

# THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME  
OWNERS LEAGUE

Volume 49 • Issue 3  
July/August 2014



## *Inside This Issue:*

**6** ➤ Join the GSMOL  
Membership  
Drive

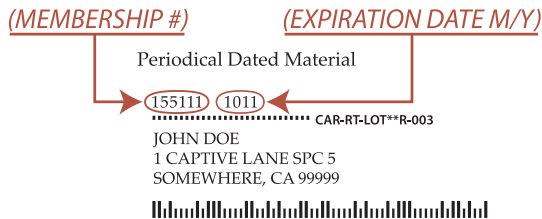
**7** ➤ Know Your  
Rights

**8** ➤ Help Stop  
Closures

**12** ➤ Recommend  
Candidates



What are those extra numbers on the address label?



## THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE


(USPS 898-320)


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

A statewide, non-profit organization not affiliated with, or subsidized by any mobilehome manufacturer, dealer, park industry, association or advertiser. *GSMOL, Inc.* reserves the right to exercise such discretion as it may deem appropriate in the selection of advertising material to be published in the *CALIFORNIAN*. Advertising published in the *CALIFORNIAN* does not constitute endorsement by *GSMOL, Inc.* of the products or services offered. The *CALIFORNIAN* welcomes articles relating to mobile home lifestyles, but they are subject to editing based on space availability, style, good taste and importance and at the discretion of the Editor. Content in this publication may not be reprinted or used in any way without the written consent of *GSMOL, Inc.*

**Editor:** Mary Jo Baretich

**Editorial and Advertising Offices:**

 6101 Ball Road Suite 202  
Cypress, CA 90630  
Mainline (714) 826-4071

 Fax line (714) 826-2401  
Toll-Free (800) 888-1727

 E-mail: [gsmol@sbcglobal.net](mailto:gsmol@sbcglobal.net)  
website [www.gsmol.org](http://www.gsmol.org)

Periodical Postage Paid at Cypress, CA and at additional mailing offices.

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

POSTMASTER: Send address changes to:

*THE CALIFORNIAN*  
6101 Ball Road, Suite 202  
Cypress, CA 90630

Copyright 2014, All Rights Reserved

# GSMOL Board Of Directors

## President

JEAN CROWDER  
Arabian Villa  
1500 Villa Ave. #133  
Clovis, CA 93612  
Phone: (559) 213-8002  
Fax: (559) 298-7013  
[jeankc@sbcglobal.net](mailto:jeankc@sbcglobal.net)

## Vice-President Zone A

Regions: 4, 11, 14  
NORMA BOHANNAN  
Mobil Country Club  
PO Box 279292  
Sacramento, CA 95826  
Phone: (916) 388-2427  
Fax: (916) 313-3260  
[gsmolnorma@yahoo.com](mailto:gsmolnorma@yahoo.com)

## Vice-President Zone B

Regions: 12, 13  
RON HULSEY  
Golden Hills Mobile Estates  
720 E Worth Ave., #221  
Porterville, CA 93257  
Phone & Fax: (559) 784-4986  
[slowace21@sbcglobal.net](mailto:slowace21@sbcglobal.net)

## Vice President Zone C

Regions: 3, 5, 6  
RAYMOND DOWNING  
Western Skies Mobile Park  
2770 W. Lincoln Ave., #42  
Anaheim, CA 92801  
Phone: (714) 828-2896  
[raydowning957@gmail.com](mailto:raydowning957@gmail.com)

## Vice President at Large

JIM SULLIVAN  
Mira Mar  
900 N Cleveland St., #159  
Oceanside, CA 92054  
Cell: (909) 910-0520  
[JimCSullivan@aol.com](mailto:JimCSullivan@aol.com)

## Treasurer

DIANE McPHERSON  
Sequoia Gardens  
83 Sequoia Cir.  
Santa Rosa, CA 95401  
Cell: (707) 573-0410  
[deemcph42@hotmail.com](mailto:deemcph42@hotmail.com)

## Vice-President Zone A-1

Regions: 1, 2  
TERRI POHRMAN  
Napa Olympia  
244 American Canyon Rd., #95  
American Canyon, CA 94503  
Phone: (707) 315-3754  
Fax: (707) 980-7563  
[gsmolnorth@yahoo.com](mailto:gsmolnorth@yahoo.com)

## Vice President Zone B-1

Regions: 8, 10  
CRAIG HULL  
Sea Esta Village  
47 Sea Esta Place  
Ventura, CA 93003  
Phone: (805) 223-5635  
[motorcopboy@gmail.com](mailto:motorcopboy@gmail.com)

## Vice President Zone D

Regions: 7, 9  
TIM SHEAHAN  
Villa Vista Estates  
2907 S Santa Fe Ave., #2  
San Marcos, CA 92069  
Phone & Fax: (760) 727-4495  
[tpsheahan@cox.net](mailto:tpsheahan@cox.net)

## Secretary

MARIE POUNDERS  
Sea Oaks MH Comm  
1675 Los Osos Valley Rd., #105  
Los Osos, CA 93402  
Phone: (805) 528-0825  
[cafemlp@gmail.com](mailto:cafemlp@gmail.com)

## Vice President

Resident Owned MH Communities  
DAVID LOOP  
Aptos Knoll  
46 Knollwood Dr  
Aptos, CA 95003  
Phone & Fax: (831) 688-1293  
[Deloop1@sbcglobal.net](mailto:Deloop1@sbcglobal.net)

**See map on page 19  
for Zone boundaries**

## PRESIDENT'S REPORT

Jean Crowder,  
GSMOL State President

# Working to 'Rebuild, Renew and Restore' GSMOL



### Welcome to the "new" CALIFORNIAN.

Our recently established Editorial Committee has put a lot of effort into giving your magazine a new look, and new content. We hope you enjoy it. They will continue to work to provide you with an interesting and informative venue each issue. This is just one of several initiatives we are undertaking to grow and improve GSMOL.

It was an honor to be elected GSMOL President at the April Convention. It is my pleasure to welcome to the Board of Directors Terri Pohrman, Zone A-1 Vice-President; Ron Hulsey, Zone B Vice-President; Craig Hull, Zone B-1 Vice-President; David Loop, Vice-President of ROMHC (Resident Owned Manufactured Home Communities); Jim Sullivan, Vice-President at Large-- all were elected or re-elected at the Convention. It is with much appreciation, I welcome Diane McPherson, who was appointed to fill the seat of Treasurer, the office vacated when I became President, and Marie Pounders who was appointed to fill the seat of Secretary upon the resignation of Tom Lockhart on June 12th. All of these dedicated leaders have joined Zone A Vice-President, Ray Downing and Zone D Vice-President, Tim Sheahan to give GSMOL a Board of Directors dedicated to fulfilling GSMOL's goals to "Rebuild, Renew and Restore" as promised at the 2014 Convention. Together with our GSMOL Advisors Brian Augusta, Legislative Lobbyist; Bruce Stanton, GSMOL Legal Counsel and Darrow Sprague, GSMOL Field Organizer, your Board of Directors hit the ground running, planning and implementing many fantastic methods of working to assist homeowners in building a strong statewide organization.

Among these are the upgrading of the E-Blast to keep you better informed of what's going on at the legislative level; our Membership Committee has worked diligently to plan a fall Membership Drive (you will find more detail within); with the help of our Membership Committee, we have updated the chapter leaders handbook and will be distributing it soon; our Google Leaders Board has been expanded to all GSMOL volunteers, including Chapter officers, to improve the ability for our members and our

volunteers to communicate with each other. We will be constantly searching for ways to better serve our members.

Our recent survey was an example of our desire to learn how to better serve. We were amazed at the terrific response. If you haven't sent yours back yet, please do as soon as possible. The purpose of the survey, of course, was to learn more about our members and to hear from you how we can be more effective in meeting our members' needs.

It is important for you as a GSMOL member to know that your Zone Vice-Presidents, your Regional and Associate Managers and your Chapter Officers are volunteers. As our membership continues to grow, more volunteers will be needed. We realize that not everyone can volunteer hours and hours as our Board Members and Regional Leaders do; but there are jobs that need to be done that could only take an hour or two a week or once a month. Reach out to your Chapter leaders and offer to help where and when you can; call the Regional or Associate Manager in your area to see if there is any way you can help them (i.e., pass out flyers or make phone calls in your park). It is through a strong volunteer base that GSMOL is going to grow and be able to expand our services to our members. GET INVOLVED; make GSMOL your organization.

I am looking forward to working with all of you; I will be in your area during upcoming President Meet and Greets; please call the office if you would like to schedule a meeting in your area. It will be my pleasure to come to meet with all the members in your city, Region or Zone.

We are open to your comments and suggestions. By placing a call to the office, you will be put in touch with the person in your area who will be able to discuss and bring to the Board, your concerns, comments and suggestions. If you wish to talk to me directly, let Katie in the office know and I will return your call as soon as possible.

"Rebuild, Renew and Restore" is our Motto; honesty and transparency is our promise. ■

“Rebuild, Renew  
and Restore  
is our Motto;  
honesty and  
transparency  
is our promise.”

# Zone Reports

## Zone A-1

### Zone A-1's New VP Hits the Ground Running

After 9 months without a Zone VP, Miss Terri Pohrman, the newly elected Zone A-1 VP, has hit the ground running. In addition to reaching out to local leaders, she has established an easy way for GSMOL members in Zone A-1 to reach her - 707.315.3754, as well as a new email address - gsmolnorth@yahoo.com. They plan to send weekly emails to all officers throughout the Zone to keep them informed.

Three new Super Chapters (Sonoma, Rohnert Park, and Calistoga) are in the process of being formed in Zone A-1, a tremendous boost to membership in the area.

GSMOL President Jean Crowder will be a guest speaker at the July Presidents luncheon in Petaluma. Zone A-1 will be the site of the next in-person GSMOL Board Meeting, which will be hosted by The Country MHP in Santa Rosa. All GSMOL members and prospective members are welcome to attend. Wednesday, July 23, 2014, in the clubhouse from 9 a.m. – 1:00 p.m.

## Zone A

### Leadership Changes in Zone A

Mobil Country Club MHP in Rancho Cordova, has a new chapter president, Betz Storey. Energized by the recent GSMOL Convention, she is committed to keeping her chapter going and helping us grow.

Zone VP Norma Bohannon, accompanied by John Bertaud, recently visited a Grass Valley MHP in Grass Valley, CA, to offer encouragement in their struggle and to educate them about GSMOL.

Ken McNutt has resigned as Region Manager for Region 14. We appreciate all of the hard work, dedication and support he has shown for fellow manufactured home owners in his park, within Region 14, the GSMOL PAC, the Legislative Action Team, in addition to bringing forth countless good ideas for the statewide Board of Directors to consider.

*-Norma Bohannon, Zone A VP*

## Zone B

### Park Residents Get Organized, Help Transform Their Park

Prior to July 2013, residents in the Pines Mobilehome Park (140 spaces) in Stockton would have rated their park amenities and management a "0" on a scale of 1 - 10. Clubhouse equipment was not in working order, and the library was non-existent. Residents lived in fear of management complaints and citations. As a newer resident, I decided to find out what resources there were to help with the situation. After numerous calls to other organizations, I found Ron Hulse, the GSMOL Zone VP for Zone B, where the Pines is located.

Ron's visit within just a few days opened the doors of opportunity for the Pines! We organized a meeting of residents and invited Ron. A majority of residents in the park attended; there was standing room only at the meeting! After Ron described GSMOL and its work, residents asked questions for two hours about the Mobilehome Residency Law. The manager was actually in the audience, too. That night, fifty-seven residents signed up as GSMOL members. The following week, Ron returned to swear in their new GSMOL Chapter officers!

The residents went on a letter writing campaign to both the managers and the park owner. Based on the residents' research of the MRL, the park was forced to roll back the park Rules and Regulations to a 1998 version, because its management had failed to provide meetings with the residents for all the changes. The park was sold shortly afterwards to a brand new owner who brought in well-trained and experienced managers who treat the residents with respect.

The Chapter Membership now stands at 78 and counting. It is a strong and active chapter. Life has changed so drastically for the Pines residents that they nominated their park, new park owner and managers for the Exemplary Park Owner Award at the GSMOL Convention in 2014!

*- Linda Larsen, Member Zone B*

*“ GSMOL President Jean Crowder will be a guest speaker at the July Presidents luncheon in Petaluma. ”*



## Zone B-1

### Zone B-1 Leaders Offer Tips on How to Build Membership in Your Park

How do you let new residents in your park know about GSMOL and/or your HOA activities? If you want people to get involved, it is important to have specific events to introduce them to what's happening in your park and in your region.

Several months ago, the GSMOL Membership Committee completed a survey asking parks that take responsibility for their own GSMOL Membership Renewals to tell us ways they promote GSMOL to new residents. Here are several very effective ways that will help you increase your membership and the awareness of what benefits GSMOL can provide for its members.

All parks that have been successful at recruiting GSMOL members, hold special activities or events to welcome new residents. Some examples are a pancake breakfast, meet and greets with a luncheon or dessert bar, membership drives on a regular basis, and organizing activities for children in Family Parks during special GSMOL function so adults will be more likely to attend.

One of the differences in strategies these parks used to guarantee success was to send personalized invitations to the new residents in addition to sending a flyer out to everyone. Another tactic, which encourages new residents to attend the function, is to have a GSMOL member offer to accompany the new person to the activity; this way, the new person does not have to go alone to an event. Many parks use follow up phone calls if the residents do not RSVP. Several parks also provide a follow-up letter of welcome and description of the purposes of GSMOL if the residents were unable to participate in the special event. This letter includes a copy of the latest Californian, a yellow trifold and an offer to pick up a check for the \$25 dues for GSMOL. The events themselves may be sponsored by GSMOL and the HOA together or separately, depending on the relationship between the two organizations. In a large park, different GSMOL Board members may be assigned to specific areas of the park. Helping residents understand that your park is a

friendly place to live where leaders reach out to new people is a very crucial step in getting people involved. More ways to welcome and recruit new residents will be in the next issue!

## Zone C

### Village Trailer Park Closure Litigation a "WIN" for the Homeowners

For seven years, the residents of Village Trailer Park in Santa Monica have been fighting to preserve their park, which was threatened with closure to make way for an expensive new 377-unit mixed-use residential development.

The City Council approved the project last March, after a seven-year process, paving the way for the park to close. The majority of homeowners in the park are in the low and very low income range, and were likely to be displaced, potentially without fair compensation for their homes. In approving the project, the city only required the park owner to pay each homeowner approximately \$20,000 in relocation benefits rather than the "in place" value of their homes. It also required the developer to preserve 10 spaces in the park, but only for the ridiculously short time period of 5 to 10 years. With help from the GSMOL Legal Fund, and his own resources, a resident of more modest means retained attorney Will Constantine to file and pursue a lawsuit on behalf of all the homeowners. The lawsuit charged that the City's approval of the project's development agreement violated California's housing element law and manufactured home park closure relocation statutes.

On March 10, 2014, attorney Mr. Constantine, with the help of attorney Sabrina Venskus, was able to achieve a significant victory in the settlement of the litigation when the developer agreed to substantially increase the mitigation benefits to Village Trailer Park's current homeowners and to preserve a portion of the park as an operating manufactured home Park for 50 years to end the litigation.

To settle the lawsuit, the developer agreed to pay each homeowner the equivalent of \$80,000

“Several months ago, the GSMOL Membership Committee completed a survey asking parks that take responsibility for their own GSMOL Membership Renewals...”

See [Zone Reports](#) on page 15 ➤

# Join “Team GSMOL” This Summer!

## How to help make the GSMOL Summer Membership Drive a Success

**Who did you root for in the World Cup?** What’s your favorite baseball team? How many of you have belonged to a bowling league, or like to play bridge or pinochle or poker, or enter contests for baking, gardening or other skills? Friendly competition brings out excitement in people! Win one for the Gipper! Be true to your school! How about “Win one for your Regional Manager” or “Be true to your GSMOL Chapter”? If you like the sound of that, read on.

**GSMOL is having a Membership Drive this summer, and you can help build GSMOL while also competing for prizes!**

GSMOL membership is on the upswing and with our Summer Membership Drive, the goal is a significant boost in chapter membership. The Membership Drive, which begins in August, will last 10 weeks. Whether you live in a park with a chapter, are thinking of building a chapter in your park or just want to help build membership in GSMOL, there is a role for you in the Membership Drive.

**Chapter Contest:** Chapters will go head-to-head to see who can sign up the most new GSMOL members. Each chapter that increases its membership by 5% or 5 new members, whichever is smaller, will receive a ticket for a drawing. There will be one drawing for each of our 14 regions. The winner of the drawing will receive a \$50 gift certificate to one of several stores. For every additional 5% or 5 members, the chapter earns another ticket for the drawing! YOU have a chance to help your chapter win by working with your chapter leaders to sign up new members in your park. Chapter leaders will be trained by other GSMOL leaders on the best ways to pull in new members.

You may be thinking, well, we can’t enter because our park doesn’t have a chapter. No worries! Read on!

**Regional Contest:** Regional Managers will also be battling it out to see who can reactivate or form the most chapters! Like the Chapter contest,

each Regional Manager can receive a ticket for reactivating a certain percentage or number of chapters in their region, and the winners will be determined by drawings in each of the six Zones.

You can “win one for the Gipper” – meaning your Regional Manager – by helping him or her (or maybe an Associate or Assistant Manager) reactivate the chapter in your park (practically every park that has any GSMOL members at all has a chapter; yours may just be inactive). **And any new chapters that are formed or reactivated during the Regional contest can participate in the Chapter Contest!** This is a good chance for you to get to know your Regional, Assistant and/or Associate Manager, if you don’t already. (You can find their contact information on the “Who’s Who” page in the Californian or at [www.gsmol.org/whos\\_who](http://www.gsmol.org/whos_who)).

**Individual members** can win, too. All the new members that are signed up will be entered into a drawing.

**How can I help?** We need volunteers to help us reach out to new members! If you would like to volunteer or need more information contact Anne Anderson at [a.bushnell.anderson@gmail.com](mailto:a.bushnell.anderson@gmail.com). We can put you in touch with local leaders who are helping with the membership drive, or help your chapter do an event and other recruiting. We have recruitment material available to assist in your efforts.

The parks that tend to have a higher membership rate are those where recruiting new members becomes everybody’s concern. **The top reason new people join GSMOL is because a current member invites them to join.**

So be ready to join “Team GSMOL” for your park and your region in August! **Regardless of who wins the drawings, we all win in the end because GSMOL wins – by becoming stronger, more connected, better able to support MH owners throughout the state – and if GSMOL wins, then YOU win, because YOU ARE GSMOL! ■**

“ We need volunteers to help us reach out to new members! ”





# Knowing and Exercising Your “First Amendment” Mobilehome Rights



**During the past few years**, the GSMOL “Road Show” has been traveling throughout the State to educate homeowners about their important Mobilehome Residency Law (MRL) rights, as set forth in California Civil Code sections 798, et seq. We hope that all homeowners get a chance to attend one of these informative meetings. Of all the protections contained within the MRL, perhaps none are more valuable than those found in sections 798.50-52. I call these sections the “First Amendment” of the MRL, because they contain a number of protections which pertain to the basic right of a mobilehome or manufactured home owner to communicate with his or her fellow homeowners about mobilehome issues.

Civil Code 798.50 contains a sentence that is critical to understanding the importance of communication to the preservation of the mobilehome lifestyle:

**“It is the intent of the Legislature in enacting this article to ensure that homeowners and residents of mobilehome parks have the right to peacefully assemble and freely communicate with one another and with others with respect to mobilehome living or for social or educational purposes.”** No higher statement of importance could have been given by the California Legislature to these rights. It is clear that the Legislature understood the importance of networking and organizing, of the ability of homeowners to work together for the common good. Organizing into a local HOA or GSMOL Chapter, or just being a member of a State organization like GSMOL, can mean the difference between protecting your home investment, or losing it. But in order to fulfill this legislative intent, and bring these words to life, homeowners need to put into action those rights which are specifically described in the sections which follow. And homeowners need to know and understand their rights before they put them into practice. Information is power. But that is only the first step. Once the law is known, it then becomes necessary to exercise one’s rights in order to enjoy them.

The goal of each mobilehome owner should be to strengthen and protect their investments and way of life. This is accomplished by communication,

organizing, assembling and meeting together, walking the park, hearing from those who have knowledge of mobilehome issues and electing representatives who are committed to protect mobilehome living. Belonging to a strong organization such as GSMOL which can provide both the necessary information and the way to use it, is essential. So how can we strengthen GSMOL and GSMOL Chapters? How can we communicate and organize for the betterment of all mobile homeowners? There are a number of guarantees and protected activities set forth in the MRL which are invaluable tools that can be used to build a better mobilehome world. They are illustrated by the following questions which are frequently asked of GSMOL leaders:

**Does the MRL guarantee the right of homeowners and residents to meet in the park?** Absolutely.

798.51 (a) states that homeowners cannot be prohibited from peacefully meeting in the common area facilities (which must be open or available to all residents pursuant to 798.24) for any lawful purpose, as long as the facility is “not otherwise in use”. This means that management cannot flatly deny clubhouse use to homeowners. Some parks might try to disguise their denial by claiming that the clubhouse is already in use, such as where a last second “cleaning project” allegedly creates a conflict. Homeowners should keep a record of such “last minute” conflicts, as evidence of the park owner’s true intent if a pattern of denial becomes clear. Remember that for each willful violation of the MRL a court may order a penalty of up to \$2,000.00 (see 798.86).

**Must the homeowners comply with a rule or regulation that requires a GSMOL meeting to be scheduled or reserved in advance?** Yes, as long as

it is not unreasonably enforced, and reasonable in scope. It is reasonable for management to require that only one group at a time use the facilities, and to schedule usage at a reasonable time in advance so that all homeowners can enjoy clubhouse availability. It is not reasonable to require 6 months advance notice, or to base approval upon the

See *First Amendment* on page 17 ►

“ About the author: Mr. Stanton has been a practicing attorney since 1982, and has been representing mobilehome residents and homeowners associations as a specialty for over 25 years. His practice is located in San Jose, and he is the corporate counsel for GSMOL. ”

# Manufactured Home Park Closures Are on the Rise

## They Can Be Prevented If We Act Early: Here Is How.

**Since the housing market has taken off again over the last year, there has been an enormous upsurge of developer money becoming available in California.** This has created a

new and dangerous situation of providing the motivation and financing for the closure and redevelopment of manufactured home parks. Until recently, this has not been a threat since market conditions had made manufactured home park closures and redevelopments financially untenable. Unfortunately, the protection provided by those poor market conditions has now appeared to evaporate. For example, in addition to the proposed closure and redevelopment of Village Trailer Park, which was recently approved by the City of Santa Monica and resulted in litigation, developers are now pursuing closures and redevelopments of Buena Vista Manufactured MHP in Palo Alto, Winchester MHP in San Jose and Magnolia MHP in Glendora and I have heard rumors of many more now being planned.

This issue will soon become as large of a threat to mobile home owners as the forced conversions of mobile home parks to unaffordable resident owned subdivisions was until GSMOL pushed for the successful adoption of SB 510. However, similar to that effort, a statewide campaign is needed to enact strong local protections and policies to protect against these conversions because if those protections are not in place, before a manufactured home park closure application has been filed, it is then difficult, if not impossible, to stop that closure. On the other hand, with the proper local protections in place, these closures can be prevented.

The starting point for enacting good local protections is your city's or county's housing elements, which are now being updated and which are required to establish and enforce "goals, quantified objectives, policies and programs" to preserve the availability of your communities'



low-income housing stocks. [See Government Code Section 65583] A California appellate court decision has ruled that this requires communities to enact "programs directed to how a city will encourage the conservation of mobile home parks"

*Next Page* ➤



“ What is required now is for manufactured home owners to get involved early and lobby your local jurisdiction to update the manufactured home park closure protections in their housing element updates and in their zoning codes before a closure application is filed in your community ”

➤ [See *Buena Vista Garden Apartments Association v. City of San Diego Planning Department* (1985) 175 Cal.App.3d. 289 at 303].

California's Housing Element Law requires local communities to implement these low income housing conservation goals and policies through the administration of land use and development controls, particularly zoning. [See Government Code Section 65583(b)]. In that regard, California's General Plan Guidelines strongly recommends changing the underlying zoning of mobile home parks from multiple uses to mobile home park exclusive use to provide that protection. (See the State of California, General Plan Guidelines, Gov's Office of Planning and Research at p 72). The use of this type of zoning to protect mobile home parks has recently passed constitutional muster by the Federal Ninth Circuit Court of Appeal. [See *Laurel Park Community LLC v. City of Tumwater* (2012) 698 F.3d 1180]

California General Plan Law also does not allow development agreements, zoning changes and subdivision applications to be approved that are inconsistent with the goals, policies, and programs of its Housing Element. This provides additional protection against the closure and development of manufactured home parks that will result in the loss of the low income housing stock located in those parks.

The third line of defense is local manufactured home park closure ordinances. Although many

communities have these ordinances, a great number of them do not provide strong enough protections and should be evaluated and improved.

However, the above protections can only be provided if local housing elements, zoning codes and manufactured home ordinances contain strong and properly drafted manufactured home park closure protections before a park closure and development application has been filed since any post - closure application changes to these local regulations are not permitted to be applied to an already filed closure application. I have seen manufactured home parks that have been closed and developed into other uses simply because the local jurisdiction, in which they were located, did not have the proper provisions in their housing elements and zoning codes, which would have prevented their closures.

What is required now is for manufactured home owners to get involved early and lobby your local jurisdiction to update the manufactured home park closure protections in their housing element updates and in their zoning codes before a closure application is filed in your community. These provisions must be amended correctly so my office is available to answer your questions and assist you in this critical endeavor that is now needed to protect the future of your homes. I can be reached at 831-420-1238 or at [wconstantinesantacruz@gmail.com](mailto:wconstantinesantacruz@gmail.com) ■

- By Will Constantine, Attorney

## STAY UP-TO-DATE ON GSMOL'S WORK IN THE CAPITOL

Join the GSMOL Email Alerts. Get timely updates on legislation and how you can help GSMOL build support for legislation.

To sign up go to [GSMOL.org](http://GSMOL.org) , under News and Updates and follow the link.



# Running Successful Chapter Meetings

**GSMOL chapters are a great way to unite homeowners in your park and build a network of GSMOL members.** But nothing can undermine that unity more than boring or ineffective chapter meetings. Making your meetings informative and engaging will keep people involved in your chapter, and help your chapter (and GSMOL) grow.

My Chapter holds four quarterly meetings a year. Here are five tips from our experience for planning and running a successful chapter meeting.

**First,** provide advance notice of your planned upcoming meeting; print and distribute notices to each home and post them on all park bulletin boards a few days ahead of the actual meeting date; and email a notice to every homeowner who has given you their email; publish the meeting, date and time, in your monthly park newsletter's calendar. If possible, stake one or two meeting signs in your park's main driveway (or other high traffic area) the day before the meeting (and remove them after the meeting).

**Second,** reserve your clubhouse as far in advance as possible.

**Third,** always try to have one or two guest speakers. The meeting is a great opportunity to invite your local political leaders/candidates who support the manufactured homes and rent control and any pending related legislation. Police could present the Neighborhood Watch program. Fire could present a Safety Tips program. Your GSMOL zone VP usually has an inspirational talk which includes current legislation in Sacramento that members need to be urged to support or oppose.

**Fourth,** it is always a good idea to have some refreshments to follow the meeting adjournment. In fact, at my park, we have a Wine & Cheese Tasting Party (for our members and invited guests only) at the conclusion of our January meeting; we have an Ice Cream Social at the conclusion of our July meeting; themed parties are very popular and help increase attendance!

**Fifth,** in addition to informative speakers and some tasty treats, most chapter meetings have to involve a little business, too. Ensure that the business portion of the meeting is quick and painless by setting an agenda and sticking to it. A

good meeting agenda should be clear and concise in order to guide an orderly meeting. Consider including an allotted amount of time for each agenda item to keep everyone on track. Here's an outline for a successful and efficient meeting:

- Start the meeting with your chapter president (or other board member) leading The Pledge of Allegiance.
- The Secretary reads the previous meeting's minutes; the board may agree or suggest any corrections, and then adopt them.
- Next, it's the Treasurer's turn to give his or her report.
- After the Treasurer, the Membership Director should also give a brief report. This is a great time to ask if there are any new members in attendance. If there are, ask them to introduce themselves, and welcome them with warm applause.
- On to the featured speaker. Speakers should be given the floor as early as possible in the meeting. Many active speakers have multiple engagements particularly during local election campaigns. They will not need to stay for your entire meeting; of course, they are always welcome to stay and chat with members afterwards.
- New Business is discussed item by item.
- Old Business is discussed item by item.
- Legislative updates, if any are presented.
- The next meeting date and time and location should be announced before adjournment. If anyone has any other questions about GSMOL then please ask one of your board members afterwards.

**One last tip:** During the meeting, try to be flexible (if you need to rearrange the agenda then do so), try to be patient (if certain points of discussion become confusing then try to work them out to everyone's benefit), try to call on non-board members as much as possible (everyone should feel included and involved). Listen and be respectful. ■

- Victor Roy, GSMOL Associate Manager (Oceanside)



“ Speakers should be given the floor as early as possible in the meeting. ”



# Potential Guest Speakers For Chapter Meetings

**Keep your meetings interesting with engaging guest speakers. Here is a list of potential sources for speakers for your chapter meetings.**

**City Council Member or County Supervisor:**

Invite your local city and/or county elected representatives or their staff, to give an update on local city or county events and to answer questions.

**Senator or Assemblymember:** Invite the Senator/ Assemblymember or one of their district staff to address the meeting. Topics can range from their position on pending legislation to the budget to local affairs.

**Adult Education Classes:** Both community colleges and unified school districts frequently offer adult classes of all kinds. Invite a representative to your park to describe what the offerings are for the upcoming year.

**Commission On Aging/Area Agency On Aging:**

An outstanding resource for wide variety of programs and services for Seniors. Will be able to put you in contact with experts in many fields.

**Community Health Centers:** Choose the agency that provides medical care to moderate and low-income residents. A representative can come out

to describe the services available for all ages of residents and any special programs your county provides.

**Conservation Programs:** Every community has a variety of different types of "conservation" programs, for water or energy for example. Check your Utility Services Departments first, then the phone book for special programs near you and invite a representative to come speak about their conservation plans and ideas.

**Emergency Preparedness:** The American Red Cross, Cal-Fire or local City Fire Department often offer an Emergency Preparedness presentation.

**Hicap – Medicare:** Excellent presentation on options available in any county for MEDICARE, also describes different approaches... i.e. Supplemental

Plans vs. Medicare Advantage plans. Details about Prescription Drug Programs. Contact 1-800-434-0222, or on the web at [www.cahealthadvocates.org/HICAP/](http://www.cahealthadvocates.org/HICAP/)

**Hospital Community Educational Services:**

Most facilities offer speakers on a wide variety of topics who will bring materials and handouts to share. Ask for the Educational Community Outreach or Public Relations Department.

**League Of Women Voters:** The League has a number of different outreach programs and speakers available

**Neighborhood Watch Programs:** The local police department or sheriff's department will send an officer to discuss setting up a "Park Watch" program for your mobilehome park, including materials and workshops.

**Parks And Recreation Department:** Invite a representative of the local department to come discuss the wide range of programs offered for youth and seniors. If you are a senior park, limit the topics to programs that are just for seniors. Representative will bring flyers for all classes and programs the department offers. ■



# How You Can Recommend Candidates for PAC Endorsement

**With this fall's general election campaigns approaching, GSMOL members are invited by the GSMOL Political Action Committee (PAC) to identify candidates to be considered for PAC endorsement.**

Our recently updated GSMOL PAC Candidate Endorsement Policy gives renewed emphasis on the candidate endorsement process driven from the ground up, encouraging members to actively engage and evaluate candidates to recommend for endorsement.

Beginning with this 2014 general election cycle, the updated policy calls for endorsing candidates for local office, in addition to statewide offices. Ensuring strong support among local elected officials is as important to protecting our homes, as electing supportive candidates to the Senate and Assembly. However, with limited PAC funds, only those PAC-endorsed candidates running for state office will be considered for a contribution.

For any endorsement to have the most value to the candidate, it must become known to voters before they cast Vote-By-Mail ballots starting in early October. To accomplish this, our PAC endorsement decisions must be made in time to be included in the candidate's campaign materials are printed, and be announced in the Sept-Oct issue of *The Californian*. Thus, our endorsement process must follow a very tight timeline to reach a September 1 deadline.

If you're interested in recommending a candidate for endorsement, your first step is to identify candidates or races you want the PAC to consider. These may be candidates for local office (e.g., city council, county supervisor, court judge, etc.) or for state assembly or senate. Then for each race to be considered, email the Candidate Contact information ASAP to our PAC chair faas@verizon.net, with copies to your GSMOL zone VP and regional manager.

The PAC will then invite each identified candidate to complete a Candidate Endorsement Questionnaire, and share the completed Questionnaires with the local sponsor.

Upon receipt of the completed Questionnaire, local leaders are urged to engage and vet candidates (particularly non-incumbents) through a local candidates' forum or individual meetings. In deciding to recommend a candidate for PAC endorsement consideration, local GSMOL leaders should assess the candidate's support of manufactured-home owners, including the candidate's view of property rights (supporting those of homeowners as well as park owners), and understanding of the importance of existing (or proposed) local ordinances that protect manufactured-home owners' interests.

After reaching consensus within the district on which candidate to recommend, and submit the candidate's name, along with a

brief summary supporting the recommendation by August 11 to our legislative advisor & the PAC chair with copies to your Zone VP and region manager. (Note: Recommendations received after this deadline will be considered, but may be too late for announcement in *The Californian*)

PAC Board members will review each endorsement recommendation, completed questionnaires & legislative advisors' recommendation, and decide which candidates to endorse before September 1.

The updated policy lists detailed steps in the endorsement process, along with specific criteria for prioritizing candidate endorsement & contributions. The policy statement and timeline for its implementation is available from your GSMOL Board, region managers, associate & assistant managers, and was emailed to chapter officer for whom the office has addresses. You may also request a copy by emailing me, at the above address.

**Please accept our invitation to participate** actively in the candidate endorsement process. By helping select and elect those candidates who support us, GSMOL will be in a much better position to pass laws that will protect MH owners and also oppose harmful bills sponsored by parkowners.

As you may know, the GSMOL PAC exists as an entity separate from GSMOL, and manages a PAC Fund independent of GSMOL. The PAC's purpose is to endorse candidates whom it judges, with input from the GSMOL legislative advisors, will best represent manufactured homeowners in defending our rights, home values and way of life.

Our PAC is funded only by contributions to the PAC Fund from homeowners like you. Contributions to the other GSMOL funds – legal, homeowner defense and disaster relief - are not used for supporting candidates for public office. For that reason, contributions to the PAC Fund are critical to our support for candidates who support our interests.

Contribute to the PAC Fund by sending a check (with a notation indicating that that it is a contribution to the PAC) to: GSMOL-PAC, 6101 Ball Road, Suite 202, Cypress, CA 90630, or go online <http://www.gsmol.org/apply/donations.php> to the GSMOL website's Fund Donation Page (under Get Involved).

The GSMOL PAC is a crucial part of our organization's legislative and political agenda, and its success depends on the support of leaders like you.

**Help Your PAC Work for You! ■**

- Ron Faas  
GSMOL PAC Chair



# Mobile Home - Service & Repair

What are your needs?..... We Can Help!



**Get your Free Estimate Today**

**20/40% off**

**Special Pricing for Seniors & Veterans Available**

**Call Today 1.855.370.3900**

**www.calstarmhc.com**

**Foundations-Piers, Pads, Braces**  
**Earthquake Bracing**  
**Leveling**  
**Plumbing Repairs & Re-plumb**  
**Roofing-shingles & aluminum**  
**Permanent Foundations**  
**Sub- Floor Repair**  
**Awning & Awning post**  
**Skirting**  
**Decks, Porches, Steps**  
**Carpeting & Tile**  
**Painting**  
**Siding Swamp Coolers**  
**Heating & Air Conditioning**  
**Kitchen & Bath Remodels**

**License # 989323**

**DISCOVER MasterCard VISA**  
 All Major Credit Cards Accepted



**Barber Insurance Agency, Inc.**  
**(800) 696-1108**  
**www.barberinsurance.com**  
**Lic #OG55500**

**Finally, you can combine your Auto and Mobile Home Insurance to SAVE \$\$\$**  
**Call the experts at Barber Insurance to find out how.**

- Same Independent Agency specializing in factory built homes since 1969.
- Offering more products and ease of doing business than ever.
- Visit our new Virtual Insurance Office online, or if you prefer....
- Call for good old fashion customer service!

**Barber Insurance Agency**  
**620 College Avenue**  
**Santa Rosa, CA 95404**  
**(707) 526-7900**  
**Info@barberinsurance.com**



**Attention Chapter Leaders: We Need Your Email Address!**

Don't miss out on important communications from GSMOL. In order to streamline our communication with chapters and their members we are encouraging every chapter to provide an email address for at least one chapter officer.

We will only use this for official GSMOL communications. If we don't yet have an email address for at least one officer in your chapter, send it to our membership co-chair Anne Anderson at a.bushnell.anderson@gmail.com.

**As always, you can call the home office at 1-800-888-1727.**



To settle the lawsuit, the developer agreed to pay each homeowner the equivalent of \$80,000 in additional benefits so that all homeowners could be fully compensated for the \$100,000 “in place” fair market value of their homes. Some of the homeowners have chosen to move into new mobilehomes in the City-owned Mountain View Mobile Home Park. The developer agreed to purchase the portion of the park that would remain open, and to allow the 10 mobilehomes to remain as the Village Trailer Park for a period of 50 years.

Following the settlement, the entire \$10,000 loan was paid back to GSMOL on June 13, 2014, exactly one year from the date of the loan.

- Ray Downing, Zone C Vice President

### Senior Residential Park Overlay Ordinance Huntington Beach

Six months ago, Betsy Crimi of Rancho Huntington approached GSMOL about how to help preserve the senior-only parks in Huntington Beach. GSMOL leaders worked with the residents to develop a proposal to establish a “Senior Park Overlay.” The leaders and residents approached Councilmember Jim Katapodis and provided him with information on what other cities have done to preserve senior parks. Councilmember Katapodis presented the information to the City Attorney and some members of the City Council. With support from the mayor, the item was brought to the Council for a vote, but not before establishing a moratorium on any new conversions to ensure no one skirted the newly proposed ordinance.

On March 17, 2014, the “Senior Residential Mobilehome Park Overlay Ordinances” were approved by the City Council to help protect the 10 senior parks primarily occupied by seniors 55

years of age and older from conversion to family (non age-restricted) parks, and preserve affordable senior housing in the City of Huntington Beach. These ordinances will favorably affect the lives of thousands of Huntington Beach senior citizens including numerous veterans.

Great things can happen when you are united and work together towards one goal.

- Mary Jo Baretich, Region 5 Co-Regional Manager

## Zone D

### Sheahan Named to National Position

GSMOL Zone D Vice President, Tim Sheahan, has been elected President of the **National Manufactured Home Owners Association** (NMHOA), a nonprofit advocacy organization representing MH owners across the country. GSMOL is a charter member. Tim has served on the Board of Directors of NMHOA for the past 11 years, and has served on the HUD Manufactured Housing Consensus Committee in Washington, D.C. since 2009. Tim is continuing to serve as GSMOL VP for Zone D. He encourages homeowners and homeowner associations, or in California to join NMHOA. The NMHOA website is: [www.nmhoa.org](http://www.nmhoa.org).

### Dispute over Cavalier MHP Proceeds to Trial

The trial in *Dunex v. City of Oceanside* began on June 24 in Vista Superior Court. Dunex (the owner of Cavalier MHP) is suing the CITY for \$35M alleging “takings” arising from a long-standing dispute over Dunex’s attempts to subdivide Cavalier.

This is the fourth lawsuit filed by Dunex against the City within the last five years according to the city attorney. The trial was expected to last 11 days. ■

“ These ordinances will favorably affect the lives of thousands of Huntington Beach senior citizens including numerous veterans. ”

## FEEDBACK WANTED!

Give us your feedback on *The Californian*. Comments on stories we’ve published, or stories you’d like to see are always welcome. Tell us what you like and what you don’t like so we can help tailor *The Californian* to you—our member!

Send your feedback to [editor@gsmol.org](mailto:editor@gsmol.org)





# Resident Owned MH Communities

## Resident MH Park Purchases Creating a “Win-Win” for the Residents and the Park Owner

For MHP resident groups, the big question is always, “Where can we find a mortgage lender to help us buy our park?”



One California resident group recently came up with a solution that worked well for them and for their park owner. As you know, successful real estate deals generally benefit the seller *and* the buyer.

The park in question was a “mom and pop” operation. The park owner was in his 70’s. He’d owned the park for almost 20 years. He wanted to retire. He put the park on the market, at a price close to its fair market value. Some real estate investors had shown interest and made offers. The resident group was well-organized and motivated to buy the park, if a sensible arrangement could be made with the park owner.

The solution? The resident group asked the park owner to be the “bank.” That is, they asked him to carry a mortgage to finance most of the group’s purchase of the park. This was the perfect solution for both sides. The resident group got its long-term mortgage, and the former park owner deferred his capital gains through an “installment” sale.

Here are the facts:

**The Park:** A 46-space family park in a central coast county.

**The Goal:** Convert the park into a resident-owned cooperative, with title to the park real estate held by the residents’ homeowners association (a nonprofit, mutual benefit corporation or “NPMB”).

**Membership Shares:** The NPMB offered 46 membership shares for sale to the residents (one share for each household).

Share Price: \$9,250

**Share Purchase Terms:** Either (1) pay cash or (2) finance a membership share by putting \$500 down, then making payments of \$64/month. The share loan is assumable, and can be prepaid without penalty at any time.

**Member Monthly Assessment (“rent”):** Members pay 4.5% more than the amount they paid as renters under the county’s RSO.

**Governance:** By a 5-person board of directors, elected by association members. Regular open board meetings to be held in the park clubhouse.

**Park Management:** by a professional property management company, chosen by the homeowners.

At close of the park purchase escrow, 35 households bought membership shares in their NPMB. The 11 households that didn’t purchase a share simply became tenants of the NPMB, protected by local rent stabilization.

This real estate transaction was a “win” for buyer and seller. The deal solved problems and benefited both sides.

### It was a “win” for the park residents because:

- Their NPMB now owns the park;
- They have stabilized their rents over the long term;
- They have protected the value of their homes;
- They select the company that will manage the park day-to-day;
- Those residents who didn’t participate still have the protection of the local RSO;
- The park will never be closed or converted to some other use;
- They have taken control of their futures. ■

- By Dave Loop, GSMOL VP for Resident Owned Manufactured Housing Communities



# YOU Have Questions? WE Have Answers!

Do you have a burning question about manufactured housing, the MRL, GSMOL or any other topic of interest to manufactured-home owners? We can help. Starting with the September/October 2014 issue, *The CALIFORNIAN* will feature a brand new column devoted to answering select questions from our readers. Each month we will select a few of the best questions to answer in *The Californian*. Please send your questions to [editor@gsmol.org](mailto:editor@gsmol.org) no later than August 15th to give our Editorial Committee a chance to review them and formulate answers. As always, will have the expertise of our corporate counsel to answer any legal questions.




## AFFORDABLE AUTOMOBILE INSURANCE FOR MOBILEHOME OWNERS

Receive the service and affordable price that California Southwestern Insurance has offered to mobilehome owners for over 35 years. We now have a competitive automobile insurance program that offers a discount on your automobile and mobile-home insurance. You don't have to have mobile-home insurance with us to get a competitive rate on your automobile insurance. Personalized service and expert advice is included with every automobile or mobilehome policy we write. We are experts in insuring folks who enjoy the mobilehome lifestyle.

**DON'T HESITATE! CALL TODAY AND SAVE ON  
YOUR INSURANCE.**  
CALL TOLL FREE 1-800-352-0393  
and ask for Larry Reeder

**CALIFORNIA SOUTHWESTERN  
INSURANCE AGENCY**  
License #0443354

**HAVE A *Ralphs* CARD?**  
**DONATE EVERY TIME YOU SHOP!**



**NAME:** Golden State Manufactured Home Owners  
Education Fund (GSMOEF)

Organization code # 94240

## Raise Funds for our Golden State Manufactured Home Owners Education Fund 501(c)3 (GSMOEF)

It's easy and free! Every time you shop and swipe your registered Ralphs Reward cards, GSMOEF will receive a donation.

### HOW?

You can register your Ralphs Reward card at:  
[www.Ralphs.com](http://www.Ralphs.com)

Or your local Ralphs Store at the Customer Service counter.

REMEMBER, purchases will not count towards GSMOEF until you register your card(s) to apply to organization code #94240.

Questions or need a hand with instructions?  
Contact the Home Office at:

**800.888.1727**



purpose of the meeting or what will be discussed. GSMOL has successfully taken park owners to court who have violated this provision.

**Can management require liability insurance be obtained as a condition of holding a clubhouse meeting?** The answer contained in 798.51 (c) is clearly: "No". This would chill the ability of homeowners who cannot afford insurance policies to meet. The only exception is where alcohol will be served.

**Can management require a cleaning deposit as a condition of holding a clubhouse meeting?** 798.51 (b) says that no deposit can be required, regardless of whether guests or visitors attend the meeting, as long as a resident of the park is hosting the meeting and all homeowners are invited. This would not apply to a social gathering where only invited guests intend, such as a private wedding reception.

**Does management have the right to approve the content of a meeting?** Absolutely not, otherwise the park owner could control the content of meetings.

**Can speakers be invited to meetings?** 798.51 (a) (2) protects the right of homeowners to invite any speakers who meet with them with respect to any issues described in 798.50. This would include GSMOL leaders, politicians, law enforcement, the District Attorney or the like.

**Can non-resident guests attend the clubhouse meeting?** Absolutely, but with two possible conditions: (1) the park can reasonably require that a person attending the meeting who is not a speaker be the invited guest of a park resident. This just means that each non-resident guest should be paired up with a designated sponsoring resident when the guest arrives at the meeting. Many parks have no such condition, but where present it is easy to comply with using this method; and (2) parking regulations must be adhered to, which means that guests must park in designated areas. If none are available, the sponsoring resident would have to allow parking in that resident's carport.

**Can a rule that prohibits "soliciting" be used to deny an HOA or GSMOL meeting?** The answer is "no", since meetings related to mobilehome issues are not commercial in nature. Where the organization solicits dues or contributions, they are typically not commercial in nature. Thus, a

GSMOL meeting cannot be denied based upon the allegation that a non-profit entity such as GSMOL is actually "commercial" in nature. It is not.

**Does a homeowner have the right to walk the park and distribute literature or information, or speak with other homeowners?** This important right is guaranteed in 798.51 (a) (3). Homeowners may freely walk the park, talk with their neighbors and distribute written literature. They may also hand carry petitions or solicit residents to join organizations such as GSMOL. The only limitation is where a resident requests that no literature be left on their space, or that they not be disturbed. In those cases, the wishes of the resident to be left alone should be honored. But it is the resident, and not management, who makes this request.

**Can homeowners use the mail tubes to distribute 798.51 literature?** The answer depends upon the park's policy. If the mail tubes are installed at the park owner's expense and are limited solely to park owner-initiated communications, then as long as all residents and resident groups are equally prohibited from using the mail tubes, the rule is probably reasonable. In such cases canvassing, leafleting, distributing information or knocking on doors should be used. But the park cannot discriminate, and allow only some persons or entities to use the tubes. If some get to use them, then all should be allowed to do so.

**Can a homeowner go to another park where they do not live to speak, distribute literature or talk with residents?** Absolutely they can. But this requires an invitation from a resident of that park according to 798.51(a) (2). Thus, at least one park resident needs to make the invitation and should accompany the guest throughout the park. A park owner can reasonably prevent someone from showing up in the park uninvited and moving throughout the park.

Many tools are available which can be used to organize and strengthen homeowners. GSMOL urges you to read and know your rights, and most importantly to put them into practice. We support your exercise of these "MRL First Amendment" freedoms, and you should contact your local GSMOL immediately if any of these rights are being denied. ■

- By Bruce Stanton, Attorney

“Many tools are available which can be used to organize and strengthen homeowners.”

# GSMOL "Who's Who"

• Leaders in Your Area - Refer to Map on Page 19 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](mailto:karucker@sbcglobal.net)

#### ASSISTANT MANAGER

**Pat Dallara**  
400 Hiram Page Rd.  
Yreka, CA 96097  
Phone: (530) 842-1327  
[happy2bat52@yahoo.com](mailto:happy2bat52@yahoo.com)

### REGION 11

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

### REGION 14

COUNTIES: Colusa, Sutter, Sacramento, Yolo and Yuba

#### ASSOCIATE MANAGER

**John Bertaut**  
5909 Mallard Lane #222  
Citrus Heights, CA 95621  
Phone: (916) 500-1485  
[GSMOL1136@aol.com](mailto:GSMOL1136@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  
[garyslighthouse@sbcglobal.net](mailto:garyslighthouse@sbcglobal.net)

### REGION 2

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

#### REGION MANAGER

**Diane McPherson**  
83 Sequoia Circle  
Santa Rosa, CA 95401  
Phone: (707) 573-0410  
[deemcph42@hotmail.com](mailto:deemcph42@hotmail.com)

#### ASSISTANT MANAGER

**Bill Donahue**  
28 Oakwood Dr.  
Petaluma, CA 94954  
Phone: (707) 765-2556  
[williamdonahue28@hotmail.com](mailto:williamdonahue28@hotmail.com)

#### ASSOCIATE MANAGERS

**Richard Heine**  
143 Bryce Canyon Rd  
San Rafael, CA 94903  
Phone: (415) 479-6343  
[rah111@comcast.net](mailto:rah111@comcast.net)

**Ernest Ponce De Leon**  
300 Stony Point Rd. #515  
Petaluma, CA 94952  
Phone: (707) 981-7605  
Cell: (650) 892-3176  
[ernest.deleon@comcast.net](mailto:ernest.deleon@comcast.net)

## 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](mailto:jeankc@sbcglobal.net)

#### ASSOCIATE MANAGER

**Debra Hulsey**  
720 E. Worth Ave #221  
Porterville, CA 93257  
Phone: (559) 784-4986

### REGION 13

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

#### REGION MANAGER

**Linda Larsen**  
6706 Tam O'Shanter Dr. #114  
Stockton, CA 95210  
Phone: (209) 473-3226  
[linda4947@att.net](mailto:linda4947@att.net)

#### ASSISTANT MANAGER

**Nicole Ackerman**  
6706 Tam O'Shanter Dr. #117  
Stockton, CA 95210  
Phone: (209) 986-1555  
[nlackerman@sbcglobal.net](mailto:nlackerman@sbcglobal.net)

## ZONE B-1

### REGION 8

COUNTIES: San Luis Obispo, Santa Barbara and Ventura

#### ASSISTANT MANAGERS

**Barbara Tolerton**  
109 Blackburn Pl.  
Ventura, CA 93004  
Phone: (805) 647-1935  
[oldvalleygirl@aol.com](mailto:oldvalleygirl@aol.com)

**Joan Harper**  
1012 Kerry Dr.  
San Luis Obispo, CA 93405  
Phone: (805) 543-7946  
[nutmegger36@att.net](mailto:nutmegger36@att.net)

#### ASSOCIATE MANAGER

*Ventura County*  
**Jill Martinez**  
213 Iris Way  
Ventura, CA 93004  
Phone: (805) 323-5859  
Cell: (805) 982-0013  
[jillmartinezgsmol@gmail.com](mailto:jillmartinezgsmol@gmail.com)

#### ASSOCIATE MANAGER

*South Santa Barbara County*  
**Anne B. Anderson**  
333 Old Mill Rd. #161  
Santa Barbara, CA 93110  
Phone: (805) 895-8319  
[a.bushnell.anderson@gmail.com](mailto: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  
Phone: (831) 384-6058  
[otterpc@aol.com](mailto:otterpc@aol.com)

**Bob Lamonica**  
2395 Delaware Ave. #131  
Santa Cruz, CA 95066  
Phone: (831) 469-9248  
[bob@cruzexpo.com](mailto:bob@cruzexpo.com)

**Carole Harris**  
444 Whispering Pines Dr. #124  
Scotts Valley, CA 95066  
Phone: (831) 438-4404  
[carolemae\\_harris@yahoo.com](mailto:carolemae_harris@yahoo.com)

## ZONE C

### REGION 3

Los Angeles County

#### REGION MANAGER

**Edward Souza**  
17350 E. Temple Ave. #466  
La Puente, CA 91744  
Phone: (626) 506-4303  
[covinahillsgsmol@yahoo.com](mailto:covinahillsgsmol@yahoo.com)

#### ASSOCIATE MANAGER

**Chuck Loring**  
8250 Lankershim Blvd., Olive 7  
North Hollywood, CA 91605  
Phone: (818) 768-6257  
[chuckloring@dslextrême.com](mailto:chuckloring@dslextrême.com)

#### Martha Vazquez

17350 E. Temple Ave. #379  
La Puente, CA 91744  
Phone: (626) 965-3454  
[vmargsmol@yahoo.com](mailto:vmargsmol@yahoo.com)

### REGION 5

Orange County

#### REGION MANAGERS

**Mary Jo Baretich**  
21752 Pacific Coast Hwy #23A  
Huntington Beach, CA 92646  
Phone: (714) 960-9507  
[mjbaretich@hotmail.com](mailto:mjbaretich@hotmail.com)

#### Ray Deniston

338 Magpie Lane  
Fountain Valley, CA 92708  
Phone: (714) 334-5866  
[raydeniston@gmail.com](mailto:raydeniston@gmail.com)

#### ASSOCIATE MANAGERS

**Nancy Agostini**  
21752 Pacific Coast Hwy #2A  
Huntington Beach, CA 92646  
Phone: (714) 625-3321

#### Kathy Downing

2770 W. Lincoln Ave. #42  
Anaheim, CA 92801  
Phone: (714) 828-2896  
[kathydowning@sbcglobal.net](mailto:kathydowning@sbcglobal.net)

#### Janet Offhaus

201 W. Collins Ave. #81  
Orange, CA 92867  
Phone: (626) 991-7537  
[jilloyd758@live.com](mailto:jilloyd758@live.com)

#### Ginger Roberts

1973 Newport Blvd. #55  
Costa Mesa, CA 92627  
Phone: (949) 533-1075  
[gngroberts@gmail.com](mailto:gngroberts@gmail.com)

## REGION 6

San Bernardino County

#### REGION MANAGER

**Carl Laughman**  
9800 Baseline Rd #7  
Rancho Cucamonga, CA 91730  
Phone: (909) 980-3484  
[Kalkkarl43@netzero.net](mailto:Kalkkarl43@netzero.net)

#### ASSOCIATE MANAGER

**Joseph Diaz**  
4400 Philadelphia St. #123  
Chino, CA 91710  
Phone: (909) 591-9973  
[Joseph68diaz@yahoo.com](mailto:Joseph68diaz@yahoo.com)

## ZONE D

### REGION 7

COUNTIES: San Diego and Imperial

#### REGION MANAGER

**Frankie Bruce**  
10771 Black Mtn. Rd. # 100  
San Diego, CA 92126  
Phone: (858) 335-8885  
[francesbruce@att.net](mailto:francesbruce@att.net)

#### ASSOCIATE MANAGERS

**Victor Roy**  
200 N. Camino Real #422  
Oceanside, CA 92058  
Phone: (760) 439-0069  
[victoryawaitsyou2@hotmail.com](mailto:victoryawaitsyou2@hotmail.com)

#### Don Greene

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

#### Karen Bisignano

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

### REGION 9

Riverside County

#### ASSOCIATE MANAGERS

**Barbara Rish**  
3701 Fillmore St. #137  
Riverside, CA 92505  
[barbaragsmol@yahoo.com](mailto:barbaragsmol@yahoo.com)

#### Ron Wunsch

1044 Via Grande  
Cathedral City, CA 92234  
Phone: (760) 328-0688  
[rwunsch@dc.rr.com](mailto:rwunsch@dc.rr.com)



INSURANCE  
AGENTS  
EDUCATION  
NETWORK

REGION

(916) 681-5554  
(800) 955-9842  
Lic#0E14656



# THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE

6101 Ball Road Suite 202 • Cypress, CA 90630

## 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 THE APPLICATION BELOW 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 Spousal/Partner Voting Membership for \$10 More
- ☐ 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)

First Name \_\_\_\_\_ Initial \_\_\_\_\_ Last Name \_\_\_\_\_

Spouse/Second Occupant \_\_\_\_\_

Park Name \_\_\_\_\_

Street Address \_\_\_\_\_ Space # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Day Phone \_\_\_\_\_ Alternate # \_\_\_\_\_

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 fund*

Legal Defense Fund \$ \_\_\_\_\_

Disaster Relief Fund \$ \_\_\_\_\_

Political Action Committee (PAC) \$ \_\_\_\_\_

Detach And Keep for Your Records Thank you!



Form 100  
Rev 7/14

Comments (For Office Use)

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