Editor of the GSMOL "Californian"
Former GSMOL Region 5 Manager for Orange County
Vice President of GSMOL Chapter 1824
President of Cabrillo Wetland Village Home Owners Association, Inc.
Member of the City of Huntington Beach Mobile Home Advisory Board
Treasurer of the Huntington Beach Mobilehome Owners Association

Accomplished Engineering Manager and Configuration Manager with extensive experience developing products in aerospace and commercial applications – Boeing Company and Northrop Grumman Corporation

Former Manager of Cabrillo Mobile Home Park

Education:

Bachelors Degree in Industrial Design and Education
Graduate Study, Industrial Design and Engineering
Masters Degree in Industrial Design

Platform:

Build trust and establish relationships with homeowners by establishing strong communication and support.

Educate homeowners on their rights, and show how GSMOL can help achieve this goal.

Keep members informed and up to date on GSMOL Legislative Advocacy activities.

Listen to homeowners' problems, and suggest solutions to those problems.

Protecting the quality of life for the residents of our mobilehome communities.

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BOARD OF DIRECTORS CANDIDATES

Continued from page 13

Candidate for GSMOL Zone C Vice President:

Wallace N. "Wally" Emory

The Fountains
3530 Damien Ave. #78,
La Verne, CA 91750
909 447-0216,
wallypandz@hotmail.com

Objective, Getting involved and serve my community.

Community service experience;

Mayor South Pasadena, California. Chair all public meetings; represent the city at all functions. Create city budget and hire all department heads. Negotiate employee contracts. Wrote the first South Pasadena comprehensive plan in 35 years. Balance the city budget against State and Federal un-funded mandates. Researched other sources of revenue for our city budget

City Council Member South Pasadena, California. Represent community members at all city council meetings and vote on all issues presented to the Mayor and Council.

South Pasadena, California Public Safety Commission served two and one half years as chairperson. Chaired all public meetings concerning public safety in all public areas of the city.

Military Service: US Army 6 year commitment

South Pasadena Jaycees, President, District Governor

Westminster Estates Homeowner's Association,
Past President and Treasurer

ATTENTION GSMOL MEMBERS

We are seeking Candidates for the office of GSMOL State Treasurer. Bob Ogle, the current State Treasurer, has served for several years and his term is up on April 15, 2012. He does not plan to seek another term as State Treasurer.

In this position, you will perform various accounting functions as well as attend GSMOL Board of Directors meetings and present periodic financial status reports. If you, or a fellow GSMOL member, has an Accounting background and wish to apply, please send your information to the GSMOL Garden Grove office via email or regular mail, Attention: Bob Ogle.

James L. GULLION 1925 - 2012

Jim Gullion, born on May 25, 1925, in Lebanon, Indiana, passed away in Sonora on February 29, 2012 after a brief illness. He is survived by his spouse, Nancy Gullion, their three daughters, three grandchildren and two step-grandchildren, as well as young great grandchildren

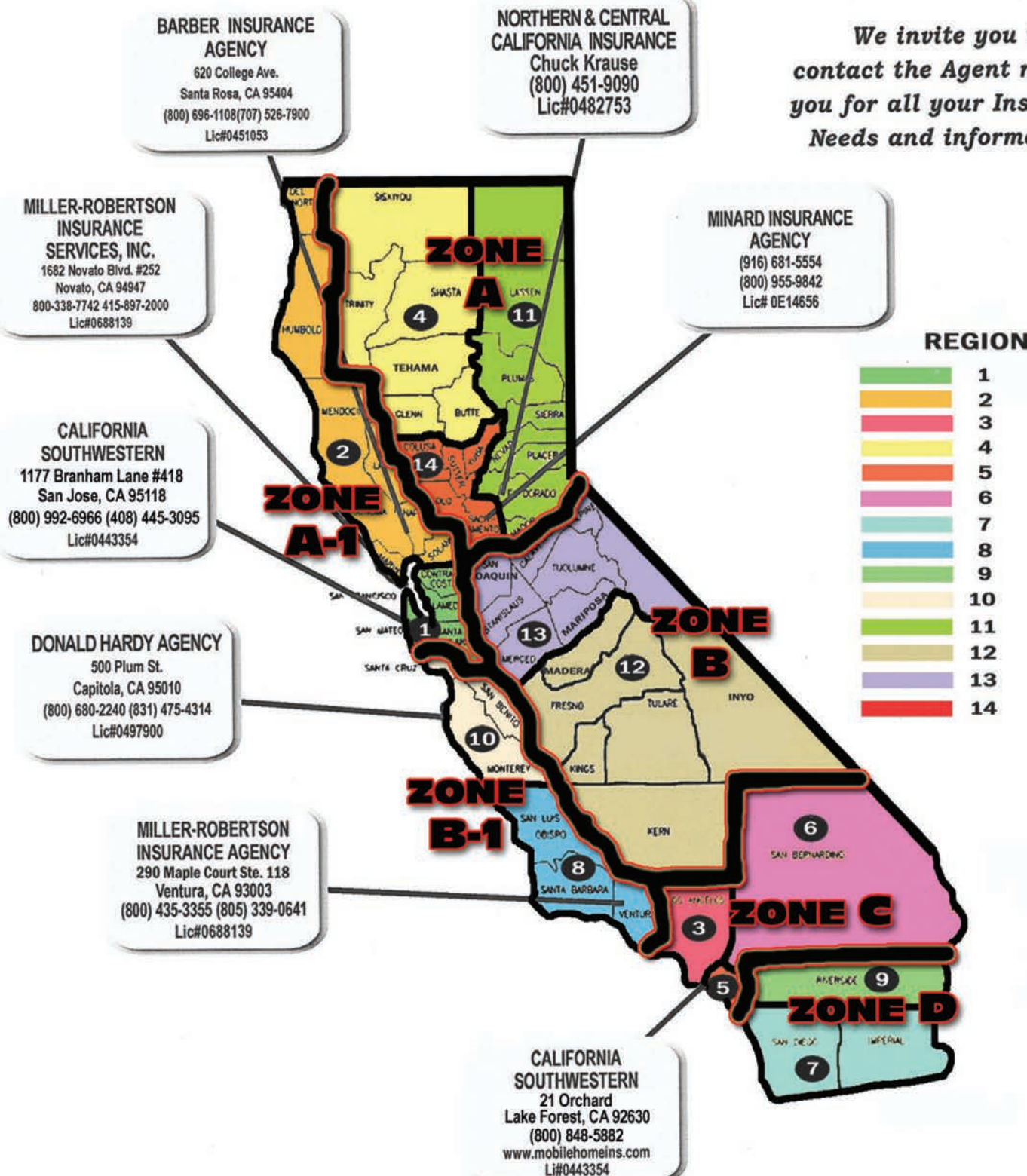
Jim was an abed baseball player and played pitcher most of his life. A celebration of life memorial service was held Thursday, March 8th in Sonora at the Standard Park Baseball Diamond where he played pitcher for over 20 years. His casket was placed on the pitcher's mound for the service. GSMOL President Jim Burr spoke at the service that was attended by other GSMOL members.

Jim served GSMOL as a volunteer for over 36 years and was recently responsible for the folks living in Tuolumne, San Joaquin, Stanislaus, Alpine and Calaveras Counties. He also served as a GSMOL Vice-President and a member of the Board of Directors.

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**