

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

Volume 47 Issue 3

--GSMOL-- advocating for Homeowner Rights Since 1962

May /June 2012

# VOTE JUNE 5

## GSMOL ENDORSEMENTS

AD 6 - Reginald Brooner - D

AD 8 - Ken Cooley - D

AD 10 - Michael Allen - D

SD 13 - Sally Lieber - D

SD 19 - Hannah-Beth Jackson - D

AD 37 - Das William - D

SD 17 - Bill Monning - D

AD 29 - Mark Stone - D

AD 50 - Betsy Butler - D

SD 69 - Julio Perez - D

SD 42 - Mark Orozco - D

AD 60 - Stan Skipworth - R

See Page 8 for Details



Members Enjoying the April 50th Anniversary Convention in Sacramento



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## THE CALIFORNIAN

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Owners League, Inc.

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(See map on page 15 for Zone boundaries)



# President's Report



*Jim Burr, GSMOL  
May 2012*

## Post-Convention / Pre-Election Season Message

We want to share some Post Convention thoughts with you all and then move on to the critical upcoming Primary election season.

First, we offer our sincerest congratulations to the delegates, alternates, observers and guests who gave of their time to make the CONVENTION 2012 AND 50TH ANNIVERSARY EVENT one of our best ever. Your good work during the many educational sessions was exceptional. In addition, as the Chair of Sunday's Business Session, I felt we worked our way through some complex Bylaw amendments and elections issues very well. With the help of Corporate Counsel **Bruce Stanton**, we worked and laughed our way through the complicated process and successfully completed it. Through the process, there were no significant controversies and this was due largely to the quality and caliber of the many good delegates and officers. Thank you all for this!

There are so many members, officers, staff and guest presenters to thank that we simply do not have room to name them all. However, we must recognize the great effort by the twelve-member

Convention Committee. They started the planning process over a year ago and worked diligently through the event. A special thanks to our Legislative Advocate, **Brian Augusta** who became a central driving force behind the planning, along with **Bruce Stanton** and **Michel Perri**. The other active committee members, and you know who you are, you have our deepest thanks, as well. And behind the scenes, **Mary Ann Coleman** and **Katie Coleman** were busy preparing the packets, name tags, awards and much more. My special thanks to **Mary Ann** for her personal assistance to me during the event. I received many comments from others about her rapid resolution of glitches during the event.

We certainly want to recognize the new Board of Directors that will provide guidance and leadership for the next few years. **Mary Jo Baretich** (Huntington Beach) was elected to a 4-year term as Zone C Vice President and will serve the Zone well. **Tom Lockhart** (San Pedro) returns to the office of State Secretary, replacing **Mary Hahn** who served us well for the last two years. **Donna Banks** (Hemet) was appointed to the new Vice President At-Large position where she will serve us well. **Jean Crowder** (Clovis) replaces **Bob Ogle** as State Treasurer. Jean's current bookkeeping and accounting experiences are a much-needed addition to the Board of Directors. In summary, we should be very proud of the quality and caliber of our new leadership and that GSMOL has these excellent volunteers who have stepped-up to offer their services. Thank you, all.

We were very pleased to introduce our new Garden Grove Office Manager, **Laurie Gerberding**, (Long Beach) during the convention. She is the successful candidate resulting from a professional recruiting, testing and interview process. We are so pleased that **Laurie** is with us!

And as we met old friends and made new ones, we said goodbye to two long standing GSMOL leaders as we remembered the passing of **Lloyd Logan** (Citrus Heights) and **Jim Gullion** (Sonoma) in February 2012. Both rose to the position of Zone Vice President and served well into their 80's.

In the last President's Message, we mentioned the excitement that was building as the 50th Anniversary Convention approached. The quality of the educational workshops, the group presentations and the Awards Banquet justified the excitement and this will continue through the remainder of our 50th year and beyond...

Now that the 2012 election year is upon us, we must be mindful of the good work of the GSMOL Political Action Committee (PAC). **Ron Faas** (Santa Maria), chairs the eight-member committee which received Primary election candidate recommendations from active GSMOL members within their legislative districts. With the able assistance of Legislative Advocate **Brian Augusta** and Field Organizer **Evan Hawkins**, they diligently vetted those recommended and reduced them to twelve candidates for the State Primary legislative election. The slate of candidates is described in detail elsewhere in this issue; please take the time to read it and consider them seriously. Just remember that in the 2010 election, nine of the eleven GSMOL supported candidates were elected to office.

Finally, we see 2012 as a double-whammy year for GSMOL. We fully intend to go out of the year in a much stronger position than we started. With the momentum carried forth from the 50th Anniversary Convention, a new and expanded Board of Directors, bold and new effective use of our financial resources, effective home office supervision and another successful state election to look forward to, I would ask – how can we not succeed!

# Capitol Report

By *Brian Augusta*  
*GSMOL Legislative Advocate*

With the arrival of spring, the Capitol has been in full swing these past two months. Hundreds of bills have been presented in committee in preparation for the June 1 deadline to pass bills out of their first house. Among them have been several key manufactured-housing related bills. Here's a run down:

## GSMOL Supports:

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

This GSMOL-sponsored bill would help protect low and moderate income homeowners in manufactured housing communities from unfair or deceptive lease provisions. The bill has passed both the Assembly Housing Committee and Judiciary Committee, and now heads to the floor. After taking amendments to respond to opposition, the bill does two things: ensures that homeowners' existing right to void a long-term lease within the first 72 hours is enforceable; and prohibits pass-throughs to residents of any judgment against the park-owner for violation of the Mobilehome Parks Act.

### **AB 2150 (Atkins): Summary of Homeowner Rights -**

AB 2150 is sponsored by GSMOL to help provide homeowners with a simple summary of how the MRL protects them as homeowners. It would require a one-page summary of some key rights and responsibilities for homeowners to be distributed periodically to new and current residents. As of press time, the bill is pending in Assembly Housing Committee, awaiting its first hearing. Send letters of support to the author, and check our hot-line for up-to-date information; or sign up to get our email alerts (send an email to [evan@housingadvocates.org](mailto:evan@housingadvocates.org) to be added to the list).

**AB 1797 (Torres): Getting More Money into Homeowners Hands for Park Improvements**—This GSMOL-sponsored bill would add some additional reforms to make the Mobilehome Park Resident Ownership Program (MPROP)

more useful to homeowners. 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. The bill would allow for technical assistance to homeowners interested in pursuing a purchase of their park, and improve some of the terms of the loan to make the purchases more feasible. The bill passed Assembly Housing Committee and is headed to the Appropriations Committee.

## GSMOL is Neutral:

**AB 2272 (Wagner): Injunctions** - Would make a small change to existing, but seldom used, law that allows a park owner to pursue an injunction rather than an eviction in certain cases where a homeowner is violating park rules. An injunction may be less severe than eviction, since a homeowner will remain in their home. GSMOL is neutral on the bill after the author agreed to a 3-year sunset on the measure, allowing advocates to assess how the law is used.

## GSMOL Opposes:

**SB 1173 (Wyland): Pass-throughs** - This bill would allow a park owner to pass-through the cost of certain local property tax assessments. The bill would pre-empt local rent control provisions governing such pass-throughs, allowing the cost to be passed through to each homeowner on a pro-rata basis. GSMOL and other groups are opposing the measure. It is currently pending in Senate Judiciary.

**AB 317 (Calderon): Rent control** - AB 317 would change existing law to require that a home on a rent-controlled space be a person's "sole" residence. It would also modify several important exceptions in the laws that preserve rent control protections for homeowners who are not currently occupying the home. GSMOL remains opposed to the bill, which will be heard, if at all, in Senate Judiciary Committee sometime in June. Calls and letters are still needed to your Senator, expressing concern about the bill.

# HCD and Lot Lines 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)*

In the last issue of The Californian, I said that misunderstandings about HCD's role in mobilehome parks often can be remedied by asking whether the complaint or problem is a "physical health and safety issue" or a "civil legal issue" involving lease rights. HCD handles only the health and safety issues. However, sometimes the problem is both. One area that has an overlap between health and safety and management-resident civil law relations involves the location or movement of lot lines.

Correct lot lines and set-backs ensure adjoining lots have adequate separations between homes and other structures for fire safety and cleanliness. Their proper placement also ensures that a homeowner does not have structures covering more than 75% of the lot space, for adequate light and ventilation. However, a homeowner or other park resident also relies on the lot line agreement with the park to ensure that the space being rented allows for all expected benefits, such as room for a garage, workshop, or raised patio or for site gardens. The failure to properly mark or properly change a lot line can have a variety of civil and safety impacts.

The rules governing lot lines (and corners) are fairly simple:

- Since 1949, lot lines had to be "clearly and distinctly marked", and on September 15, 1961, "permanently" was added.
- Before July 11, 1979, lot lines could be moved without any government approvals (but still had to be clearly and permanently marked).
- Beginning July 11, 1979, no lot line changes could occur without approvals from local government planning agencies and occupants whose lots lines would be affected.
- Since July, 2005, approvals are required from both affected residents and the Mobilehome Parks Act enforcement agency (such as HCD), rather than the local planning agency, and new state

rules prescribe the process and forms for moving lot lines.

HCD's role in enforcing lot lines also is fairly straightforward.

- During full-park "maintenance inspections", which the Legislature requires for only 5% of all parks each year, inspectors will check for clear and permanent lot lines. There is no inspection to be sure they are in the right place, but errors in marking or clearly incorrect lot lines (creating fire hazards) may result in lot line violation notices to park management.

- For the installation of a new home, HCD's office makes sure that the lot line diagram submitted as part of the installation permit meets all the requirements (separations from other structures, set-backs from lot lines, and 75% or less lot coverage); during the on-site inspection, the inspector ensures that the installation is consistent with the diagram. If the lot lines (and structures) are not consistent with the diagram, the inspector stops the inspection until they are consistent.

- A resident complaint about a fire hazard or other health and safety problem arising from existing lot lines and separations may result in a lot line violation notice to park management.

Who decides where the lot line should be in any of these situations? Not HCD. If the lot line is wrong, it is a health and safety issue, and HCD can cite it as such. But HCD has no ability to determine where the correct lines should be. This is a civil issue between park residents and management, because the lease or rental agreement identifies the space for the home, and HCD does not interpret leases. If management has "taken" space from a homeowner, or has not provided the area it committed to in a rental agreement, that is a contractual and/or MRL issue.

Some common means for management and residents to ascertain correct lot lines exist. The most common is to identify "historical" lot lines, either by finding old corner markers such as pins or sawcuts in the street or on the site, by measuring from original driveways or fences, by looking at gardens and other improvements and re-measuring (assuming the original measurements for

each lot were consistent), or by measuring around the oldest homes in the park. Sometimes, the park office or the local planning department has the original plans for the park (HCD does not keep old construction plans). If enough new homes have been installed, HCD's files will include a number of individual plot plans for those installations which, together, may help create the full picture like parts of a jigsaw puzzle.

There are two ways to "correct" a lot line violation or dispute. One is for management to place the lot lines back in their original (historic) positions. If the affected residents do not agree, and the "corrected" lot lines do not create health and safety violations, this is a civil matter between residents and management. The other is to get an HCD permit and use the lot line "change" process in Title 25 California Code of Regulations Section 1105 (park regulations are on-line at <http://www.hcd.ca.gov/codes/mp/mpRegs.html>).

This requires a permit application from management, various forms, and signed approvals by homeowners whose lots are impacted. The enforcement agency approves the final changes to ensure that there are no health and safety violations, and that no structure ends up being in violation of any setback or separation standards.

A complaint that a lot line has been changed without following proper procedures, or that lot line markings have created fire or other hazards can be made through the Mobilehome Park Ombudsman by calling 1-800-952-5275 or (916) 323-9801, or filing a complaint on-line at the Ombudsman website, <http://www.hcd.ca.gov/codes/ol/ombpg-menu.html>.

The "bottom line" for HCD is that there are no health and safety violations, and that the lot lines are marked clearly. No new manufactured home or accessory structure can be installed on a lot where the lot lines are unclear or in dispute. Residents also can enforce their rights to the lot they believe they should have through the MRL, or through local rent boards or mediation boards if they believe that they are paying rent not commensurate with the lot they believed they contracted for.



# ZONE REGIONAL REPORT

## ZONE A-1 REPORT

By Roger McConnell,  
Zone A-1 Vice President

### A LOSE-LOSE SITUATION?

HCA Management has filed a lawsuit in Federal Court over the City of Calistoga's rent control ordinance. They want it declared illegal – a common charge these days, brought by park landowners against the rent control laws of cities all over the State of California. HCA has also challenged the City of Calistoga over their spurned request for a \$200 increase in monthly rents for the residents of Rancho de Calistoga MHP, because they did not receive everything they wanted. After the case spent nine months in Arbitration, HCA ended up with “only” a \$60 per month increase from the Arbitration Judge. The increase was made retroactive, but that was not enough for HCA Management. Their response to this perceived injustice was to file a lawsuit in Napa County Superior Court. They are not a small company; according to HCA's website, they operate thirteen MHPs in Arizona, California, Oregon and Washington.

The residents of Rancho de Calistoga have spent anywhere from \$18,000 to \$20,000 in legal fees in the process of fighting against this rent increase. They feel they are the ones who lost when the arbitrator awarded the landowner a \$60 per month increase. That's still a lot of money when you are of limited means. Imagine how devastating the \$200 increase would have been! If you live in an HCA park, please be very alert for the first signs; they are very money-hungry. After all, how much is a 50' x 75' piece of dirt worth per month? That's all we rent, right? Plus some utility hookups and basic infrastructure.

The right of cities and counties to have rent control has been taken all the way to the U.S. Supreme Court by park landowners over and over again, with the decision handed down by the judges, over and over again - yes, the cities can have rent control. No, it is not illegal. Last year an eleven-judge en banc panel of the U.S. 9th Circuit Court of Appeals ruled that the City of Goleta has a legal rent control ordinance. When the park landowner appealed this decision, the U.S. Supreme Court declined to review the appeal. This action

represents a victory for residents and cities alike, because it means other cities can continue to use the 9th Circuit's ruling to defend their rent control ordinances. Yet the park landowners keep coming back, suing cities over and over again, hoping the cities will give in when they run out of funds to defend themselves. Just who do these very rich landowners think they are, that they are entitled to bankrupt a city just to get out of rent control?

## ZONE B-1 REPORT

By Ron Faas, Northern Santa Barbara County Manufactured Homeowners Team

### Santa Barbara County adopts fair mobile-home rules

On March 13, the Santa Barbara County Board of Supervisors voted 5-0 to adopt the Mobilehome Park Closure Conversion Ordinance, with all revisions to the Planning Commission's recommended draft requested by manufactured-home owners. The major changes requested by homeowners and declared legally acceptable by County Counsel replace the word “may” with “shall.” The detrimental use of “may” would have seriously weakened the draft ordinance by allowing the county to waive conditions of approval that require the applicant to pay relocation costs — including in-place market value — or provide a relocation plan, including a relocation counselor, without requiring an exemption request to prove hardship. Under State code, park owners requesting closure must only file a Closure Impact Report (CIR) that shall address the availability of adequate replacement housing in mobile-home parks and relocation costs. Fortunately, State code also allows a local jurisdiction to adopt an ordinance that requires park owners to mitigate adverse impacts, but mitigation cannot exceed “the reasonable costs of relocation.” To close a park under the County's ordinance, the park owner shall apply for a conditional-use permit, submit a CIR, and provide assistance to pay relocation costs, including in-place market value for homes that cannot be moved, and provide a relocation plan, including a relocation counselor.

The CIR shall include the number of mobile homes displaced, impacted house-

hold characteristics, vacant spaces within 25 miles, comparable housing within 25 miles, estimated relocation costs, and a list of professional resources.

Relocation assistance required by the County varies by type of resident, including whether the home can be moved to a new location. If the home can be moved, relocation costs shall include the cost of moving the home, up to 30 nights of housing expenses, and space rental differential for 12 months. If the home cannot be moved, relocation costs shall include purchase of the home at in-place market value and space rental differential for 12 months.

Contrary to park-owner representatives' assertions that owners will not be able to close a park unless they are billionaires, the County may grant full or partial exemption from relocation assistance requirements if relocation assistance eliminates reasonable economic use of the property, or closure is part of bankruptcy. To be considered for exemption, the applicant shall submit financial information, including the financial history of the mobile-home park, its condition and the condition of amenities and improvements, the cost of any necessary repairs, improvements or rehabilitation of the park, the estimated costs of relocation, the fair-market value of the property for any proposed alternative use, the fair-market value of the property for continued use as a mobile-home park, and any other pertinent evidence requested.

The section allowing exemption from relocation assistance requirements provides the flexibility desired by the Planning Commission to deal with each closure application on a case-by-case basis. This exemption section protects the park owner and has allowed model ordinances to function without court challenges.

The fact that five parks closed in Sunnyvale between 1991 and 2007 under a similar ordinance adopted in 1987 refutes claims by park-owner representatives that this ordinance will make it nearly impossible for park owners to close their parks for any reason.

By protecting the property rights of homeowners and park owners, the County's ordinance is fair to all stakeholders.

*Continued on Page 7*

# ZONE/REGIONAL REPORT

*Continued from Page 6*

## ZONE C REPORT

*By Mary Jo Baretich  
Zone C Vice President*

On March 9, 2012, the Huntington By The Sea Mobile Estates HOA/GSMOL Chapter 0261 in Huntington Beach invited our speaking group to give our PowerPoint slideshow presentation on the GSMOL Mission, Purpose, Goals, Achievements, Voter Education and Legislative Action. We each spoke to a section of the slideshow. Speakers for the evening were: Evan Hawkins, Community Organizer; Mary Jo Baretich, Zone C Vice President; Tim Geddes, Region 5 Associate Manager; and Raymond Downing, Region 5 Co-Region Manager. Also in attendance, as a guest, was James Scott of La Verne, Region Manager for Region 3.

On March 14, 2012, Windward Village in Long Beach reactivated their GSMOL Chapter 1222. The new Chapter officers are: President, Pat Dennistoun; Vice President, Janet Johnson; Secretary, Tina Warne; and Treasurer, Ron Zent. The Chapter was reactivated by Mary Jo Baretich, Zone C Vice President. Other GSMOL officers participating in the reactivation were: Nancy Agostini of Huntington Beach, Region 5 Associate Manager; and Raymond Downing of Anaheim, Region 5 Co-Region Manager.

On March 15, 2012, former State Senator Joe Dunn held a fundraiser at his home in Santa Ana for Julio Perez, candidate for the 69th Assembly District. GSMOL representatives in attendance were: Jim Burr, State President; Mary Jo Baretich, Zone C Vice President; Nancy Agostini, Region 5 Associate Manager; Raymond Downing, Region 5 Co-Region Manager; and Tim Geddes, Region 5 Associate Manager. Senator Dunn is a former Chairman of the State Senate Select Committee on Manufactured Homes and Communities, and has always been an advocate for manufactured-home owners in California. He is now supporting Julio Perez for the Assembly. Julio has strong support in his District and has an excellent chance of winning in the Primary Election on June 5th.

On March 16, 2012, State Senator Lou Correa, the Chairman of the Senate Select Committee on Manufactured Homes and Communities, hosted an Orange County

Mobilehome Conference at the Rancho Santiago College District Building in Santa Ana. A panel of mobilehome residency law experts and code enforcement officials discussed mobile home issues, and answered questions relating to park inspections, health and safety codes, fair housing, senior housing and many more issues. Panelist were: Karen Roper of Orange County Community Services; Bruce Stanton, GSMOL Corporate Counsel; Lou Correa, Senate Committee Chairman; Dick Bessire of Bessire and Casenhiser Law Firm; Henry Heater of Endeman, Lincoln, Turek & Heater Law Firm; and Sal Poidomani of HCD Codes and Standards.

On April 26, the Carson Harbor Village Home Owners Association hosted a meeting to raise money to hire Will Constantine as their attorney to do a final battle against their park owner's Subdivision effort, thereby saving their rent control. It was so inspiring to see the enthusiasm and willingness to fight for their rights. They pulled together to work for the benefit of all their park's residents. GSMOL offered to loan them \$2000 towards the retainer for Will Constantine, and that, coupled with the overwhelming outpouring of monetary support that night, means that they will reach their goal faster than anticipated. GSMOL President Jim Burr received many favorable comments on the evening events and on the support of our GSMOL team: Jim Burr, Donna Banks, Mary Jo Baretich, and James Scott. Their HOA Vice President called us their "Angels."

We were able to sign up an additional 11 GSMOL members from Carson Harbor Village that night, and one member from Colony Cove Mobile Estates. Besides those that signed up that night, more people said they will be mailing in their checks or joining on the website. Carson Harbor Village plans to reactivate their chapter within the next two weeks.

## ZONE D REPORT

*By Karen Bisignano  
Region 7 Associate Manager*

The ongoing saga of Meadowbrook MHP, a Sam Zell owned park in Santee, has been concluded for the HOA, but not for the City. ELS (Equity Life Styles and formerly MHC Mobilehome Communities) has been in lawsuits against the City of

Santee for over 13 years, since 1999. In connection to an approximately \$900 one time "back rent" levy on all residents, the HOA of Meadowbrook also filed against ELS to recoup that illegal money claim after the City came to a stipulated agreement for ELS to repay the residents that money, with interest, approximately 1.6 million dollars. The HOA lawsuit is finally settled after the money was repaid to residents. ELS attacked again asking the court to award them attorney fees of more than \$1,100,000 against the HOA and named plaintiffs. This time the HOA mediated and agreed not to sue ELS again in return for ELS dropping the demand for attorney fees. The story isn't over yet. Instead, ELS has filed two more lawsuits against the City of Santee, one in Federal Court and one in State Court on the grounds of unconstitutional taking of their rights. After more than 1.2 million dollars the City has spent defending their ordinance, we know that this tactic is trying to bankrupt the City by litigation. We are supporting the City in this ongoing battle.

Another park, McManus Valley View Estates, just lost a court case brought by a resident because the management had repeatedly denied the resident's use of the clubhouse, and the park was fined accordingly. The park's 23 page Rules and Regulations are a litany of absurd fiats such as: residents and guests are prohibited from engaging in disrespectful or uncivil language or behavior with management, they cannot call or stop by the office outside posted hours, or speak to the manager when the manager is working outside the office. Recently the manager, who is the daughter of the owner, came out of her office and confronted the local HCD inspector with a verbal tirade for parking in the street. He was there because the lot grading for several spaces is greatly deteriorated, causing dirt to fall in on the spaces. The park has demanded that homeowners repair the retaining walls made of boards supporting the embankments. HCD has ordered the park to replace these retaining walls and keep water from flowing under the homes or any structures. Park management was informed by HCD during the inspection that these repairs are NOT the resident's responsibility since the manager has in the past demanded that homeowners not only repair the grading but pay for it as well. Hopefully that won't happen ever again.



# GSMOL Candidate Endorsements for June 5 Primary

By Evan Hawkins, GSMOL Community Organizer

## The following is paid for by the GSMOL PAC

The GSMOL Political Action Committee (PAC) has spent the past few months determining which candidates would be advocates for manufactured home owners in the legislature. By identifying and vetting candidates, the GSMOL-PAC engaged in a process of endorsing candidates who would be friends of manufactured home owners in the legislature. The GSMOL-PAC committee, which is made up of GSMOL members representing different areas of the state, voted to make endorsements in 12 races during the Primary election cycle. These endorsements are listed in this issue of the CALIFORNIAN.

GSMOL strongly encourages you to vote for these candidates if you live in their districts. By supporting the candidates who support us, GSMOL will be in a much better position to pass laws that will protect manufactured home owners and also oppose bills the park owners sponsor. The GSMOL-PAC is a crucial part of our organization's legislative and political agenda, and it cannot be successful without the support of members like yourself. If you would like to make a contribution or get more involved with the PAC or GSMOL's endorsed candidates, please contact me at [evan@housingadvocates.org](mailto:evan@housingadvocates.org) or 916-572-9035.

## Endorsements for the June 5th Primary Election

### Zone A:

Region 11: Reginald Bronner-D, Assembly District 6 (Roseville, Rocklin)  
Region 14: Ken Cooley-D, Assembly District 8 (Sacramento, Rancho Cordova)

### Zone A-1:

Region 1: Sally Lieber-D, Senate District 13 (San Mateo, Mountain View)  
Region 2: Michael Allen-D, Assembly District 10 (San Rafael, Petaluma)

### Zone B:

No Endorsements

### Zone B-1:

Region 8: Hannah-Beth Jackson-D, Senate District 19 (Ventura, Santa Maria, Oxnard and Santa Barbara)  
Das Williams-D, Assembly District 37 (Ventura, Santa Barbara)  
Region 10: Bill Monning-D, Senate District 17 (Santa Cruz, San Luis Obispo)  
Mark Stone-D, Assembly District 29 (Santa Cruz, Monterey)

### Zone C:

Region 3: Betsy Butler-D, Assembly District 50 (Malibu, Santa Monica)  
Region 5: Julio Perez-D, Assembly District 69 (Anaheim, Santa Ana)

### Zone D:

Region 9: Mark Orozco-D, Assembly District 42 (Hemet, Palm Springs)  
Stan Skipworth-R, Assembly District 60 (Riverside, Corona)



*"Oceanside homeowners hit the streets to defeat vacancy decontrol"*

## Oceanside's Proposition E to be Decided June 5th

By Tim Sheahan, Zone D Vice President

Voters in the City of Oceanside, CA will determine the fate of manufactured home community residents on June 5th. On that day, the last of the ballots will be cast on whether to allow MH park owners to raise lot rents as high as they want when homes are sold. The so-called MH "Vacancy Decontrol" ordinance identified as Proposition E doesn't stop there—it would also remove rent protections for purchasers of homes, thereby phasing out rent protections entirely.

The consequences of vacancy decontrol are numerous and we've seen in cities like Escondido that decontrol has created huge rent disparities from one community to another and led to some park owners capturing all, or virtually all, of the homes and renting the homes instead of reselling them. This causes an "apartmentization" of MH communities, greatly altering the spirit of pride and community due to the loss of home ownership. We've also seen MH lot rents soar to levels surpassing apartment rents when park owners take full advantage of their captive customers. In the case of De Anza Santa Cruz, some lot rents for home buyers would be as high as \$5,000/month, if someone were willing to pay such exorbitant rent!

It was this time last year when manufactured home owners of Oceanside inspired homeowners throughout the state by collecting over 15,000 signatures in opposition to a City Council action to immediately adopt vacancy decontrol and the phase-out of rent protections. The resulting referendum is being voted on by all voters in Oceanside on June 5th.

The outcome of the vote in Oceanside could also set the stage in other jurisdictions where former City Councils have adopted rent protections, but in which those ordinances could be abolished at any time by current or future City Councils. This creates ongoing anxiety for MH owners in those jurisdictions, as opposed to areas where ordinances were voted in by the people and could only be abolished by another vote of the people. MH communities are the quintessential example of the 99% vs the 1%, and we are hopeful the voters of Oceanside have the wisdom and compassion to support their 99% living in manufactured home communities by voting NO ON PROP. E!



# VOTER EDUCATION

By Tim Geddes

GSMOL Associate Manager, Zone C Region 5

As a high school social sciences teacher, I always have told my students that the way to make history or government relevant to their lives was to involve themselves in the decision-making process. It's not enough to learn or possess knowledge. It's what you do with it that counts. The single best way for high school graduates to participate in the decision-making process is to vote.

Whether a newly minted graduate or a senior citizen, all voters need to become educated about the candidates and issues they are asked to decide upon. Voters need to understand what is at stake both locally and throughout the State. This applies especially to residents living in manufactured housing in California. The 2012 elections could be the most important ever for many manufactured housing homeowners. Local decisions involving subdivision strategies, rent stabilization measures, mobile home park conversion ordinances, space

rent spiking, infrastructure issues, and a host of other concerns are being debated in many communities, and sympathetic City Council majorities will be a must in determining the quality of life and the residential property rights that mobile home residents will enjoy in the future.

There are several lessons to be learned in becoming educated as a voter. The first lesson is to know the candidates. Know what their positions are on mobile home issues and who their supporters are. Know where their campaign contributions are coming from. The second lesson for mobile home residents this election year is to become single issue voters. No other issues and concerns matter if opposing candidates who would destroy mobile home community quality of life are able to divide and conquer mobile home residents on partisan or philosophical lines, or use other wedge issues to distract them from mobile home positions. Only in solidarity will mobile home residents represent themselves effectively and contribute to the solidarity other constituent groups add to sympathetic candidate campaigns. The third lesson is to be active in support for sympathetic candidates by talking to neighbors, friends, co-

workers, relatives or anyone registered to vote in your city. If you can make contributions, that would be great, but, more often in not, it will become a matter of dedication over dollars in making a difference for sympathetic candidates. The fourth lesson is to actively oppose those candidates who would destroy our mobile home community quality of life. They must be exposed and countered or confronted wherever possible in candidate forums or appearances in public.

If these lessons are learned and implemented, and if mobile homeowners become truly educated voters, they can become potent constituent group representatives in defense of their own quality of life and residential property rights. Combined with other community constituencies, they can elect those City Council members who will protect and advance their interests. Many mobile home communities currently under assault cannot last another two years or longer. The 2012 elections are crucial to their survival. It is incumbent upon every mobile home resident of voting age to become educated and committed. The stakes are too high to not make a difference.



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# CONVENTION PHOTOS



Sally Lieber  
State Senate Candidate



Jim Burr,  
GSMOL State President



Ishbel Dickens  
MHOAA Executive Director



Nicole Collier   Roger McConnell   Sherrie Brooks



Park Owner Awards



Jean Crowder  
GSMOL State Treasurer



Installation by Bruce Stanton  
Mary Jo Baretich - Zone C Vice President  
Tom Lockhart—GSMOL State Secretary



Norma Bohannan  
Zone A Vice President



# NEWS AROUND THE STATE

By Tom Lockhart

*Publications Committee Chairman*

## Zone A-1 Region 1

The Milpitas City Council upheld a decision by the Milpitas Mobile Home Park Rental Review Board.

to deny a rent increase of from 50% to 90% at the Friendly Village Mobilehome Estates.

Rents would have gone up to as high as \$875 per month had the increase request been approved.

The Review Board stated there were no changes to the amount and quality of services provided to the tenants since the last rent increase. Also, there were no changes in park operation and maintenance costs, nor any capital maintenance or rehabilitation work, which warranted the increase request.

In addition, the requested new rent of \$875 per month is not comparable to the rents for other Milpitas mobile home spaces, and the Board decided that the park owner is already receiving a fair rate of return.

## Zone A-1 Region 2

The Arcata City Council approved the rehabilitation of the Sandpiper Mobile Home Park under the City's low-income housing program.

Permits have been received from the State Department of Housing and Community Development (HCD) and the California Coastal Commission.

The City and the park will install modest housing units, which will be offered to low-income first-time home buyers.

## Zone D Region 9

By: Donna Banks, Region 9 Manager

New GSMOL Chapter 1211

Hemet Park Estates has reactivated their GSMOL Chapter after a long period of being inactive.

They will have their first GSMOL meeting on 5/7/12 to elect and install the new Chapter Officers.

As this Chapter continues to grow, I am sure we will see positive changes in their park

GSMOL Chapter 1154 held their Quarterly Meeting on 4/23/12 at their Panorama Cove MHP in Hemet. Updates on the current legislation and a question and answer period followed the presentation. Chapter Presi-

dent, Bill Dedich, announced their next GSMOL meeting would be a Pool Party.

Mark Orozco, Candidate for State Assembly, District 42

The Hemet/San Jacinto Coalition of Mobilehome Residents (VMRA) invited State Assembly candidate Mark Orozco to discuss his views on Rent Control and other issues facing mobilehome residents at their monthly meeting on 4/26/12. Mark spent the full two hours discussing and answering questions that concern mobilehome residents in the Hemet/San Jacinto Community Parks.

Mark is running for the California State Assembly District 42, and has been endorsed by the GSMOL Legislative Committee.

Region 9 Sponsored Two Workshops:

A Region 9 Workshop hosted on 2/10/12 by the Hemet West MHP Estates GSMOL Chapter was attended by representatives of 16 parks from Region 9.

The Workshop participants represented Hemet, San Jacinto, Sun City, Riverside and Desert Hot Springs. We again want to thank the Hemet GSMOL Chapter President, Larry Graves, for hosting the Workshop and providing refreshments for the group.

On March 9, Hidden Springs Country Club MHP in Desert Hot Springs sponsored a Region 9 GSMOL Workshop under the leadership of Shirley Bales. Tim Sheahan, GSMOL VP for Zone D, gave the presentation followed with a question and answer period.

Rancho Riverside MHP

GSMOL Chapter 111 President, Jodi Allen, and her Board, continue to hold monthly meetings and host fund raisers to build up their legal fund to defend a forced condo conversion attempt by their park owner. The next fund raiser is a Spaghetti Dinner on May 8.

Country Lakes MHP

The LAFCO Hearing was held on 1/26/12 in Riverside County to review the annexation request filed by the park owner to annex the Country Lakes MHP into the City of San Jacinto. The LAFCO Board approved the annexation request so the next process is a formal vote to be held in the near future. If the voters approve the annexation, Country Lakes MHP residents will forfeit the benefits of the Riverside County Rent Con-

trol Stabilization Act each time a residence is sold and/or changes ownership. Ivan McDermott is the GSMOL Chapter President and has actively been involved in resisting the annexation attempt.

Gail Mertz, Associate Manager, Riverside Gail has been working with the City of Riverside for the past several months to get a disclaimer placed on the cover page of all park owner leases that states: by signing this long term lease, and anything over 12 months is considered a long-term lease, you understand you will be giving up any rent control benefits offered by the City of Riverside Rent Control Stabilization Act.

The City of Riverside has drafted an Ordinance covering this Disclaimer, and is in the process of notifying all park owners of the new Ordinance. Good work Gail.

Coalition of Hemet MHP's for Rent Control

A group of Hemet Parks have formed a coalition to review four different rent control ordinances in preparation for selecting and presenting their choice to the Hemet City Council. Currently, the City of Hemet has no Rent Control Ordinance.

An initiative was passed in 1978 approving a Rent Review Commission Board that offers limited protection for Hemet MHP residents. In addition, residents are often forced to sign a long-term lease, which exempts them from using the Rent Review Commission. June Darling, GSMOL/HOA President from Heather Estates MHP, is the Chair of this Coalition.

Help Wanted

Region 9 is in need of more GSMOL Associate Managers/Volunteers. If you have 5-6 hours a week to help with phone calls, help organize meetings and answer questions, please call Donna Banks at (951) 927-3397. We will provide the training/materials and help you get started. It is a learning experience and a fun way to meet and help new people.

Miscellaneous News

Sorry to report that our Associate Manager, Judy Jahn from Desert Hot Springs, has resigned to pursue other interests. Judy has offered to help with flyer distribution and phone calls as time permits. We wish her well and will miss her spunky spirit.

# CONVENTION REPORT

## GSMOL'S 50TH ANNIVERSARY CONVENTION

The 2012 Biennial Convention was a rousing success as we celebrated GSMOL's 50th Anniversary as the leader in manufactured homeowner rights advocacy in California. Representatives from throughout the state gathered at the Lion's Gate Inn in McClellan, near Sacramento, to participate in training seminars, officer elections, exchange of information and experiences, and the camaraderie of good friends sharing a common purpose, not to mention a delicious Saturday night banquet meal.

We were privileged to hear addresses from two distinguished guest speakers at the banquet. Sally Lieber, former State Assemblymember and soon to be State Senator, addressed the members on the importance of continuing GSMOL's long record of defending manufactured homeowner rights and the role the State Legislature plays in those efforts. Ishbel Dickens, Executive Director of the Manufactured Homeowners Association of America (MHOAA), spoke on understanding that manufactured homeowners throughout the US are fighting the same battles we are, and that we must always work together, be positive in our thinking and optimistic about the outcome of our efforts.

A special thank you to the sponsors of the Convention: **Assembly member Norma Torres and US Bank.** Their very generous support was essential to the success of our Convention, and we are very appreciative of all their efforts.

A very big recognition and thank you to the outstanding organizing job done by the members of the Convention Committee: Diana Johnson, Norma Bohannon, Jerry Bowles, Brian Augusta, Bruce Stanton, Marie Pounders, Mary Ann Coleman, Mary Jo Baretich, and Craig Hull, under the very capable leadership of Committee Chairperson **Mary Hahn.** The Lion's Gate was the

perfect location for our event, and its facilities more than met all our Convention needs.

In addition, **Mary Ann Coleman** from the GSMOL office did her usual outstanding job of making sure everyone at the Convention had all the information they needed to enjoy the proceedings, answering questions, giving directions, and keeping everything moving very smoothly. We would be lost without her efforts, as we are sure everyone knows! She was very ably assisted by GSMOL's newest employee, Garden Grove Office Manager Laurie Gerberding.

Another big thank you goes to all the knowledgeable and dedicated people who conducted the very well attended **"Breakout Session" training seminars:**

**Organizing 101** – Michael Herald (Western Law Center on Poverty)

**Coalitions and Allies** - Evan Hawkins, Mary Jo Baretich, Victor Roy

**Building Strong Manufactured Home Associations** -Ishbel Dickens (MHOAA)

**Nuts and Bolts of Successful Membership Recruitment** - Mary Jo Baretich, Anne Anderson, Evan Hawkins, Roger McConnell

**Skill Building for GSMOL Leaders** - Marie Pounders, Craig Hull; GSMOL LAT

**Grassroots Advocacy** - Mardi Brick, Brian Augusta;

**Failure to Maintain: Understanding Your Rights and Park Owner Responsibilities** - Henry Heater (ELTH Law Firm)

**Leases vs Month-to-Month Rental Agreements** - Bruce Stanton

**MRL 101** - Bruce Stanton

**Condo Conversions** - Will Constantine.

They made very good use of the Friday afternoon and Saturday morning opportunities to pass their extensive knowledge on to our members, who can then take that information into their own parks, cities and counties, and use it to promote and defend our manufactured homeowner rights. In addition, attendees were given numerous printed packages of information that will prove very useful in their future efforts as GSMOL representatives. This information will also be incorporated into the GSMOL website.

Another interesting session in the Convention proceedings was listening to the participants on GSMOL Strategic Planner Michael Perri's The GSMOL Story Panel related their experiences as members of GSMOL. It was encouraging to hear how they have worked with GSMOL to ensure their rights and quality of life as manufactured home owners.

One of the many highlights of the Saturday evening banquet was the presentation of awards.

We are pleased to announce the winners of the **2012 GSMOL Legacy Awards:**

- Ron Faas, Sunnyhills Mobile Community, Santa Maria
- J R Rose, North Valley MHP, Ukiah
- Jean Crowder, Arabian Villa MHP, Clovis
- Sharon Dana, Huntington Shorecliffs MHP, Huntington Beach
- Donna Banks, Arroyo Fairways MHP, Hemet
- Ken McNutt, Golden Palms ME, Sacramento
- Karen Bisignano, Mission Del Mag-nolia MHP, Santee

Congratulations to all of you for these very much deserved awards and thank you for your significant contributions to making GSMOL a far more effective organization.



# CONVENTION REPORT

## GSMOL Exemplary Park Owner Recognition Awards

The first annual Exemplary Park Owner Recognition Awards were presented at the banquet to acknowledge park owners who demonstrate outstanding concern for the health, safety and well being of the manufactured home residents in their parks. They own, operate and maintain their parks in a manner that promotes a high quality of life and fosters cooperation between owners and residents.

Park Owners from throughout the state who were nominated for the award were selected by a committee of Santa Cruz County manufactured home activists that included William Neighbors, Chair, County Manufactured Home Commission, Henry Cleveland, immediate Past Chair of the Commission, Carole Harris, GSMOL Region 10 Associate Manager, Charles Molnar, Senior Legislature Assemblyman, and Mardi Brick, Awards Committee Chairperson.

The **Top Award** went to: Gerald and Bonnie Lund, Owners, Shoreline Mobile Estates, Santa Cruz.

In addition, **Honorable Mention Awards** went to:

Richard Kelton, Owner, Otay Lakes Lodge MHP, Chula Vista  
The Northcote Family, Owners, New Frontier MHC, Santee  
Peggy Vanderpool and Richard Guthrie, Owners, Lost Oak MHP, Atascadero.

The Awards were announced at the Convention Banquet by Zone B Vice President and Vice Chair of the Committee, Craig Hull. He acknowledged the efforts of Chairperson Mardi Brick

and Committee member Marie Pounders, Convention Display Chairperson.

## Election of Board of Directors Officers:

We offer our heartiest congratulations to the following GSMOL members who were elected or appointed to positions on the Board of Directors:

Zone A VP – Norma Bohannon  
Zone C VP – Mary Jo Baretich  
VP at Large – Donna Banks  
State Treasurer – Jean Crowder  
State Secretary – Tom Lockhart

## Votes on Proposed GSMOL Bylaws Changes:

Nine (9) proposed changes to the GSMOL Bylaws were presented at the 2012 Convention for consideration by the delegates. All nine were unanimously approved by acclamation.

1. Include the new Zone A-1 and Zone B-1 Board of Director positions. Modify the voting requirements to accommodate the addition of Zone A-1 and Zone B-1, the delegate appointment requirements for the Secretary, Treasurer and ROP VP, and the election requirement for the ROP VP.
2. Define additional ROP VP duties and clarify ROP resident's membership requirements.
3. Modify and reduce Board of Directors candidate nomination requirements.
4. Include the recently formed Publications Committee as a permanent Standing Committee.
5. Include manufactured home resi-

dents as well as manufactured home owners in GSMOL's statement of purpose.

6. Allow the Board of Directors to appoint multiple Regional Managers in the same Region.
7. Correct several typographical errors. These corrections do not change the meaning or intent of any Section of the By-Laws.
8. Expands and clarifies the duties of the Treasurer and Secretary.
9. Creates and defines the new Board of Directors elected position of Vice-President at Large. This position was created to provide assistance to the President in the areas of guidance and oversight of GSMOL activities.

All in all, this was a remarkably successful and enjoyable Convention to mark GSMOL's 50th Anniversary of advocating for the dignity and well being of manufactured homeowners throughout California, and to start us on our way to the next 50!

## IN MEMORY OF MR. LLOYD LOGAN

Lloyd Logan, previous Zone "A" VP, passed away February 5, 2012, at Mercy San Juan Hospital. This is a great loss to us.

Lloyd was known for his upbeat, cheerful attitude. He seemed to hate saying "no" or "it can't be done". His knowledge of the history of MH owner struggles in the northern part of the state can never be replaced. Lloyd knew the MRL and Title 25 as well as any attorney. He will be greatly missed by everyone in GSMOL.

*Norma Bohannon  
GSMOL Zone "A" VP*

# GSMOL "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**

1901 Dayton Rd. #132  
Chico, CA 95928  
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#### ASSISTANT MANAGER

**Margo Chappell**

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### REGION 11

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

#### REGION MANAGER

**Michelle Smith**

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Placerville, CA 95667  
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#### ASSOCIATE MANAGER

**Shirley Dajnowski**

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### REGION 14

COUNTIES: Colusa, Sutter, Sacramento, Yolo and Yuba

#### REGION MANAGER

**Kenneth (Ken) McNutt**

Golden Palms MH Estates  
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#### ASSOCIATE MANAGER

**Ruth DeGroot**

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## ZONE A-1

### REGION 1

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

#### ASSOCIATE MANAGERS

**Chet Smith**

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**Barbara Moravec**

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**Gary C. Smith**

390 Mill Pond Dr.  
San Jose, CA 95125  
Phone: (408) 975-0950

### REGION 2

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

#### ASSISTANT MANAGER

**Bill Donahue**

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#### ASSOCIATE MANAGERS

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**J.R. Rose**

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jrcndyman@att.net

## ZONE B

### REGION 12

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

**Jean Crowder**

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Mobile Home Park  
1500 Villa Ave. #133  
Clovis, CA 93612  
Phone: (559) 213-8002  
Fax: (559) 298-7013  
jeankc@sbcglobal.net

#### ASSOCIATE MANAGERS

**Laura Caulderwood**

**Ronnie Hulsey**

### REGION 13

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

#### ASSOCIATE MANAGERS

**Bill Toth**

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**Jacque Record**

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West Point, CA 95255  
Phone: (209) 293-7141

## ZONE B-1

### REGION 8

COUNTIES: San Luis Obispo, Santa Barbara and Ventura

#### CO-REGION MANAGER

**Marie Pounders (North)**

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#### ASSISTANT MANAGERS

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#### ASSOCIATE MANAGERS

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**Pat Brown**

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**Terry Bray**

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tbglass@juno.com

### REGION 10

COUNTIES: Monterey, San Benito and Santa Cruz

#### REGION MANAGER

**Richard Halterman**

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Santa Cruz, CA 95062  
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#### ASSOCIATE MANAGERS

**Mardi Brick**

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**Carole Harris**

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Carolemae\_harris@yahoo.com

## ZONE C

### REGION 3

*Los Angeles County*

#### REGION MANAGER

**James Scott**

3530 Damien Ave., #181  
La Verne, CA 91750  
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jsracer64@hotmail.com

### REGION 5

*Orange County*

#### REGION MANAGER

**Raymond Downing**

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#### ASSOCIATE MANAGERS

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**Tim Geddes**

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Phone: (714) 964-3934  
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### REGION 6

*San Bernardino County*  
[Vacant]

## ZONE D

### REGION 7

COUNTIES: San Diego and Imperial

#### CO-REGION MANAGERS

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10771 Black Mtn. Rd. # 100  
San Diego, CA 92126  
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**Don Greene**

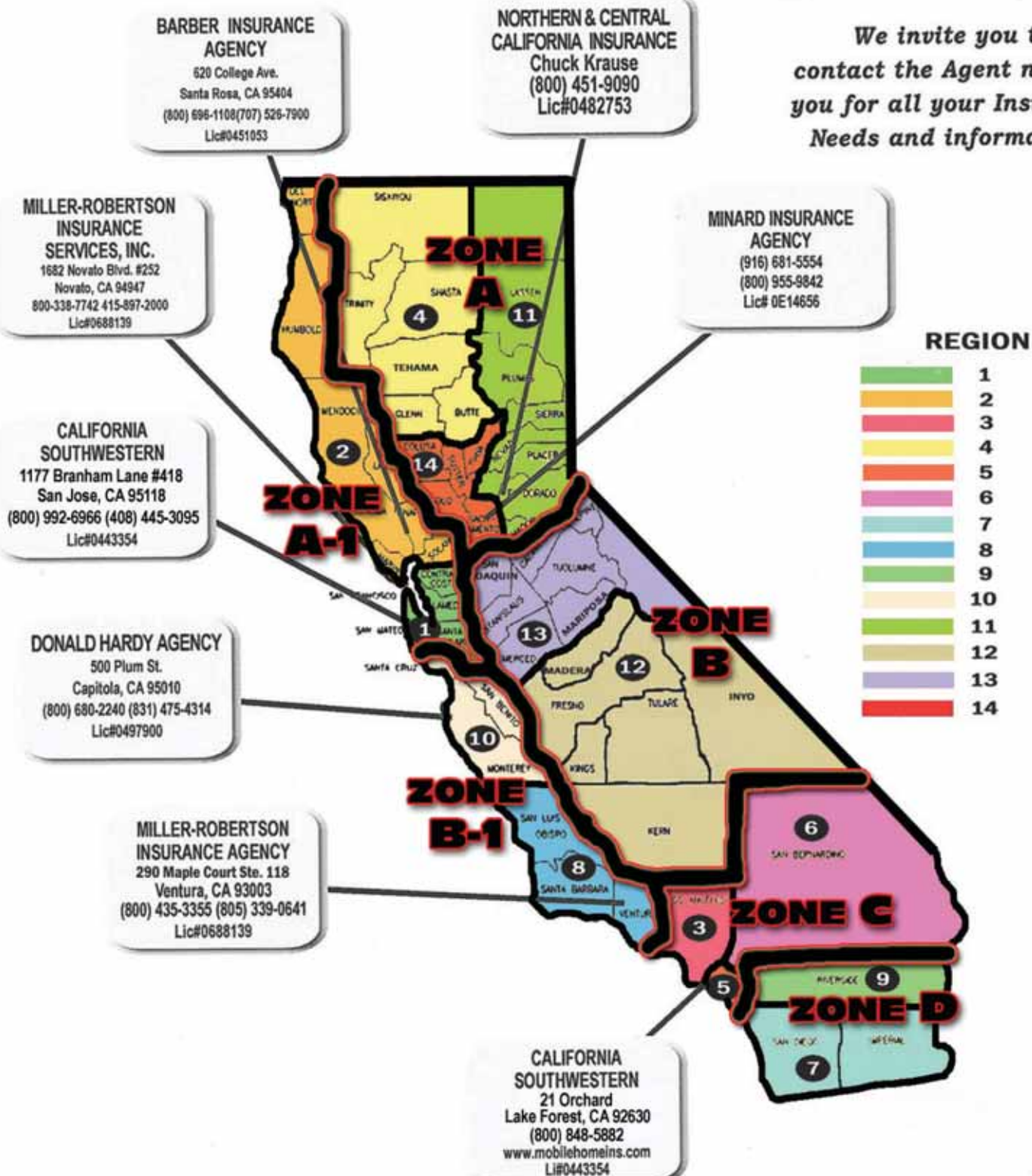
2280-62 E Valley Pkwy  
Escondido, CA 92027  
Phone: (619) 665-6426  
don.greene@cox.net



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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 FAX : 714-826-2401



- ☐ ONE-YEAR GSMOL MEMBERSHIP for \$25
- ☐ ONE-YEAR GSMOL SPOUSAL/PARTNER MEMBERSHIP for \$10
- ☐ 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*

Homeowner Defense Fund	\$ _____
General Legal Fund	\$ _____
Disaster Relief Fund	\$ _____
Enforcement Legal Fund	\$ _____
Political Action Committee (PAC)	\$ _____

DETACH AND KEEP FOR YOUR RECORDS Thank you!

Check# \_\_\_\_\_ Amount \_\_\_\_\_ Date \_\_\_\_\_



FILL OUT AND RETURN THIS FORM ALONG WITH YOUR CHECK TO GSMOL, 11201 MAGNOLIA ST., GARDEN GROVE, CA 92841