

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE

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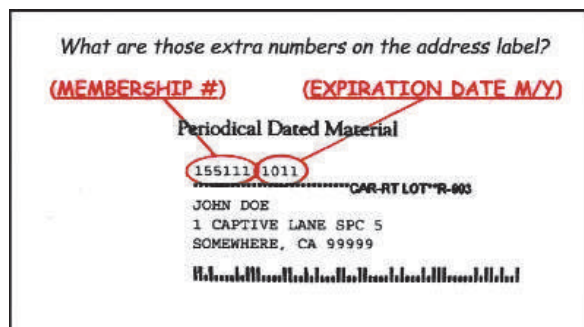
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***REBUILD
RENEW
RESTORE***

GSMOL BOARD OF DIRECTORS



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(See map on page 15 for Zone boundaries)

2014 CONVENTION COMING UP

The theme of our 2014 Convention is “REBUILD, RENEW, and RESTORE”

It will be an exposition of GSMOL's efforts to rebuild itself into the powerful advocacy group it had been, with an emphasis on providing attendees with expert advice on solving problems, increasing membership, and understanding the importance of community involvement.

The Convention is only about 5 months away, April 11-13, 2014, at the Crowne Plaza Hotel in Costa Mesa. The room rates are \$99.00 per night. Amenities are free parking, free Airport pick up and return from John Wayne/Orange County airport, and free wifi and computer access.

At the Convention, you will meet your fellow mobilehome owners, swap stories and enjoy their company at the Breakout Sessions, luncheon and banquet. The Convention Committee is developing the Breakout Sessions, which will present information of interest on many topics to all attendees. Breakout Sessions were very well received at the previous Conventions, and we know members are eager to attend them. No matter what the subject is, you will learn valuable information from the presentations.

The preliminary list of Breakout Session subjects is:

MRL 101; Resident Owned Parks; Lease Contracts; Park Closure/Conversion Protection; Failure to Maintain Lawsuits; Small Claims Court; Rent Control Ordinances; Identity Theft, Fraud & Scams; Elder Abuse; Local Ordinances; Legislative Action Team (LAT) and Political Action Committee (PAC); Coalition Groups Alliances; Leadership Skills; Grassroots Advocacy / Member Recruiting / Fund Raising.

If you have additional topics you think should be included, please email Convention Committee Chair Tom Lockhart at tomhunt132000@yahoo.com.

All GSMOL members are invited to attend. If you are chosen as a Delegate, you will have work to do at the Sunday morning General Session when voting is held for state-wide GSMOL officers and proposed Bylaws changes. Non-delegate “Observers” are invited to attend the Breakout Sessions, General Meetings where GSMOL

business is conducted, and the Sunday morning Board of Directors meeting.

As a reminder, these are the deadlines for sending various Convention related information to the appropriate person:

Board of Directors Candidate Willingness to Serve Statement, Resumes, and Candidacy Members Endorsement list – February 11, 2014, to GSMOL Home Office. **You may use your own format for these.** Mail or email them to the Home Office.

Proposed Bylaws changes – February 1, 2014, to Ray Downing, raydowning957@gmail.com

Chapter verification of Active status – January 11, 2014, to GSMOL Home Office.

Chapter Delegate selections – February 11, 2014, to GSMOL Home Office.

Remember, only Convention Delegates can vote for Board officers and Bylaws changes, so be sure to meet those two deadlines for selecting your Delegates.

If you have any questions, please email Convention Committee Chair Tom Lockhart, or contact the GSMOL Home Office, 800-888-1727.



THE IMPORTANCE OF LOCAL PLANNING COMMISSION MEETINGS

Most cities in California have a Planning Commission as part of their local government. Quite often ordinances and motions that affect mobilehome park living are heard for the first time by the public at a Planning Commission meeting. You can find the schedule and agenda of your Planning Commission online, or by calling the Commission or your City Clerk's office. You should attend Planning Commission meetings at which issues affecting mobilehome parks will be addressed, such as zoning changes, and make your opinions known early in the planning process.

CAPITOL REPORT

Capitol Report

By Brian Augusta, GSMOL Legislative Advocate

Manufactured homeowners and GSMOL scored a major legislative victory this year with Governor Brown's signature on SB 510 (Jackson). The bill, which clarifies the law governing conversion of parks to "condos", caps a multi-year effort to ensure that homeowners have a say when a park is proposed for conversion. In addition to the hard work of many people, Senator Jackson (D-Ventura) deserves great praise from homeowners for her tenacious effort to pass this legislation, which faced stiff opposition at every turn.

Now, GSMOL and its members must turn their attention to the 2014 legislative session. GSMOL is looking to build on its recent success in Sacramento, in which four pieces of GSMOL-sponsored legislation have been enacted in the past two years to protect and expand the rights of homeowners.

Next year, GSMOL will be finishing the work on two GSMOL-sponsored bills introduced this year: AB 692 (Torres) and AB 1205 (Wiekowski). Earlier this year, these bills became "two-year" bills, meaning that the work on the bill would continue when the legislature resumes next year. AB 692 will make improvements to the Mobilehome Park Resident Ownership Program, a source of funding for resident owned parks. AB 1205 proposes to establish a MRL mediation program, similar to the program established in the state of Washington.

A few other manufactured housing issues are also likely to present themselves in the next legislative session. Parkowners have expressed a desire to create a more streamlined process for the removal of homes that have been completely destroyed by fire. It is unclear whether legislation will be proposed on this subject next year. Another likely issue is confronting the large number of manufactured homes in California in which a change in title to the home has not been properly recorded with HCD. And as always, GSMOL will be prepared to fight any attacks on the MRL, rent control, or other protections for homeowners.

The fall is when GSMOL, like many other advocacy groups, begin planning their legislative goals for next year. In addition to the above bills, GSMOL is looking for other legislative ideas from its members. While there are a lot of considerations that must go into determining our legislative priorities each year, it begins with you, the members of GSMOL. We want to hear your ideas---big

and small. If you have access to the internet, simply email us your idea at newideas@housingadvocates.org. No email access? No problem, you can mail us your idea at:

New Ideas
c/o GSMOL
6101 Ball Rd Suite 202
Cypress, CA 90630

A few guidelines to keep in mind:

- Keep it brief. A few paragraphs should be enough to explain the idea. If we need more information, we'll contact you.
- Is this a problem that homeowners are experiencing in other parks? The best ideas are those that have statewide implications. A problem that is occurring just in your park, is probably not a good subject for state legislation.
- What evidence do we have that legislation is needed? Examples, stories, statistics are very important for helping convince legislators that this is a problem worthy of a new law.

Remember that many good ideas never become law, and we can't respond individually to every suggestion, but be assured that your ideas are critical to helping us shape our legislative agenda. So let us hear from you.

GSMOL Eblast Email List for Important Announcements and Alerts

To get on GSMOL's EBlast email network, please go to the following address:

<http://gsmol.us2.list-manage.com/subscribe?u=6aaae1e17ec0a7f156db7e212&id=b1458738b0>

Your email address will remain confidential and will not be shared with any other persons or organization.

LAW AND ORDER

GSMOL FILES CLOSING BRIEF BEFORE PUBLIC UTILITIES COMMISSION

Sub-Metered Energy System Ruling Expected by end
of 2013

By Bruce Stanton, GSMOL Corporate Counsel

For over three years GSMOL has been participating in the Rulemaking proceeding at the California Public Utility Commission (CPUC) which will determine (1) how park owners will be able to transfer sub-metered gas and electric systems which they currently operate back to the serving utilities, such as P G & E or Edison, and (2) who will pay the cost to repair and upgrade those systems. Final briefing was ordered by the assigned Commissioner, and all parties have now filed those briefs. As a courtesy to our members, we present here excerpts from the GSMOL brief, so that members can better understand the important issues at stake.

Procedural Background

On August 20, 2010, the Western Manufactured Housing Community Association (WMA) filed a Petition to Adopt, Amend, or Repeal a Regulation Pursuant to California Public Utilities Code sec. 1708.5. GSMOL submitted a response, and became a party in this proceeding. On February 24, 2011, the Commission opened an Order instituting rulemaking (R.11-02-018).

After many workshops and hearings the parties submitted opening briefs. Southern California Edison (SCE), San Diego Gas and Electric (SDG & E), Southern California Gas (SoCalGas), Bear Valley Electric Service (BVES), PacifiCorp dba Pacific Power (PacifiCorp), California Pacific Electric Company, LLC (CalPeco), The Utility Reform Network (TURN), and the Division of Ratepayer Advocates (DRA), collectively referred to herein as the "Joint Parties", filed a single opening brief, while GSMOL, Pacific Gas & Electric Company (hereinafter "PG & E"), Southwest Gas Corporation (SWGAs), the Western Manufactured Housing Communities Association (WMA) and the Coalition of California Utility Employees (CCUE) filed opening briefs in opposition to the Joint Parties. Due to the inability of the parties to agree on key issues, following additional workshops and hearings, final briefing was ordered.

The parties have separated into two distinct groups who advocate for differing methods to solve the issues before the commission. The "Joint Parties" listed above propose a 3-year "pilot" conversion program which would limit ratepayer funding and program participation to 2% of each utility's mobilehome spaces, and propose ratepayer funding be limited to replace infrastructure "to-the-meter". At the end of the 3-year term, they propose that a report be made to reassess the program. The

remaining parties, including GSMOL, support a program proposed by P G & E which is designed as a comprehensive ratepayer funded program funding infrastructure conversion both "to-the-meter" and "beyond-the-meter" for all parks who wish to voluntarily transfer their systems until the program is terminated, so as to provide a realistic incentive for all park owners to participate.

Summary of GSMOL's Position

WMA seeks to facilitate transfer of sub-metered energy systems back to the serving utilities, stating that this is consistent with State policy. GSMOL agrees that it will be far better for mobile homeowners to enjoy a direct relationship with their serving utilities. Questions and problems which currently exist in connection with the eligibility for state and utility-sponsored energy programs, in connection with system deficiencies and the need for rehabilitation or repair, or in connection with proper billing or reading of meters, are more capably and reliably handled by the utilities. GSMOL would prefer to have the park owners exit the utility business, and thus supports WMA's request for a rulemaking to consider changes to encourage system transfers.

GSMOL would have preferred to avoid saddling ratepayers with the costs of repairing or upgrading systems that should have been repaired or upgraded with money received by the park owners for many years, and would desire in concept that park owners be accountable for what they have received in the form of differential discounts which some park owners have opted to treat as "free money". However, considerations of cost, safety, reliability and feasibility have prompted GSMOL to align itself with the proposal made by P G & E to fund the entire new parallel system construction cost (i.e. "To-the-Meter" and also "Beyond-the-Meter") and transfer sub-metered parks back to the serving utilities at a cost to be borne by the entire California ratepayer base, without re-opening the thorny question of the differential discount. These critical considerations need to be paramount as the industry looks for a realistic solution moving forward. As well, the residents of the mobilehome parks should not be subjected to the possibility of cost pass throughs which shall surely be sought if park owners are told to bear any significant portion of the transfer project cost. GSMOL advocates that any decision of this Commission should be made in conformance with its prior decisions concerning mobilehome park energy systems, and in recognition of findings and ruling already made. GSMOL believes that the only fair and equitable way to allocate cost in conformance with those decisions and rulings, is to spread the same across the entire California ratepayer base so as to avoid exposing the vulnerable class of mobile homeowners to bear program costs alone, to the exclusion of the ratepayer base, which they cannot afford.

The Joint Parties' proposal does not solve the problem which the Commission but instead delays effective

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LAW AND ORDER (Cont'd.)

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implementation, discourages voluntary participation by park owners, and exposes mobile homeowners to large cost reimbursement risk for the “beyond-the-meter” portion of the program which Joint Parties are unwilling to fund. This only serves to GSMOL’s position herein, and its support for the policy recommendations, program design and cost and rate recovery presented by PG &E. The Joint Parties’ position advocates caution and financial prudence, but is based upon faulty or one-dimensional reasoning, and fails to solve the fundamental and paramount issue presenting in this proceeding: i.e. *How do we encourage and incentivize owners of mobilehome park businesses to participate in a conversion of their utility systems which all parties agree would be in the best interests of California’s utility customers, when those business owners cannot be made to do so?* The past 38 months of hearings, proposals, workshops and briefing have also identified a worsening reality confronting the Commission; i.e. *How to continue the safe and reliable provision of gas and electric service to some 500,000 mobilehome customers throughout California who are being served by aging and fully depreciated systems.* While the cost to implement the kind of new parallel system construction to which all parties appear to support is obviously a critical part of any analysis, it must not be used to avoid bringing a real solution to the problem.

Mobile homeowners should not be held hostage to dire predictions of inflated costs to the extent that solutions are ignored or delayed. A comprehensive state policy is required to solve an ever-worsening problem, and the time to act is now. Rather than confront the issue head on and propose solutions, Joint Parties advocate a program which would effectively delay any meaningful solution for years while more data is collected. In the meantime, MHP utility systems shall continue to age, safety concerns shall go unresolved and little forward momentum shall be achieved. This would be contrary to the stated desire of Commissioner Florio to solve the issue, rather than “kick the can down the road” and avoid true resolution. On behalf of its thousands of constituent members, GSMOL urges the Commission to avoid further delay and reaffirms its support for the P G & E proposal.

Policy, Safety and Reliability

Joint Parties argue that “the vast majority of MHPs” are “sufficiently safe”, thus attempting to minimize the need to address this problem now, rather than waiting another five years. They argue that ongoing inspections, continued payment of the Master Meter Discount (which they agree has not historically been used properly by park owners), ongoing inspections and “utility outreach” efforts to identify those parks of greatest concern will buy the industry at least another five years before a permanent solution is reached. Such a “band aid” approach cannot hope to adequately cover an ever expanding safety problem.

No party to these proceedings can deny the looming safety threat posed by the aging energy delivery systems which exist in mobilehome parks, some of which are likely receiving little or no maintenance from their owner/operators. Nearly 17 years ago this Commission issued its Decision 95-02-090 in the landmark “double-dip” decision which ruled that the Master Meter Discount was the sole vehicle for park owners to recover to-the-meter costs. The Commission stated therein that “[s]ince most of the mobilehome parks in California are approaching the stage where park utility systems need to be replaced, the issue before the Commission has significant financial impact...” The decision recites that park owners (WMA) testified therein that “many of the mobile home parks are approximately 30 years old and need major repairs or replacement to park utility systems.” Obviously these systems are now even older, and not getting any younger; WMA has testified herein that those same systems are now 30-50 years old. With discount amounts shrinking and systems continuing to age, safety issues shall increase at an accelerated rate. While Joint Parties have characterized project cost estimates to be “speculative at best and uncertain in many respects”, there is no room for any party to legitimately speculate about the issue of safety.

The useful life for most systems has come and gone; we are now operating on borrowed time. GSMOL members are increasingly experiencing black outs, brown outs and power surges in parks with older systems. And many parks cannot accommodate the electric supply needs of newer homes, based upon the amperage capabilities of the installed or existing park systems. GSMOL members in Oakcrest Estates, San Jose recently experienced a gas outage of almost one week, while leak detection efforts were ongoing to find the root cause of the problem. (See Exhibit 2 attached to WMA brief referencing San Jose Mercury News Article) Contrary to testimony submitted by the Joint Parties, there is CLEAR evidence of imminent and serious safety concerns to existing mobilehome park systems.

Targeting only those parks with the worst safety records, or limiting participation to 2% of the State’s mobilehome park spaces per year, is a piecemeal approach which guarantees little traction towards solving the problem. It is unknown how many more parks will descend into “high risk” categories or experience significant service outages without a real solution in place. If safety is to be adequately addressed, the reality of the situation must be acknowledged: i.e. that virtually all MHP delivery systems in California have aged to a point of being safety concerns. Thus, if safety concerns are comprehensive, so too must be the solution.

Program Cost and Incentives

The Joint Parties’ recommendation is guaranteed be a “non-starter” for virtually all park owners, and offers little incentive to move the transfer concept forward due to the exclusion of “beyond-the-meter” costs. This is clear communication to park owners that they must either front the costs from their own pocket and forego prior Commission decisions which would allow them to pass these costs through to the tenant homeowners, or seek “pass through” reimbursement

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COMMUNITY ORGANIZER REPORT

By Darrow Sprague
GSMOL Community Organizer
dlsprague@gmail.com

Thanks to your efforts, SB 510 passed the California State Legislature and was signed into law by Governor Jerry Brown. The law, which simply permits a local jurisdiction to consider whether or not the conversion of an existing mobile (manufactured) home park is supported by a majority of the homeowners that live there, takes effect on January 1, 2014. The struggle to secure passage of this modest provision has been hard fought over the past 8 years. The battle to secure this modest protection for homeowner's has been an ongoing lesson regarding the influence of big money on public policy. At every critical juncture, the park owner lobbyists were able to marshal support from legislators whose campaigns got a boost with generous financial contributions from the very interests that oppose yours. Campaigns need money to help get votes, but at the end of the day, votes matter. As SB 510 made its way through the legislative process, GSMOL members, along with other allies in the manufactured homeowner community, made it clear that not only do you vote, but that you are also paying attention.

Aspiring legislators need to raise money to fund their campaigns, but they also need to earn the support of the voters who they wish to represent. When manufactured homeowners speak up as self-advocates, legislators pay attention. By targeting key legislators along the way with office visits, letters, phone calls, postcards and turning out with a show of strength at legislative committee hearings, your collective voice was heard. Legislators that haven't supported our legislation in the past, are taking notice and some are coming around. The passage of SB 510 is a tremendous step in a positive direction, but the conflict between homeowner interests and park owner interests remain. The park owners have 2 statewide organizations and an army of lobbyists working on their behalf. They also have deep pockets and have demonstrated a commitment to funding the campaigns of office seekers, both at the state legislative level and at the local level. The Golden State Manufactured-home Owner's League is the only statewide organization fighting to protect your

interests and our strength doesn't lie in our ability to contribute large sums of money, but in our ability to mobilize our members. In fact, the Mobile-home Residency Law (MRL) in California, has been shaped in large part, due to the ongoing legislative efforts over the past 51 years by the activist members of GSMOL. Without members like you, continually advocating on their own behalf, the hard fought protections that exist in the MRL wouldn't likely remain.

The California Legislature will reconvene for the second half of the 2013-14 Legislative session in January 2014. 2014 is also a major election year! All 80 Assembly seats and one half of the State Senate's 40 seats are up for election in 2014. These elections represent both challenges and opportunities. There will be plenty of opportunities to elect legislators who aren't beholden to the park owners to what are considered to be "open legislative seats," but there is also an opportunity to help educate existing legislators on mobile homeowner issues. We need your help! Over the next two months, we will be identifying key legislators whose districts include active GSMOL chapters and asking that you request a meeting with your legislator and/or her/his representative to educate them on issues of importance to mobile homeowners. Invite your Assembly Member and/or State Senator to speak at an upcoming chapter meeting. In many cases, if the legislator isn't able to attend, they are more than happy to send someone from their district office to speak on their behalf. It is much easier to secure a legislator's support for our sponsored legislation, if there is already a relationship between the legislator and the manufactured homeowners represented by them. Many state legislators come from the ranks of local government and how they vote on issues at the local level is usually a strong indicator of how they may vote at the state level, so we need you, the members, to pay attention and make recommendations as to who we should support for any "open" seats in 2014. Since our strength lies in numbers, it is important that every member become engaged in the recruitment of new members. There are over 436,000 manufactured homes in California, representing close to 1 million voters

(Continued on Page 12)

ZONE/REGION REPORT

DEALING WITH VERBAL ABUSE

Zone C Report

By Carl Laughman

Ramona Villa MHP

Ignore the hurtful words as your first resort. One of the reasons that people become verbal bullies is that they enjoy the reaction they get from their victims. They enjoy the sense of power they feel when they have an effect on someone by using their words alone. By ignoring the bully, you make yourself a boring target and he may give up trying to provoke you. We all know how difficult this is to do as we, of course, want to strike back and defend ourselves.

Avoid going places alone as much as possible. Bullies are cowards and often wait for an opportunity to catch their victims when they are alone and defenseless. They prefer to act when no one else is around to witness their bullying so they can deny it ever happened if confronted by someone about it. Never, ever be around the bully without someone else with you to witness whatever happens. Ask someone else to go with you whenever you have any dealings with people like this.

If a bully says anything so threatening to you that it has left you fearing for your safety, report it immediately to Adult Protective Services (877-565-2020). Example of a threat that should be reported is "you take things away from me and I'll take things away from you." "I'm the enforcer" is another direct threat that needs to be reported to the proper authorities. Don't hesitate to call. If it's not something that they can help you, with the agency will tell you. Better safe than sorry.

Do your best to remain civil despite a bully's words. Fighting back gives the bully the reaction they want thereby encouraging them to bully you further and could provoke them to physical violence.

Bullying victims are at an increased risk of depression. DON'T let this happen to you, FIGHT BACK by calling the proper authorities.

(Continued on Page 9)

Really Are You ^ Prepared for the Earthquake? Or Fire?

Facts you may not know:

- In an emergency your life may be in your neighbors' hands!
- Why your mobile home may be safer than a regular home or apartment.
- Why you need at least 3 days of emergency supplies – and what they should be.
- Where the real danger of gas leaks lies in a mobile home park.
- What to do when they tell you to evacuate.

If you wait until your area is hit by a major earthquake, fire or flood, you won't have time to prepare. What you do now may save your life, your home and your belongings.

For details on these facts, plus **special information for GSMOL members**, visit our website at :



www.EmergencyPlanGuide.org.

It's full of information to help you and your Park prepare for major emergencies.

Joe Krueger & Virginia Nicols



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ZONE/REGION RPT (Cont'd.)

(Continued from Page 8)

VERBAL AND WRITTEN ABUSE IN THE ELDERLY

As people become elderly and more frail, they are less able to stand up to bullying and verbal abuse. Since they may not be able to think or hear as clearly as they once could, others can take advantage of them. A senior being verbally and emotionally abused is being spoken to in a way that will cause emotional pain and distress. The abuser may yell at the senior to intimidate or threaten. The abuser may humiliate, ridicule or blame the elderly.

If this happens or has happened to you, do not hesitate to call the 24 hour abuse hotline number listed below. The call can be totally anonymous if you so wish.

**24-HOUR ABUSE
HOTLINE
ADULT PROTECTIVE
SERVICES
877-565-2020**

ELDER ABUSE PREVENTION INFORMATION

Over 4 million Californians are 65 or over. Elder abuse is a growing problem throughout our State.

The US Government has a Consumer Financial Protection Bureau (CFPB). Within that organization is the Office for Older Americans, which specializes in protecting the 50 million American senior citizens from financial fraud and elder abuse. The advice for seniors from this office is to thoroughly question all financial dealings, know all your retirement benefits, go to great lengths to avoid identity theft, and resist pressure to enter into questionable financial dealings. Remember, if it sounds too good to be true, it often is.

For more info or to file a complaint with the CFPB about financial abuses, contact them at:

Consumer Financial Protection Bureau P.O. Box 4503
Iowa City, Iowa 52244

Phone: 855-411-2372 Fax: 855-237-2392 Email:
info@consumerfinance.gov

Website: www.consumerfinance.gov

The California Elder Abuse Pocket Reference is written for judicial officers who handle elder abuse cases, but it contains valuable information for anyone concerned about the problem of elder abuse. To get a PDF file, go to:

www.courts.ca.gov/documents/ElderAbusePDoc.pdf

or email nbynews@juno.com to receive the PDF file for your records.

DO YOU HAVE QUESTIONS ABOUT YOUR UTILITY BILLS?

If you have questions about your utility bills that your utility company does not seem able to answer, you can call the California Public Utilities Commission (CPUC) to resolve them. 1-800-649-7570.

DO YOU HAVE QUESTIONS ABOUT YOUR UTILITY METERS?

If you have questions or concerns about your utility meters, call the California Department of Agriculture's Division of Weights and Measures office in your county. Yes, the Dept of Agriculture handles utility meters. Don't ask us why, we don't know, but it does!!!!



LAW AND ORDER (Cont'd.)

(Continued from Page 6)

from their tenants, thus inviting rent control ordinance battles, lawsuits or further hearings before the Commission. The deterrent effect will be profound. All parties seem to agree that transfers cannot be made mandatory, and that some incentive is thus needed to move the program forward without creating further controversy or conflict. But by excluding these costs in full, a contrary message is sent, as park owners shall be placed in direct conflict with their tenants.

Any park owner who does convert under these conditions would most certainly be looking to pass through all of some portion of the costs to homeowners. In *Robert Hambley vs. Hillsboro Properties Decision 04-04-043* the Commission adopted the joint recommendation of the parties in ruling that certain "beyond-the-meter" costs are not covered by the sub-metering discount, and thus could be charged to sub-metered tenant homeowners. If this decision provides the ability for park owners to pass through up to \$12,000.00 per space to tenant/homeowners, the results of not extending ratepayer funding to "beyond-the-meter" costs will be ultimately catastrophic. The Commission would undoubtedly see an increase in homeowner complaints that Decision 95-02-090 is being violated, or new proceedings initiated by GSMOL or others to modify or create exceptions for its portion of the Program costs. The cost savings to the ratepayer base for which Joint Parties argue so forcefully would be ultimately shifted to a much smaller segment of mobile homeowner/tenants who would be forced from their homes due to their inability to reimburse the park owner. Thus, the mobilehome park industry which the Commission is trying to preserve would be threatened. GSMOL does not wish to re-litigate those issues, or to create a multiplicity of actions before the Commission, but would be forced to vigorously oppose any attempt by park owners to pass through transfer costs to their residents.

Failing to provide for costs beyond-the-meter shall create very real implementation problems. Residents cannot use the new system unless a proper and safe connection is made beyond the meter. In investor-owned parks where the space is rented, the park owner would bear the difference between the credit and the cost unless the current Decisions are modified. Even if the park owner chose to participate under current law, a looming question is whether the serving utility would or even could connect the new system to the existing service line beyond the meter without an upgrade. If connected to the existing line, it is likely that the capacity improvements of the new system could be passed on. Service deficiencies would continue. If cost pass-throughs were ever allowed, consequent rent increases could force residents to lose their homes.

In a resident owned park such as San Luis Rey Homes, where residents own the land and fixtures, the results would be even more prejudicial. Each resident would be forced to pay the beyond-the-meter cost from his or her own pocket. Would the

resident who cannot afford the projected \$11-15,000.00 cost be forced to go without utility service? These residents also have a distinct property interest in the utility systems, which will be effectively taken away by regulatory action which is tantamount to inverse condemnation.

One important factor completely ignored by the Joint Party proposal is the limited financial capabilities of the majority of mobilehome residents, which shall be tested if park owners are made to bear up to 36% percent of the program cost without ratepayer contribution. In the event that the residents are to be ultimately relied upon to pay for any portion of the project, it will be doomed to failure on take off. Mobilehomes constitute a well-known form of affordable housing in California, and are populated in the main by citizens who could never afford the costs which Joint Parties fail to account for. The unique aspects of mobilehome ownership, and the vulnerable position of mobilehome residents, demands that the public interest be balanced appropriately.

The majority of GSMOL members are either retired seniors or persons living on low or fixed incomes. This reflects the condition of mobilehome housing in general. In *Schmidt v. The Superior Court of Santa Barbara County 48 Cal. 3d 370 (1989)*, the California Supreme Court noted in footnote 16 what it called the "distinctive characteristics of mobilehome parks", citing to a survey of the California Department of Housing and Community Development which found that approximately 72% of mobilehome park residents in California were age 55 or older. In some areas, the average age has been established to be closer to age 65 (See *San Diego Association of Governments, city of Escondido Mobilehome Needs Survey (1988) at page 5*). GSMOL has no evidence that these demographics have substantially changed. In fact, many parks are "senior parks" which only allow residency by persons between 55 and 65 or older. Mobilehome housing remains a staple housing market for seniors and those low income persons who cannot afford to purchase any form of real property housing.

Two other important factors must be considered. First, mobilehome residents have a substantial investment in their homes. Mobilehomes usually range in size from 500 to 1500 square feet, which is typically the size of a two bedroom house. The cost of a new home, including moving and set up costs, is now well above \$30,000.00-\$50,000.00. Costs for set up and improvements such as cement foundations, carports, steps, porches and landscaping range from \$5,000.00-\$15,000.00.

In addition, mobilehomes are not really "mobile" at all. A 1991 study found that "98 percent of these homes make only one trip-from the factory or showroom to the installation site." See Jonathan Sheldon & Andrea Simpson, *Manufactured Housing Park Tenants: Shifting the Balance of Power*. Only about three percent of all mobilehomes are relocated from one park to another. See Hirsch, *Legal-Economic Analysis of Rent Controls in a Mobile Home Context: Placement Values and Vacancy Decontrols* 35 UCLA Law Review 399 (1988). As one Federal Court noted, "[b]ecause the owner of the mobile home cannot readily move it to get a lower rent, the owner of the land

(Continued on Page 16)

HCD UPDATE

Mobilehome Park Maintenance Inspections - “MPM’s”

(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.)

The Mobilehome Parks Act, enforced by HCD directly or through local governments, has a clear purpose as specified by the Legislature: “Because of the relatively permanent nature of residence in [mobilehome] parks and the substantial investment which a manufactured home or mobilehome represents, residents of mobilehome parks are entitled to live in conditions which assure their health, safety, general welfare, and a decent living environment, and which protect the investment of their manufactured homes and mobilehomes.”

HCD takes these purposes seriously, and one way we ensure compliance is by doing full-park “mobilehome park maintenance inspections”, known as “MPM’s”. HCD and local governments inspect about 6% of the parks in the state annually, so that about 40% of the parks with the most health and safety violations or complaints are inspected about once every seven years. The inspection is preceded by an education program, and followed by subsequent inspections to assess compliance. All of this is paid for by homeowners and park operators with a \$4/year annual fee per lot. (\$2 paid by the park and \$2 paid by the homeowner as specified in H&SC sec. 18502(c)(3).)

How do MPM’s work? Prior to inspection, the inspector provides information to park residents and owners to self-identify and fix common problems. This information may be found on-line at http://www.hcd.ca.gov/codes/mp/MP_Resident_booklet.pdf for residents and http://www.hcd.ca.gov/codes/mp/MPM_Operator_Booklet.pdf for park operators. An explanatory video is at <http://www.hcd.ca.gov/codes/mp/inspection.html>.

The HCD or local inspector then “walks the park”, citing all park operator and resident violations which are either “A” (“imminent hazard representing an immediate risk to life, health, and safety and requiring immediate correction”) or “B” (“unreasonable risk to life, health, or safety”) problems. A “C” violation, which generally will not be cited during maintenance inspections, is a violation of laws or regulation that may have health and safety consequences but are not serious or unreasonable. The

inspectors exercise judgment in noting violations. For example, a deteriorating deck or step may be an “A”, “B”, or “C” violation, depending on the amount of deterioration, the location (general path of travel) and other considerations. Safety is the primary consideration in making the call.

These are the types of hazards listed in the pre-inspection materials. The notice to repair will be for 24 hours or less for “A” violations, and up to 60 days for “B” violations. The notice of violation explains the resident’s or park operator’s appeal rights for an informal conference, and a full explanation is located in the HCD mobilehome park regulations in Sections 1611 through 1758 (see http://www.hcd.ca.gov/codes/mp/MPRegs_4-1-2013.pdf). After 60 days, the inspector does a follow-up inspection, and an additional 30 days is allowed for repairs. This time may be extended if reasonable progress is being made or the person responsible for repairs has a legal excuse.

Failure to comply and make repairs without a proper excuse may result in several consequences. For park operators, there may be a referral to a local public prosecutor for civil or criminal violations, or after another process, the park’s permit to operate may be suspended, which also suspends the right to demand or collect rent. For residents, continuing failure to comply will result in a transfer of responsibility to the park owner who is told to obtain compliance by giving the resident a notice to comply with the MPM order or face eviction. In inspections and subsequent failures to comply after a complaint, HCD has authority to charge additional hourly fees if the violation is not corrected at the time of the second inspection.

What are the most common A and B violations? Note that these violations impact the health and safety of residents, the health and safety (and home value) of neighbors, and possibly the health and safety of park or service personnel or even first responders in the event of an emergency.

The list for residents includes the following A and B violations (and number of violators) during the last 12 months:

- Excessive rubbish and combustibles on lot (3,977)
- Stairs—no handrail (1,673)
- Extension cords for permanent wiring (1,510)
- Inadequate weather protection for homes (1,417)
- Stairs/handrails unsound (1,235)
- Construction/alterations without a permit (1,104)

(Continued on Page 12)

HCD UPDATE (Cont'd.)

(Continued from Page 11)

Shed less than 3 feet from lot line (1,086)

Stairs unsound (975)

Appliances outside (955)

Awning/carport support damaged/missing (898)

The list for park operators includes the following A and B violations (and number of violations) during the last 12 months:

Exposed live electrical (1,551)

Miscellaneous park plumbing (1,482)

Unsupported gas meters (1,462)

Miscellaneous park general maintenance (1,444)

Lots not properly identified (1,255)

Equipment not approved for wet location (1,047)

Garbage, rubbish, combustibles (971)

Miscellaneous park electrical (898)

Electrical equipment not grounded (830)

Lot equipment not accessible (644)

Much of the potential agony of this process can be avoided if residents and park operators review and comply with the pre-inspection checklist (or merely maintain their responsibilities according to code), or promptly make repairs upon receipt of a notice of violation. HCD favors neither homeowners nor park operators: our goal is the protection of everyone. A common complaint is that HCD does not enforce "every" violation of a homeowner's expectations; however, often these expectations involve aesthetic and other violations of the park's lease and rental rules—whether by another homeowner or the park—and not a health and safety standard in the Mobilehome Parks Act. Remember: the enforcement of the MRL, with the exception of dangerous trees—which actually is a health and safety issue—is left to residents and courts, not the Mobilehome Parks Act enforcement agency. Similarly, we receive complaints that we are not obtaining compliance quickly enough; however, the laws and regulations provide a fair balance for everyone to ensure that critical repairs are made quickly and others within a reasonable time.

The bottom line for the HCD mobilehome park maintenance inspection process is just what the law says: the enforcement agency is looking for physical violations that affect health and safety in a park which, in turn, impact home values, and seeking corrections that enhance or maintain that health, safety, and value.

COMMUNITY ORGANIZER REPORT (Continued)

(Continued from Page 7)

We only get new members by telling people who we are and inviting them to join us. Most manufactured homeowners don't know about GSMOL. Does your park have an active GSMOL chapter? Do you have someone in your chapter that makes sure that every new resident is welcomed and given information about GSMOL? If not, please contact us and we would be happy to visit your park and give a presentation. Our strongest chapters tend to be the ones where there is an active greeter program in place to ensure that all new residents are at least given an opportunity to hear about GSMOL. As individuals, we don't have much power, but our strength lies in our ability to reach and empower others whose interests we share.

AFFECT OF COMPOUNDED RENT RAISES

Ever wonder why your rent seems to go up so fast over a period of years even though the yearly increase does not seem so high? It's because the yearly raise is actually being "compounded" by the raises in previous

years. Below is a chart of rent raises of 3% a year and 4% a year for space rent starting at \$500 per month.

BASE YEAR SPACE RENT: \$500 per month

| | 3% | | 4% | |
|-----|----------|---------|----------|---------|
| 1 | \$515.00 | \$15.00 | \$520.00 | \$20.00 |
| 2 | \$530.45 | \$15.45 | \$540.80 | \$20.80 |
| 3. | \$546.36 | \$15.91 | \$562.43 | \$21.63 |
| 4. | \$559.75 | \$16.39 | \$584.93 | \$22.50 |
| 5. | \$576.54 | \$16.79 | \$608.33 | \$23.40 |
| 6. | \$593.83 | \$17.30 | \$632.66 | \$24.33 |
| 7. | \$611.65 | \$17.81 | \$657.97 | \$25.31 |
| 8. | \$630.00 | \$18.35 | \$684.29 | \$26.32 |
| 9. | \$648.89 | \$18.90 | \$711.66 | \$27.37 |
| 10. | \$668.36 | \$19.47 | \$740.13 | \$28.47 |
| 11. | \$688.41 | \$20.05 | \$769.74 | \$29.60 |
| 12. | \$709.06 | \$20.65 | \$800.53 | \$30.79 |
| 13. | \$730.33 | \$21.27 | \$832.55 | \$32.02 |
| 14. | \$752.24 | \$21.91 | \$865.85 | \$33.30 |
| 15 | \$774.80 | \$22.57 | \$900.49 | \$34.63 |

NMHOA in Action

By Tim Sheahan, NMHOA and GSMOL Board member

National Manufactured Home Owners Association (NMHOA), the voice and advocate of MH owners nationally, has had a busy year and continues to expand its sphere of influence. A major focus this year has been on the business practices and impact of **Equity Lifestyle Properties (ELS)**, which is the largest operator of manufactured home communities in the United States at nearly 400 nationwide and 25 in California.

With the financial support of some of its partners, NMHOA was able to stage a rally of ELS homeowners from several states outside an ELS MH community in Las Vegas in April. On the same trip, we had an impromptu meeting with Richard Jennison, the President and CEO of **Manufactured Housing Institute (MHI)**, outside a MHI event being held at the Paris Casino. MHI represents manufacturers, lenders and community owners. NMHOA hopes to schedule future meetings with MHI representatives to educate them on how aggressive some of its members have become in raising rents to unfair and unsustainable levels. Not only does economic eviction hurt homeowners, it hurts lenders and manufacturers that likely belong to MHI. In May, homeowners of ELS communities from across the country, several of whom also own stock in ELS, converged in downtown Chicago to stage a rally and press conference outside the corporate offices of ELS prior to its annual shareholder meeting. I joined homeowners from Contempo Marin in San Raphael, as California representatives to the event.

We were disappointed that ELS Chairman of the Board, Sam Zell, didn't attend the shareholder meeting but did have the opportunity to address the Board of Directors. I complained about poor maintenance and outrageous rents in several ELS communities and about the millions of dollars of shareholder money wasted on litigation in California in an attempt to abolish local rent stabilization ordinances. We certainly got their attention and hope our continuing efforts will lead to some positive results.

In October, homeowners in several ELS communities across the country staged "for sale" campaigns, in which they posted signs in their windows declaring, "For Sale—Our Retirement Security" to protest the business practices of Sam Zell and ELS. I hope more ELS homeowners will get involved with this national effort

and want to thank the HOA at Meadowbrook Estates, an ELS community in Santee, CA, for its generous contribution to support NMHOA's mission.



Addressing the media in Chicago

I encourage homeowners to become individual members of NMHOA or at least for your HOA to join and/or make a contribution of support. Information on membership and activities of NMHOA can be viewed at its website; www.nmhoa.org. We have also recently created a new website with one of our supportive partners, **Center for Community Change (CCC)**, which helps to tell our story and aims to protect MH owners and their retirement security. Visit www.mhaction.org to learn more about that effort.



GET ELECTRONIC DELIVERY OF THE CALIFORNIAN

The GSMOL CALIFORNIAN is available in an electronic PDF format that can be delivered to members via an email attachment. If you would like to receive your CALIFORNIAN this way, please email a request, giving your name, park name and GSMOL membership number, to Mary Lou Deniston at marylougsmol@yahoo.com.

Receiving the CALIFORNIAN electronically helps GSMOL reduce its printing and mailing costs considerably. Your help in this effort is greatly appreciated

NEWS AROUND THE STATE

By Tom Lockhart
GSMOL State Secretary

Zone A Region

The Lakeport City Council voted to put a mobilehome park rent control ordinance initiative on the City's November 2014 ballot. The ordinance would be tied to Social Security increases for seniors in Lakeport mhp's. Many mhp residents have supported the ballot initiative effort, and spoke numerous times before the City Council. The Council expressed concern about possible constitutionality issues and lawsuits. It could have passed a rent control ordinance itself, but decided to let the voters decide in 2014. The Save Our Seniors organization in Lake County is promoting a similar county-wide ordinance through a signature collection effort. The City initiative includes a roll back of rents to Jan. 1, 2012 levels.

Zone C Region 5

Hermosa Beach City Council unanimously approved a resolution to give financial assistance to allow the Marineland Mobilehome Park to close escrow on a deal to convert the park to resident ownership. The residents' organization, the Marineland Community Association, will buy the park, with over 90% of the residents participating. The City Council action was the final step in completing the deal. About \$40,000 of the grant will be used to help low-income families in the park maintain their homes. The money itself comes from a fund for affordable housing in the City.

Zone D Region 7

The Pleasanton City Council approved a rent control measure, through the end of 2016, based on the Consumer Price Index (CPI), with a 5% maximum, with the owners of Hacienda Mobilehome Park. It is a modification of the existing agreement, in force for many years. Hacienda, with 149 homes, is one of three mhp's in Pleasanton, and is a 55+ age park, with mostly low-income home owners. The City already has such an agreement with the other two mhp's, Vineyard Estates and Fairview Trailer Park. The Hacienda park owner will make improvements to various park fixtures also.

Zone D Region 7


The City of Santee reached an accord with mobilehome park owners to settle existing lawsuits regarding the City's rent control ordinance. The suits have been ongoing for about 17 years. The parks involved are Meadowbrook Santee Mobile Home Estates and Cameron's Mobile Estates, and the agreement covers the next 25 years. The agreement ensures against additional lawsuits during its term. Cameron ME rents will increase by \$50 per year for the next four years, and Meadowbrook will experience a one-time \$18 rent raise next year. Very low-income home owners will be covered by a hardship protection clause in the agreement, and the agreement also covers rent increases at time of sale.




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FORM A SUPERCHAPTER IN YOUR AREA

Do you live in a mobilehome park that used to have an active GSMOL Chapter, but doesn't any longer? Are you in a Chapter that would like to expand in your area? Many MH parks find themselves in these situations. There are many reasons to have a GSMOL Chapter in every MH park, but if it is difficult for your park because of a lack of members, uniting with other nearby parks to form a "Superchapter" may be the best solution.

Typically, an already active Chapter, if willing, could serve as the "anchor" park for the Superchapter that could include one or more "satellite parks" as members of the Superchapter. A Superchapter could be two adjacent parks, or it could include several parks in fairly close geographic proximity. In some cases, all MH parks in the same city could become a Superchapter.

The mission of both Chapters and Superchapters is to stimulate interest in GSMOL's mission; whether it's membership and leadership development, homeowner advocacy, legislative advocacy, homeowner education or fundraising. Superchapters have an additional goal of encouraging satellite parks to form independent GSMOL Chapters of their own eventually, once their members and leaders reach a level of knowledge and confidence to operate their own Chapter. Those parks wanting to act as an independent regular chapter cannot also be a member of a Superchapter, but they could work hand-in-hand with Superchapters to promote GSMOL goals.

Superchapters need not have an anchor park, and whether that is the case or not, a Superchapter can have leaders from more than one park; in fact, we encourage satellite parks to contribute leadership. Superchapters need to register with the GSMOL home office and receive approval by the GSMOL Board of Directors. A Superchapter can qualify delegates to the GSMOL Convention, just like regular Chapters, based on the number of members they represent.

With two or more parks participating, differences sometimes arise over representation or operation of the Superchapter. GSMOL Zone and Region leaders are available to help resolve such issues.

Please consider working with GSMOL members outside your park to form your own Superchapter. Please address questions to your Zone VP or Region Manager or to the GSMOL Home Office.

Feeling Charitable?

This is the time of year many folks stop to consider how they might "give back" by making financial contributions to various worthy causes. How about you and others you know?

Do you know that GSMOL and our new affiliate Education Fund are both legally registered as nonprofit **charitable** organizations? Just like you might give to your church, Red Cross or the Cancer Society, we hope you will consider giving a monetary gift to either GSMOL or the Education Fund. After all, these two charities with missions to support MH owners will use essentially 100% of your gift to promote their missions.

While GSMOL is registered as a 501 (c)(4) corporation with the ability to lobby and be politically active, the Education Fund is a 501 (c)(3) that focuses on homeowner education. One advantage of (c)(3) nonprofits is that contributions they receive are tax-deductible, where contributions to (c)(4) nonprofits are not tax-deductible. Also, (c)(3) corporations can generally qualify for grant money more easily than (c)(4)'s. Contributions to the Education Fund are particularly welcome now to help get it "off the ground" so it can start fulfilling its mission. We have also applied for several foundation grants to help finance the Education Fund.

You personally might not pay federal income tax, so the tax-deduction benefit may not pertain to you, but perhaps you know of a friend, business or family member who might be willing to make a tax-deductible contribution to help support your MH lifestyle. Anyone come to mind?

Please consider making a contribution of any amount and tell others about this opportunity to "support the cause." Giving a "gift of GSMOL membership" to a neighbor is also a great way to support the League and do something meaningful for a fellow homeowner!



CARBON MONOXIDE WARNING

DID YOU KNOW?

AS OF JULY 1, 2012, ALL NEW AND EXISTING MOBILEHOMES, MANUFACTURED HOMES AND NEW MULTIFAMILY MANUFACTURED HOMES THAT HAVE FUEL-BURNING APPLIANCES OR AN ATTACHED GARAGE ARE REQUIRED TO HAVE A CARBON MONOXIDE ALARM INSTALLED IN OR NEAR THE SLEEPING AREAS.

Potential Sources of Carbon Monoxide include but are not limited to:

Gas water heater with vent

Gas or wood burning fireplace

Fuel burning furnace

One possible way to know if there is CO in your home is to arm your family with the appropriate CO alarm.

Carbon monoxide (CO) is the leading cause of accidental poisoning deaths in America. According to the Centers for Disease Control and Prevention (CDC), CO poisoning causes more than 500 deaths and 20,000 emergency department visits in the U.S. annually. The use of carbon monoxide alarms could potentially prevent death. Learn how to prevent CO poisoning in your family and how to spot the symptoms before tragedy occurs.

SOME THINGS YOU CAN DO...

Install a CO alarm near or in each sleeping area in your home.

Have all fireplaces and fuel-burning appliances inspected by a licensed professional.

Do not use your stove, or bar-b-que grill to heat your home.

Do not place generators or grills indoors during a power outage.

Do not block or seal shut any exhaust flue or ducts used by gas water heaters or clothes dryers.

LAW AND ORDER (Cont'd.)

(Continued from Page 10)

has the owner of the mobilehome over a barrel.” See *Guggenheim v City of Goleta* 638 F. 3d 1111, 1114 (2010). Scarcity of spaces increases the mobilehome resident’s vulnerability, since there are few vacant spaces to move to in most areas in the event that the existing space becomes unaffordable. Limited supply and demand, usually a source of appreciation for homeowners, is for the mobilehome resident, a trap.

Immobility, limited income, the substantial investment which is at risk and the scarcity of spaces combine to create a unique vulnerability. If any solution proposed by the Commission could result in a substantial financial cost to mobilehome residents, whether by direct cost obligation or pass through billing, there is a distinct risk that these persons would gain a new energy system, but lose their homes and all of their equity interest with it. Clearly this would not be sound public policy. A true balancing of the public interest would require that this burden be placed on the entire ratepayer base, as advocated by the P G & E proposal, where it is more equitably allocated. Saddling innocent and vulnerable mobilehome residents with even the potential of paying for significant program costs should be avoided.

Conclusion

The limited nature of what Joint Parties propose “is likely to delay MHP conversions by forcing the parties and the Commission into another proceeding to evaluate the results from the first three years and make a determination as to whether the program should continue. This is not a proper solution for the problem. Comprehensive problems demand a comprehensive approach to solving them. And solutions cannot be reached where the solutions being brought to bear are one-dimensional. Respectfully, the parties have been investing substantial time and money into this proceeding for some 38 months. Regrettably, the utilities could not reach complete common ground on a comprehensive solution. GSMOL now looks to the Commission to decide.

Based upon the foregoing, GSMOL respectfully requests that the Commission rule in conformance with the PG & E proposal, and implement a comprehensive transfer program for all submetered parks within California, on a prioritized basis based upon health and safety, with cost recovery to be borne by all ratepayers within California. GSMOL advocates that this program be commenced as soon as possible. The cost to be borne by the ratepayer public is more than justified by considerations of safety and well-being for members of that same “public”; i.e. the hundreds of thousands of mobilehome residents throughout California.

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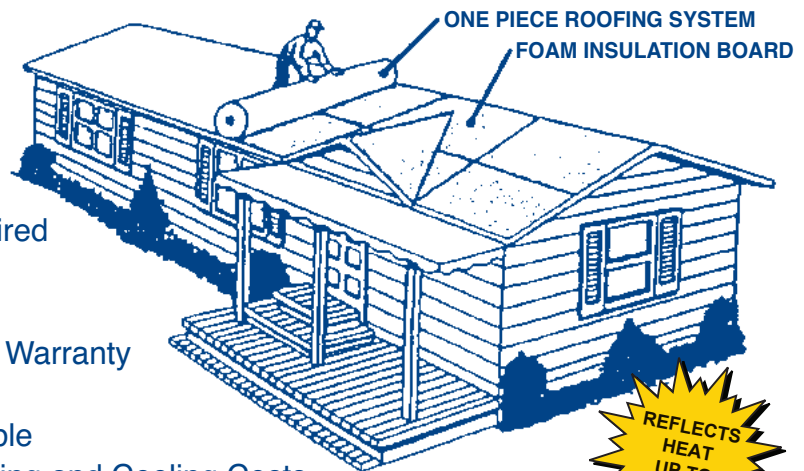
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GSMOL "Who's Who" (Leaders in Your Area-Refer to Map on Page 15 for Zones and Regions)

ZONE A

REGION 4

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

REGION MANAGER

Anne Rucker
1901 Dayton Rd. #132
Chico, CA 95928
Phone: (530) 343-3904
karucker@sbcglobal.net

REGION 11

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

ASSOCIATE MANAGER

Shirley Dajnowski
20 Rollingwood Dr. #125
Jackson, CA 95642
Phone: (209) 223-3348
SadieBlu@att.net

REGION 14

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

REGION MANAGER

Kenneth (Ken) McNutt
8181 Folsom Blvd. #243
Sacramento, CA 95826
Phone: (916) 383-1820
kenmac@dslextrême.com

ASSOCIATE MANAGER

John Bertaut
5909 Mallard Lane #222
Citrus Heights, CA 95621
Phone: (916) 500-1485
Mayakid@aol.com

ZONE A-1

REGION 1

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

ASSOCIATE MANAGER

Gary C. Smith
390 Mill Pond Dr.
San Jose, CA 95125
Phone: (408) 975-0950
garylighthouse@sbcglobal.net

REGION 2

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

ASSISTANT MANAGER

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karis9225@sbcglobal.net

Ernest Ponce De Leon

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Diane McPherson

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Phone: (707) 373-0140
deemcp32@hotmail.com

ZONE B

REGION 12

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

REGION MANAGER

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

REGION 13

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

ZONE B-1

REGION 8

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

REGION MANAGER

Marie Pounders
1675 Los Osos Valley Rd. #105
Los Osos, CA 93402
Phone: (805) 528-0825
cafemlp@gmail.com

ASSISTANT MANAGERS

Barbara Tolerton
109 Blackburn Pl.
Ventura, CA 93004

Phone: (805) 647-1935
oldvalleygirl@aol.com

Joan Harper

1012 Kerry Dr.
San Luis Obispo, CA 93405
Phone: (805) 543-7946
nutmegger36@att.net

ASSOCIATE MANAGERS

Ventura County

Jill Martinez

213 Iris Way
Ventura, CA 93004
Phone: (805) 323-5859 Home
Phone: (805) 982-0013 Cell
jillmartinezgsmol@gmail.com

Anne B. Anderson

333 Old Mill Rd. #161
Santa Barbara, CA 93110
Phone: (805) 895-8319
a.bushnell.anderson@gmail.com

REGION 10

COUNTIES: *Monterey, San Benito and Santa Cruz*

REGION MANAGER

Richard Halterman
1099 38th Ave. #16
Santa Cruz, CA 95062
Phone: (831) 476-0337

ASSOCIATE MANAGERS

Patricia Cramer
3128 Crescent Ave., #11
Marina, CA 93933
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Bob Lamonica

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Santa Cruz, CA 95066
Phone: 831-469-9248
bob@cruzexpo.com

Carole Harris

444 Whispering Pines Dr. #124
Scotts Valley, CA 95066
Phone: 831-438-4404
carolemae_harris@yahoo.com

ZONE C

REGION 3

Los Angeles County

ASSOCIATE MANAGER

Valerie Montoya
6411 Monterey Rd #18A
Los Angeles, CA 90042
valerie90042@hotmail.com

ASSOCIATE MANAGER

Chuck Loring
8250 Lankershim Blvd., Olive 7
North Hollywood, CA 91605
(818) 768-6257
chuckloring@dslextrême.com

REGION 5

Orange County

REGION MANAGER

Ray Deniston
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Fountain Valley, CA 92708
Phone: (714) 334-5866
raydeniston@gmail.com

ASSOCIATE MANAGERS

Nancy Agostini
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nancyracer@gmail.com

Tim Geddes

21802 Wingsong Circle
Huntington Beach, CA 92646
Phone: (714) 964-3934
timgeddes3@gmail.com

Janet McGirk

201 W. Collins Ave. #81
Orange, CA 92867
(626) 991-7537
jiloyd758@live.com

REGION 6

San Bernardino County

ASSOCIATE MANAGER

Carl Laughman
9800 Baseline Rd #7
Rancho Cucamonga, CA 91730
Kallkarl43@netzero.net

ZONE D

REGION 7

COUNTIES: *San Diego and Imperial*

REGION MANAGER

Frankie Bruce
10771 Black Mtn. Rd. # 100
San Diego, CA 92126
Phone: (619) 804-0735
francesbruce@att.net

ASSOCIATE MANAGERS

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

Karen Bisignano

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

REGION 9

Riverside County

ASSISTANT MANAGER

Gail Mertz
4000 Pierce St. #346
Riverside, CA 92505
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ASSOCIATE MANAGER

Barbara Rish
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Phone: (909) 910-8186
barbaragsmol@yahoo.com

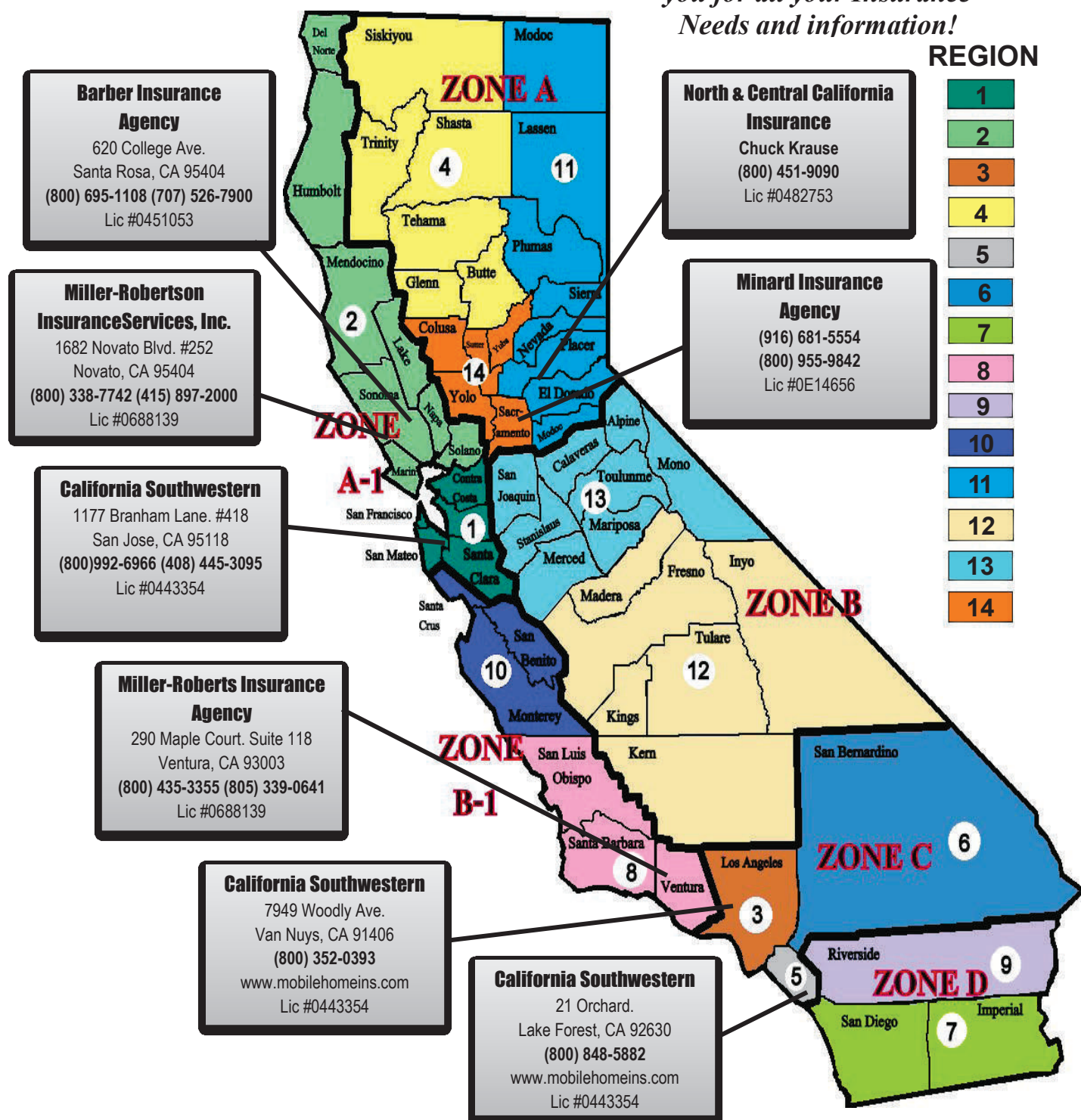
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Membership"
to a non-
member.

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

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!

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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 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)

(DUES ARE NON-REFUNDABLE)

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

Legal Defense Fund \$ _____

Disaster Relief Fund \$ _____

Political Action Committee (PAC) \$ _____

DETACH AND KEEP FOR YOUR RECORDS Thank you!



Form 100
Rev 02/13

FILL OUT AND RETURN THIS FORM ALONG WITH YOUR CHECK TO GSMOL, 6101 BALL ROAD, SUITE 202, CYPRESS, CA 90630