

# THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME  
OWNERS LEAGUE

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March/April 2015



Hidden Springs Country Club, Desert Hot Springs, CA

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

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

GSMOL enhances the quality of life for all Manufactured-home owners and for residents of Mobilehome Park Communities throughout California. We champion the property rights of homeowners, and deliver value through advocacy, information and service. GSMOL lobbies for just and fair protection under the law for manufactured-home owners so they may experience the quiet, peaceful enjoyment of their community. 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.

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

# Moving Forward - Year 2

Nearly a year has gone by since you elected me the President of this great organization. Congratulations to all the Board members, new and old, who have worked with me this year. Your dedication and hard work is greatly appreciated, by me and by the members we all proudly serve.

On January 23, 2015, the Board of Directors held the annual meeting at Rancho San Luis Rey Mobilehome Park in Oceanside. Our appreciation goes out to the GSMOL Board and members, as well as their management team, for hosting this event and the reception the evening before. This park was featured in a previous issue and our visit there proved every word in that article to be true. Not only is it a beautiful park, but also their managers and residents are warm and receptive. Thank you.

Our next Board meeting will be in **Roseville, CA on April 23rd, all members are welcomed.** It will be held at **Denny's Restaurant, 122 Sunrise Ave from 9:30 to 3:00.** Members are encouraged to sit in on the quarterly meetings and to ask questions about the issues discussed. Attending these meetings is an excellent way to keep in step with the many facets of responsibility the Board works on daily. By meeting and interacting with you, our members, we learn where our focus needs be in order to better provide the services required.

Since the first of the year, it has been my honor to attend many chapter meetings throughout the state. The day following the January meeting in Oceanside, the Date Palms chapter in Cathedral City (President, Bill Keyser) held a meeting in their lovely park, hosting members from many parks in their area. Tim Sheahan, Zone D Vice-President accompanied me on this visit and was able to answer many questions relevant to their area.

I did a surprise stop on the way home from Southern CA to attend a meeting on a Saturday morning at Colonial MHP in Porterville, where Joyce Jared, the chapter President, held a very informative, enlightening meeting. More recently, I was in attendance at a meeting of the

newly reactivated Chapter of Caribou MHP in Stockton, CA. I enjoyed meeting their chapter President, Susie Miller, and hearing how they have followed the lead of Regional Manager Linda Larsen, in solving some serious problems they were facing in their park. It is always a pleasure for me to attend chapter meetings and meet with the GSMOL officers and members.

Especially exciting was my visit to Rancho Santa Barbara where they celebrated their chapter's 50th anniversary. It was a pleasure to watch as the members honored their President, Anne Anderson. Many of their members received certificates for being GSMOL members for 30 or more years. Special certificates were given to the chapter and the members by County Board of Supervisor Janet Wolf. A moving tribute was given to Jim Richard who passed away on December 2nd; Jim, a resident of Rancho Santa Barbara, was a tireless campaigner on behalf of Manufactured-home owners in Santa Barbara County.

The value-added benefit program, E.J.S. Insurance, is in the final stages of preparation and you will soon be receiving a packet in the mail describing all the benefits you can take advantage of as a GSMOL member. Many thanks to Ernest Stroebel, President of E.J.S. Insurance Services, Inc., for his hard work in putting this packet together for us. We trust that members will find money-saving benefits to fit their needs. When you receive your packet, be sure to tell your friends and neighbors and let them know that they too can share in these benefits by becoming a regular or associate member of GSMOL. The cost savings should well cover the minimal cost of their membership.

Again, I stress the importance of getting to know the GSMOL leaders in your area and at state level. These dedicated, hard-working volunteers are listed in the Who's Who and Board of Directors pages of this magazine. We hope to soon feature more of them in the Californian. Let them know how much they are appreciated either by a phone call or an email. ■

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



# The Desert's Best-Kept Secret

by:  
Linda Burke  
Photos by Sheila Kelly

Hidden Springs Country Club, situated in Desert Hot Springs in the Coachella Valley, just minutes northeast of Palm Springs, is an active senior 55+ year-round community. Built in 1962, it has 317 spaces and is owned and managed by Cal-Am, which owns and manages multiple MH and RV park resorts along the West Coast and Arizona and Florida. Our residents are 75% full-time and 25% snowbirds. Hidden Springs Country Club offers homes for sale and rent and lots are available. RV spaces are available also.

Hidden Springs Country Club is built around a 9-hole executive golf course with pro shop on beautifully landscaped grounds. Our Men's and Women's Golf Associations are very active, both on the course and socially. The Associations sponsor many club tournaments as well as a special benefit tournament for local charities. Our golfers love our winter weather.

Hidden Springs Country Club boasts a lovely clubhouse with a full kitchen and club facilities surrounding the indoor and outdoor spas, sauna, heated pool, fitness center, laundry room, barbecue area, shuffleboard and two tennis courts. Indoor facilities are the library, craft room

friendly plants by distributing "pups" and other plants and even beautified the dog park.

We have a strong Homeowners Association which holds monthly meetings and dinners as well as other events.

The HOA sponsors many of our clubs and social events and also supports many community events in Desert Hot Springs. With its busy social calendar, the HOA offers activities for all residents and prints and delivers the monthly newsletter. Our HOA is the voice of our residents. Cal-Am Management sponsors special events during the year and supports many of the golf and HOA events plus prints our park directory.

Our GSMOL chapter, #1363, has been active since 1979, with 23 members over 10+ years and 6 members over 15+ years, and we send cards congratulating them on their membership. We hold monthly GSMOL meetings and have short sessions at HOA meetings to inform residents of any pending legislation. We have hosted two GSMOL Road Shows and, with the assistance of the HOA, we send our representatives to the state conventions. At the 2014 convention, our local chapter president, Shirley Bales, was awarded the 2014 GSMOL Legacy Award. We have divided our park into eight zones with a GSMOL representative in each zone to promote membership and information. GSMOL and HOA work hand-in-hand.

Hidden Springs isn't the biggest or newest MH community in the area, but ask anyone who lives here what is special about our community, and they will tell you it is the friendliness of the people and the beautiful winter weather. It is a wonderful place to live. ■



“ We have a strong Homeowners Association which holds monthly meetings and dinners as well as other events. ”



and artist group, which offer classes, the large game room with pool, ping pong, and card tables. There are areas for on-going puzzles or other projects as well as the weekly Mexican train, bridge, poker, Bible study and yoga available as well as monthly book club. There are water aerobics for those who try to keep fit. We have emergency preparedness instruction and classes on CPR and use of our two defibrillators, one in the clubhouse, and one in the Pro Shop. A “Germinator” Garden Club now helps residents keep their yards looking pretty with desert-

# Zone Reports

## ZONE A REPORT

*John Bertaut, Zone VP*

**Zone A continued the First-Friday Conclaves, hearing from the following guest speakers, December through February: Stephanie Reid, Principal Consultant to the California State Senate Select Committee on Manufactured Home Communities; Brad Harward, Field Operations Manager for the California State Department of Housing and Community Development; and, Brian Augusta, GSMOL Legislative Advocate.**

In the interest of making Conclaves accessible to as many parks in the Zone as possible, our December Conclave was held in Woodland and hosted by Chapter President Ginny Toby and her team from Country Villa Estates in Esparto. Our March Conclave is scheduled for Grass Valley, to be hosted by Chapter President Pete McKnight and her team, in their park clubhouse. Featured speaker will be Ivan Castro of PG&E to discuss with us the MHP Utility Upgrade Program, which is scheduled to begin, shortly.

After visits by Zone officers to more northerly area parks in Shasta Lakes and Grass Valley, several chapters are in the process of being re-activated, The HOA concept was also described during our visits and some parks are pursuing action to organize an HOA in their park, using the model we described.

We also attended a meeting conducted by Region 4 Manager, Anne Rucker, as we visited her home Chapter in Chico. As guest speakers, we talked about the purpose and reasons for an HOA, working together with the local GSMOL Chapter, and also answered a variety of questions regarding the MRL.

Zone A is presently preparing to host the April BOD meeting and we look forward to sharing, with members in our area, the unique experience of watching the Board of Directors in action.

## ZONE A-1

*Miss Terri Pohrman, Zone VP*

**Zone A-1 continues to grow its networks and leaders... with chapters being formed, re-activated, and super-chapters developing—all work done on a volunteer basis, to help mobile home owners know their rights.**

Jerry Jackson / Calistoga is now hosting our new GSMOLNORTH Facebook page – join us on FB at GSMOLNORTH to support or encourage our work.

There have been many small earthquakes in Napa Valley. Water heater strapping in Napa Valley is encouraged, free permits are available, through Fair Housing Napa Valley.

Millpond MH Park, San Jose, will host our next zone managers meeting April 18th with Gary Smith Associate Manager. Looking forward to activating this area.

**“Know Your Rights” FREE seminar offered in Zone A-1.**

Contact [gsmolnorth@comcast.com](mailto:gsmolnorth@comcast.com) to schedule one at your park, where you will learn about HCD (Title 25), MRL's, Long term leases, rent stabilization, evictions, permits, trees & driveways, etc.

Please assure 15-20 mobile home neighbors from yours & nearby parks! We bring treats / snacks, and 2 hours of solid information. Help your neighbors to know their rights!

## ZONE - B

*Ron Hulsey, Zone B VP*

**On Monday, the 16th of February, Jean Crowder, Linda Larsen-Nye, Region 13 Manager, Debbie and myself went to a GSMOL Meeting at the Caribou Mobile Estates (CME), in Stockton and we were amazed at how the newly installed chapter President, Susie Miller and other officers have hit the ground running.**

“After visits by Zone officers to more northerly area parks in Shasta Lakes and Grass Valley, several chapters are in the process of being re-activated, The HOA concept was also described during our visits and some parks are pursuing action to organize an HOA in their park, using the model we described.”

See [Zone Reports](#) on page 6 ➤

Long standing problems in the park are being addressed and fixed through their efforts. They are helping residents solve failure to maintain issues and other health and safety problems the management has chosen to ignore for a very long time. Another recently reactivated chapter, Villa Park, Clovis, CA, under the leadership of their GSMOL President, Phyllis Mitchell, is also making great strides toward bringing the park owner to task regarding MRL and health and safety issues that management has failed to address. These two chapters are excellent examples of how good leadership working under the guidance of GSMOL can stand up for their rights with results that benefit all the homeowners in their park.

We also wish to congratulate Arabian Villa for successfully reactivating GSMOL Chapter 1324 in February. Thank you to Lily Dorfmeier, Shirley Rice, Patrick Walker and Lorraine Nelson for taking on the officers' responsibilities to make this happen. We are looking forward to a long and successful association with the members in the Clovis, CA park.

Good News for all MHcommunities, and MH owners in Clovis. The Woods MH Community in stood up for their rights under the City Rent Stabilization Ordinance, and petitioned for a review of a rent increase the park owner had imposed over and above the legal annual increase. The owner withdrew the increase a few days after the City notified them of the review request. Guided by GSMOL Regional Manager, Jean Crowder and Bruce Stanton, Attorney the park's action is another good example of what can be accomplished if residents stand united.

## ZONE B-1

*Gari Cave, Los Osos member, resident in Morro Shores MHP*

**For 35 years, the California Senior Legislature (CSL) has been proposing supportive legislation for seniors and acting to get that legislation authored and signed into law.** CSL is an organization of 120 Seniors (age 60+) who volunteer as elected senior legislators representing every part of the state. While it

is a State created organization, it receives no funding from the State. All efforts are supported through DONATIONS.

Since the program started in 1981, 198 of the bills designated as CA Senior Legislative priorities have been passed by state lawmakers and signed into law. These bills have covered such issues as nursing home reform, adult day health care, transit for the elderly and handicapped, elder abuse shelters, crimes against the elderly, Medi-Cal assistance, mobile/manufactured home occupancy and other senior housing issues. Additional bills put forth by CSL, include the reinstatement of the **Property Tax Deferment program**. Counties are allowed to bring back this program that allows deferment of property taxes until the low income senior is no longer living in the home and the property can be sold. This program prevents senior homelessness. Another bill that focuses on keeping seniors in their homes requires an in-person interview with a loan counselor before a Reverse Mortgage can be implemented. Perhaps one of the more immediately successful bills has been the **Silver Alert** program that uses the existing Amber alert network to notify the public and first responders when a senior with dementia or related disease is missing. In its first year of operation, the program returned 149 seniors to their families.

The **\$250,000 CA Senior Legislature (CSL)** is collected through a **check off on our state income tax forms**. Last year, CSL was short \$30,000 of donations. If that occurs again, the CSL will lose their check-off line on the CA tax return. Please check off Code **#427** on the second side of your CA State Tax return towards the bottom of the list and donate from a dollar to any amount you wish. You can also get more information by going to "4CSL.ORG" and consider joining the Friends of the California Senior Legislature for \$10 a year. This organization is too important to lose; please encourage your residents to check off the **CA Senior Legislature** on their **CA State Tax return**. The CSL works on all senior issues in Sacramento and is separate from GSMOL's lobbyist who

“ Another bill that focuses on keeping seniors in their homes requires an in-person interview with a loan counselor before a Reverse Mortgage can be implemented. ”

See Zone Reports on page 7 ➤

“Some park owners continue to push for huge rent increases when homes are sold, which will likely be the deal-breaker.”

works on exclusively mobile/manufactured home issues in Sacramento.

## Zone C Report

*Ray Downing, Zone VP*

**In February, Zone C experienced the unforeseen death of one its most beloved leaders, Ray Deniston.** The memory of his charisma, charm, and patience will stay in our hearts forever.

On February 14th a Memorial was held for Ray at the Rancho La Siesta Mobile Estates in Fountain Valley, attended by over 150 friends and neighbors. Ray Downing and several other speakers praised Ray Deniston's accomplishments and knowledge, and expressed the sorrow at the loss of such a vibrant personality.

On another note, Zone C has a very good report to make on park management. This past year or so, Ray Downing, his leadership team, and member residents of the parks have been able to get five abusive onsite managers replaced in Zone C. The techniques used with upper management and park owners proved to be successful, and mutual respect has developed between the GSMOL leaders, park owners, and management.

Following a report in the January/February issue of The Californian regarding the Closure of the Ebb Tide Mobile Home Park in Newport Beach, the Newport City Council approved the Relocation Impact Report as presented, against the wishes of homeowners. The representative of the owner/developer had individually negotiated with the majority of the homeowners prior to the city council meeting regarding compensation for their homes. The agreements included a “gag” order. Reports from some anonymous homeowners showed extreme variations in the amount of money they would receive. Unfortunately, these amounts were not based upon any appraisals of the homes. In addition, the homeowners were threatened that if they did not sign their agreements by the date of the city council meeting, they would only receive \$9000 for a single-wide and \$14,000 for

a double-wide, even though comparable homes two blocks away now ranged between \$70,000 and \$150,000. Those who did not sign are still trying to negotiate. The city council does not want to be involved.

The developer proposes to build 80 multi-million dollar homes on this sight. The small percentage they should be paying the homeowners not comparable to the developer's gain on the sales of the new homes, even after development costs.

## Zone D Report

*Tim Sheahan, Zone VP*

I'm pleased to report we have a new Associate Manager in Region 7, Buddy Rabaya, who is also President of Santee Mobilehome Owners Action Committee (SMOAC). Initially, Buddy will serve the Santee area but I hope that once he is familiar with his new GSMOL leadership position, he will expand his reachout to all areas of Region 7 in San Diego County. Welcome aboard Buddy!

Additionally, GSMOL had success in assisting an elderly lady GSMOL member who lives at Rancho San Marcos Estates in San Marcos. The property management company, Laguna Asset Management, initially informed her that her primary rental agreement of 1987 made her responsible for the costs of removing a dead pine tree on her lot at a cost of between \$1,600 and \$2,800. Working with both the HOA and local MH advocacy group, San Marcos Mobilehome Residents Association (SMMRA), we were able to convince the City of San Marcos that the tree constituted a hazard and; therefore, the park owner, Rutherford Investments, was SOLELY responsible for removal of the tree. The City notified the Park of the violation and gave a deadline for the tree to be removed. I cited CA MRL section 798.37.5(a) to the park owner representative and thankfully he ultimately relented in favor of our GSMOL member. This episode was yet another reminder of how “knowledge is power” and how trusting and unknowledgeable homeowners fighting for justice on their own can often be victimized if they don't know their rights or don't have advocates acting on their behalf. ■



# State Laws Give Homeowners Both Rights and Obligations

by:  
Ronald Javor

**Three sets of State laws govern most of the rights and remedies of those involved with mobilehome parks.** Taken together, they protect the health and safety of park residents, the equity in their homes, and the security of their tenure. They also protect the health and safety, equity, and security of park owners.

The Mobilehome Parks Act ("MPA") is comprised of a number of laws in the California Health and Safety Code, and regulations enacted by HCD in "Title 25" of the California Code of Regulations. These laws and regulations generally relate to physical operation of mobilehome parks and impose health and safety obligations on both park owners and home owners. They are directly enforced by HCD in about two-thirds of the parks in California; local governments handle enforcement in the other parks as "local enforcement agencies." The MPA's laws and regulations are primarily enforced by the issuance of notices of violation in response to complaints to the Mobilehome Ombudsman or other identified violations. But the Ombudsman, by law "shall not arbitrate, mediate, negotiate, or provide legal advice" on rent lease disputes except to "provide information."

The Manufactured Housing Act of 1980 ("MHA") is another set of laws in the California Health and Safety Code, which also has regulations in "Title 25." These laws deal with the manufactured homes themselves: they have standards for home maintenance, permit and inspection requirements for alterations on homes, requirements related to sales of manufactured homes, and laws and regulations related to the titling and registration of mobilehomes. They primarily are enforced by HCD only.

The Mobilehome Residency Law ("MRL") is the law in the California Civil Code which governs the landlord-tenant relationship between homeowners and park owners, and, in some situations, the park and residents who are not homeowners. It primarily deals with matters that should be in a lease or rental agreement,

rents, park rules, grounds for eviction, home buyer requirements, and space use restrictions. Residents and park owners, without HCD or local enforcement agency involvement, generally enforce the MRL through the courts.

Many other laws may have some impact in parks. Fire safety laws are enforced by local governments, as well as local health department laws and ordinances. Some Civil Code laws regulating landlord-tenant rights apply in parks if the MRL does not cover those areas. Other laws protect seniors and children from unhealthy situations, spouses and partners from abuse, and park owners or residents from unfair or dangerous conditions or consumer fraud. Local ordinances may limit or allow certain occupations or activities in parks, may regulate rents, and may govern illegal acts.

The MPA and the MHA were enacted primarily to protect manufactured home owners. Inspectors come to parks primarily in response to complaints or requests for inspections; violation notices may be issued for problems, with specified repair periods of 24 hours to 30 days. In addition, at least 5% of the statewide spaces in parks are inspected annually in space-by-space (and common area) inspections under the Mobilehome Park Maintenance inspection program ("MPM"). During an MPM inspection, inspectors walk through the park and issue violation notices for any violation in plain sight on or around a manufactured home or common area that represents an immediate threat to health and safety (up to 5 days to repair, depending on the severity of the violation) or an unreasonable threat to health and safety (up to 60 days to repair).

Despite this intention by the Legislature to protect homeowners, park residents should remember that the MPA and MHA are like two-edged swords with a label that says, "Be careful of what you wish for." Why is that? Because there

“ 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. ”

Continued on next page ➤



“The Mobilehome Residency Law (“MRL”) is the law in the California Civil Code which governs the landlord-tenant relationship between homeowners and park owners, and, in some situations, the park and residents who are not homeowners.”

are some overlaps between the MRL and the MPA or MHA. One example is that if HCD issues a violation notice for a broken porch or a space with fire hazards under the MPA, and the resident does not respond with a correction, HCD has two choices: either sue the resident (which is very expensive) or, after repeated warnings, issue a notice of violation to the park owner to “cause” the violation to be resolved. At that point, the park owner gives the resident a 60-day notice to repair and, if that does not occur, the park owner can evict the resident under the MRL.

Another common example is a resident’s complaint about the park failing to maintain utilities or common areas in violation of the MPA and Title 25, or if trees or walkways by trees are dangerous. If the park owner fails to repair, HCD can sue or suspend the park’s permit to operate (negating the duty to pay rent), or the residents can sue under the MRL for “failure to maintain.” However, if the problem is caused or contributed to by residents, or other obvious resident violations are observed while the inspector is at the park, that may result in notices of violation issued to residents as well.

A third, less obvious overlap relates to whether a manufactured home actually is registered to the person who has purchased it, and whether all fees (HCD fees and property taxes) are current. The MPA, section 18550, states that it is illegal to occupy, or allow to be occupied, a mobilehome not in compliance with HCD registration requirements. Virtually, every MRL lease includes a provision that the homeowner comply with all state and local laws. If the home is not properly registered, or if fees are overdue, this is a violation and another overlap occurs: the park can give a 60-day notice to comply with the MHA (obtain registration and/or pay outstanding fees and taxes) or be subject to eviction under the MRL.

More information about these laws and HCD’s role can be found on the HCD Mobilehome Parks website (<http://www.hcd.ca.gov/codes/mp/>) or the Manufactured Homes website (<http://www.hcd.ca.gov/codes/mhp/>), or the Registration and Titling website (<http://www.hcd.ca.gov/codes/rt/>). Information regarding the Mobilehome Ombudsman complaint service can be obtained by calling 1-800-952-5275 or (916) 323-9801 or online at the Ombudsman website, [www.hcd.ca.gov/codes/ol/ombpg-menu.html](http://www.hcd.ca.gov/codes/ol/ombpg-menu.html). ■



## 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](mailto:a.bushnell.anderson@gmail.com).

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



# How We Increased Our Membership

by:  
Diane Hanson

**Rancho San Luis Rey (RSLR) Manufactured Home Park is in Oceanside California with 433 homes.** Of those, 238 are members of GSMOL. We have the most members of any chapter, and one of the highest ratios of members to spaces, in California.

When new people move into the park we go to their homes and give them a "Welcome Package". This is filled with park, city and other local information. Naturally, the GSMOL information includes the Californian magazine, and membership form.

Each year, at the end of December and the first week in January, we have a major Membership Drive. We set up a table and two chairs in the clubhouse, manned by two Board members. When homeowners come to pay their rent, we ask them to join GSMOL if they are not already members, or to renew if they are. Many renew at this time of year. We also assist the park's office personnel by handing out the new telephone books. This brings homeowners to our table where we answer questions and provide them reasons for membership. It is a strenuous week but well worth it. We schedule teams of two Board members to work in shifts over the seven days. This last season we got 27 new members and 78 renewals.

Currently, we are trying a simplified procedure for Membership. We do not use cards, pink slips, yellow slips, temporary cards, etc. We work off the computer list sent from GSMOL's office in Cypress, CA. This is e-mailed to each Board member, who is given designated areas in the park. When receiving checks for renewals, we write "renew". That way we need no forms except for new members. This information is called or e-mailed to the Membership chairperson who updates the computer list. The checks and/or cash are given to the Membership chairperson to be processed and then mailed to GSMOL administrative offices. The Membership-paid card is sent directly to the member by GSMOL.

Most people understand the value of our organization, that we protect the owners of manufactured homes through legislation at

the state level, and inform them of pertinent pending issues. Our major interest is keeping the Rent Stabilization Ordinances in our cities.

At RSLR we have a nine-member Board and meet monthly. We find that, while time consuming, issues come up every month that should be addressed before problems arise.

We increase our membership by being good neighbors. We have a "GSMOL Chore Gang" that helps those who need small jobs done in their homes or gardens, or we sometimes get groceries for others. We charge GSMOL members \$10 per hour and non-members \$15 per hour. This has proven to be a good way to make friends and money for our chapter; and to encourage new residents to join, especially if they have a rather large project they want done.

Speakers are invited for our Annual meeting. The Mayor of Oceanside is a favorite and Tim Sheahan, the GSMOL VP for Zone D, is always a great speaker.

Three times a year we have informational fairs (health & other insurance, home improvement, senior products and services). These fairs provide important information to all homeowners in the park, and other nearby parks as well. It also provides our chapter with much needed income, and more visibility in the area. We charge exhibitors \$75 per table to present their "wares".

We are a Super-chapter and are attempting to form Sub-chapters. Other local parks are being contacted. They are invited to be a part of our Chapter until they are ready to form their own.

It's a lot of work for us retired folks. However, it keeps us involved, interested, and interesting. Volunteer – you'll like it!! ■

“ Three times a year we have informational fairs (health & other insurance, home improvement, senior products and services). ”

**VOLUNTEER  
TODAY!**

# Clubhouse Use and Availability: “Whose ‘Living Room’ Is It Anyway?” Part III

“We haven’t had many problems with “crowd control” at private parties.”



## Who Is Responsible When Something Goes Wrong?

Despite everyone’s best intentions, there are times when something goes wrong in the clubhouse. The “wrong” is typically someone getting hurt. Over 90% of the time this involves a slip/trip and fall. When someone is injured everyone feels bad, and there are those who might seek to file a lawsuit to recover damages or seek a financial “windfall”. If the accident is caused by the negligence or inattention of someone at the party, then the party host or guest could be held liable.

From Bill Schweinfurth: If the park owner is negligent or allows an unsafe condition to exist within its control, then the park owner should take responsibility for any proximately caused accident. But when a facility is safely maintained and someone still falls, there should be no liability. This is one reason we require insurance coverage for private parties. If the host acts responsibly, no one should get hurt. If the host is not responsible and an accident occurs, it should be the host, not the park owner, who bears liability. And, of course, when someone falls simply because they are elderly or inattentive, that is really no one else’s fault.

## Security and Parking at Private Events

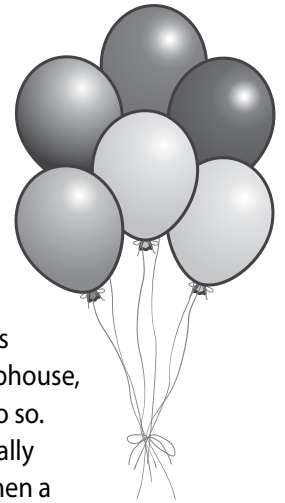
From Bill Schweinfurth: We haven’t had many problems with “crowd control” at private parties. In the very few instances where there have been problems, two factors were present: a big crowd and alcohol. As a consequence, we insist that the host resident employ a responsible security company when the estimated number of party guests will exceed fifty (50) and if alcohol is being served. Again, the cost to provide security is far, far less than to rent a comparable room from a hotel.

When there is a large number of invited guests, parking will be an issue. The host resident should notify guests in advance of the Community’s

guest parking rules. If parking on the streets could be an issue, the host resident should hire security to direct guests to appropriate parking spots. Otherwise, other residents will rightfully complain about street parking in violation of park rules.

## What about Uninvited Residents?

From Bill Schweinfurth: In our parks, during hours that the clubhouse is open all residents have a right of access. If a private party is underway and an uninvited resident wants to walk through the clubhouse, they have the right to do so. Such residents are typically courteous and polite when a private party is occurring, and show respect for the host resident by coming back to use the clubhouse another time. We do not allow residents to reserve use of facilities such as the swimming pool, spa or billiards room; they remain open for all residents to use. There has rarely been a conflict between these two uses of the facilities.



## Conclusion

Clubhouse usage is a valuable component of the benefits for which rent is paid, and should be protected and enforced. Kudos to all of the park owners who provide a clean, well maintained clubhouse for their residents to use and enjoy. That is why they were built. The MRL guarantees clubhouse use for various protected purposes. In addition, the ability to host private parties and functions is a great extra benefit for residents; in exchange residents should willingly agree to reasonable rules on private uses involving appropriate insurance, security and post-event cleanup. ■



# Membership Privileges - Exciting News For GSMOL Members!

by:  
Ernie Strobel

The benefits of being a GSMOL member generally relate to understanding our rights as homeowners, maintaining a presence in Sacramento to lobby for bills that protect our homes, keeping us informed by articles in the Californian, and helping to organize our neighbors when needed to bargain with park management or parkowners. This is still all true, but new benefits are coming.

It is a pleasure to announce that the Golden State Manufactured Home-Owners Association has sponsored E.J.S. Insurance Services, Inc., Specialists in Long Term Care Insurance Services, Inc., and Member Extra, Inc. to offer its members a wide range of products at group discounted rates. The plans to be provided will include: Dental, Vision, Long Term Care Insurance, Medicare Supplement, Medicare Advantage,

Life Insurance, Identity Theft, Cancer Medical Reimbursement Plan, Emergency Assistance Plus (EA+), Pet Insurance, Legal Plan, and Electronic Caregiver.

Future issues of The Californian will contain informational articles with specific details about how these protection plans may help you, as well as when they will be available for your consideration. E.J.S. Insurance Services, Inc., Specialists in Long Term Care Insurance Services, Inc., and Member Extra, Inc. are looking forward to assisting GSMOL members with all of the above benefit programs.

Value-added programs like these, available only to our members, could save you many times the cost of joining GSMOL. Providing one more of the many benefits just for being a part of GSMOL. It has never been more rewarding. ■

*“ We understand that members have important questions and want advice. ”*



## GSMOL Board of Directors Quarterly Meeting Highlights

**Denny's Restaurant**  
**122 Sunrise Blvd. • Roseville**  
**April 23rd • 9:30-3:00**

- Legislative Report and Sacramento Update
- Zone Reports
- Preview of Member Retail Benefit package
- Full agenda will be available at the meeting



# Legislative Report

“ GSMOL is working to protect the interests of homeowners with a package of three bills that are focused on protecting your investment in your home. ”

**The new legislative session is underway in Sacramento.** The end of February marked the deadline for introduction of new bills, which arrived just as we were going to print. In the next issue we'll have a run down for you of all the new bills impacting manufactured housing. For now we will preview GSMOL's planned three-bill package.

GSMOL is working to protect the interests of homeowners with a package of three bills that are focused on protecting your investment in your home.

AB 587, authored by Assembly Housing Committee Chair Ed Chau, deals with the issue of ensuring homeowners have clear title to their homes. As was reported in a story by Ron Javor in the last edition of *The Californian*, tens of thousands of homeowners (possibly hundreds of thousands) do not have clear title to their manufactured home. This means that many homeowners do not actually own their home in their name, potentially leading to thousands of dollars in unpaid fees, taxes and/or penalties, and the inability to transfer your home when the time comes to sell. In many cases, the outstanding fees or taxes (and accompanying penalties) may have accrued before the person took ownership. There are many causes for this problem, including years of lax enforcement or oversight at the state and local level, fraud or lack of knowledge by home sellers and homeowners failing to pay their fees or taxes in a timely manner.

This is a silent crisis that needs to be addressed. Left unresolved, homeowners without current title face a number of looming threats. First and foremost, they cannot currently put title in their name—and clear up the records with HCD or the County Assessor—unless they pay the outstanding fees, taxes and/or penalties. Even if they were accrued by the prior owner! If they need repairs to their home, they can't get the required HCD inspection completed. Moreover, state or local officials could choose to increase enforcement of unpaid fees or taxes. Finally, not being current on your registration and titling could lead to eviction.

GSMOL wants to confront this issue head-on, and ensure a fair solution that protects homeowners. That's why we are sponsoring legislation and working with the state, counties and parkowners to provide a comprehensive solution that is fair to everyone, including homeowners, and that ensures the problem does not repeat itself in the future.

SB 477, authored by Senator Connie Leyva, will help protect vulnerable homeowners who need help paying their property taxes. For decades, the state has offered a program to help lower-income homeowners (including owners of manufactured housing) defer payment of their property taxes in times of hardship. The program has been successful in avoiding a homeowner falling behind in property taxes and facing the potential tax lien sale of their home. However, the program was suspended in 2009 as part of the state budget crisis. Last year, with revenues back up, the program was reinstated, but manufactured homeowners were, for the first time, made ineligible for the program. Senator Leyva's bill would add manufactured home-owners back into the program.

Finally, GSMOL's third bill SB419 is focused on protecting the ability of a homeowner to sell their home in place. This bill authored by Senator Mike McGuire, proposes some modest reforms to the MRL rules governing sale of a manufactured home. It will update some of the rules about advertising and selling your home, such as the type of sign that is permitted. It will also add some transparency to the rules governing approval of a new buyer to live in the park. In particular, it will clarify that the parkowner must disclose in writing the standards that will be used in determining whether a buyer is qualified to live in the park. This additional clarity will make it easier for homeowners to sell their home, and receive a return on their investment.

Together, these three bills represent expanded protections for your investment in your home. If you would like to stay up-to-date on these bills and other legislation, sign up for email alerts and updates at <http://eepurl.com/TQNA1>. ■

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# Anatomy of a Park Closure

“ Carl Eric Leivo, Ph.D. is the author of *MHP Living: Successful Living in California Manufactured Home Parks*. Every manufactured home owner should own this book. For the first time, here's an inexpensive guide that covers all the most important issues. This book will save you thousands. It can be ordered at <https://www.createspace.com/3800762> and Amazon.com. ”

**Upon tearing open a letter in September 2012, a Park resident learned that the owners planned to shut down Buena Vista Mobile Home Park.** He was devastated. He had lived in the Park for over 20 years and raised his children there.

The Jisser family and other investors bought Buena Vista MHP in 1986. Thirteen years later, the family bought out the investor partners. To pay for the buy-out and other costs, the family proposed to increase monthly space rents by up to \$100 per space. Park residents appealed for help from the City of Palo Alto. The City adopted a park closure ordinance in 2001 and the space rent increases were not authorized (Buena Vista Mobile Home Park Resident Impact Report, May 2, 2013 pp. 6 & 7).

Buena Vista is a makeshift museum of mobile home history. When it was originally built as a tourist auto camp in 1926, it offered great vistas of the surrounding countryside. Now, vintage trailers, recreation vehicles, mobile homes from the 1970s, and contemporary manufactured homes occupy spaces in the park. This all-age park hides behind a commercial center off of congested El Camino Real. Health and safety violations abound. This low-income neighborhood scene contrasts sharply from the rest of upscale Palo Alto including Silicon Valley corporate offices, Stanford University, the quaint

downtown, and wealthy residential districts.

The Jisser family submitted an application to close the park in November, 2012, as required by the City's Mobilehome Park Conversion law. They planned to work with Prometheus Real Estate Group to develop a 180-unit apartment complex (p. 9). The City does not require rental apartment builders to offer affordable, below market housing units. (Dremann, Sue. Palo Alto Online, Dec. 14, 2012).

The only mobile home park in Palo Alto has 104 spaces and houses approximately 400 individuals. Most residents completed survey forms which documented that:

- Homes average almost 42 years old.
- The oldest home is 62 years old and the newest is 2 years old.
- Homes average 456 square feet and typically have two bedrooms.
- One third of the homes meet the definition of a mobile home.
- Two thirds of homes are defined as recreational vehicles according to the CA Health and Safety Code.
- The average market value of homes in Buena Vista is \$18,816 (Impact Report, p. 40).

Park residents reached out and community groups rallied to their cause. Supporters included The Community Working Group, the Palo Alto PTA Council Executive Board, and the Peninsula Peace and Justice Center. Sixty Palo Alto residents even formed Friends of the Buena Vista Mobile Home Park (Dremann, Palo Alto Online).

Residents considered purchasing Buena Vista MHP. David Loop, a GSMOL Vice President representing resident owned parks, concluded that the idea was feasible. The Jisser family must agree to sell the park at its current market value. Professional appraisers determined that the park was worth \$14,500,000 (Smith &

See *Park Closures* on page 17 ➤



## ARE YOU SURE You own your home?

GSMOL will be sponsoring legislation this year to help protect homeowners who may not have title in their name, and may also owe outstanding taxes or fees as a result. In order to spread the word about this problem and potential solutions that will come from our legislation, we have created a flyer that you can download from GSMOL.org and share with your neighbors. Help us spread the word and help protect homeowners.



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“ Prometheus Real Estate Group withdrew their apartment project proposal in July 2014. ”

Associates, Inc., April 18, 2013, p. 2). The problem was, the apartment developer proposed to pay the Jisser family roughly \$30,000,000.

The Palo Alto law required the Jisser family to propose money payments to families that would be displaced if they closed the park. Payments included a fair price for their home. Estimated home values ranged between \$5,500 and \$45,000 although the appraiser raised the specter that homes with code violations may have no value at all. Families would receive apartment rent subsidies for one year. For

example for a one-bedroom apartment, the monthly subsidy would be \$1,141 (The average apartment rent in Palo Alto of \$1,826 minus the average space rent of \$685). Displaced Park residents would be paid first month, last month and security deposit costs for apartments (estimated at \$5,478).

Moving costs would average \$990. Twenty one households reported having at least one member who was disabled and would receive payments on a case-by-case basis. Generally, the Jisser family would pay park residents almost \$4,000,000 in total. The proposed payments were

approved by Craig Labadie, a Hearing Officer appointed by the City. His decision can be appealed to the Palo Alto City Council.

Prometheus Real Estate Group withdrew their apartment project proposal in July 2014. Nevertheless, the Jisser family continued with the park closure process. In the meantime, Park residents try to lead normal lives as much as possible. On a quiet morning at the Park, the peace is only disrupted by a resident's broom scuffing as he sweeps oak leaves on the parking space/patio in front of his recreation vehicle.

There was an Appeal filed on October 14, 2014 regarding the Hearing Officer's decision approving the Impact Report. A City Council hearing on January 12, 2015 was held to adopt procedures for the Appeal Hearing which is to occur April 13, 2015. In the meantime, there has been some exciting news which brings new hope to the residents of the park and their supporters. Thanks to Supervisor Joe Simitian, the Santa Clara County Board of Supervisors has already stepped up by making available \$8 million in affordable-housing funds to help with any viable plan to retain affordable housing on the Buena Vista site and prevent its conversion to market-rate housing. On February 21, the Palo Alto City Manager set aside 8 million dollars in matching affordable housing funds to help preserve Buena Vista Mobilehome Park. ■



## Do you enjoy writing?

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### REGION 11

COUNTIES: Amador, El Dorado, Lassen, Modoc, Nevada, Placer, Plumas and Sierra (Vacant)  
*If you would like to volunteer, please contact Zone VP*

### REGION 14

COUNTIES: Colusa, Sutter, Sacramento, Yolo and Yuba

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### REGION 13

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## ZONE D

### REGION 7

COUNTIES: San Diego and Imperial

#### REGION MANAGER

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### REGION 9

Riverside County

#### ASSOCIATE MANAGER

**Ron Wunsch**  
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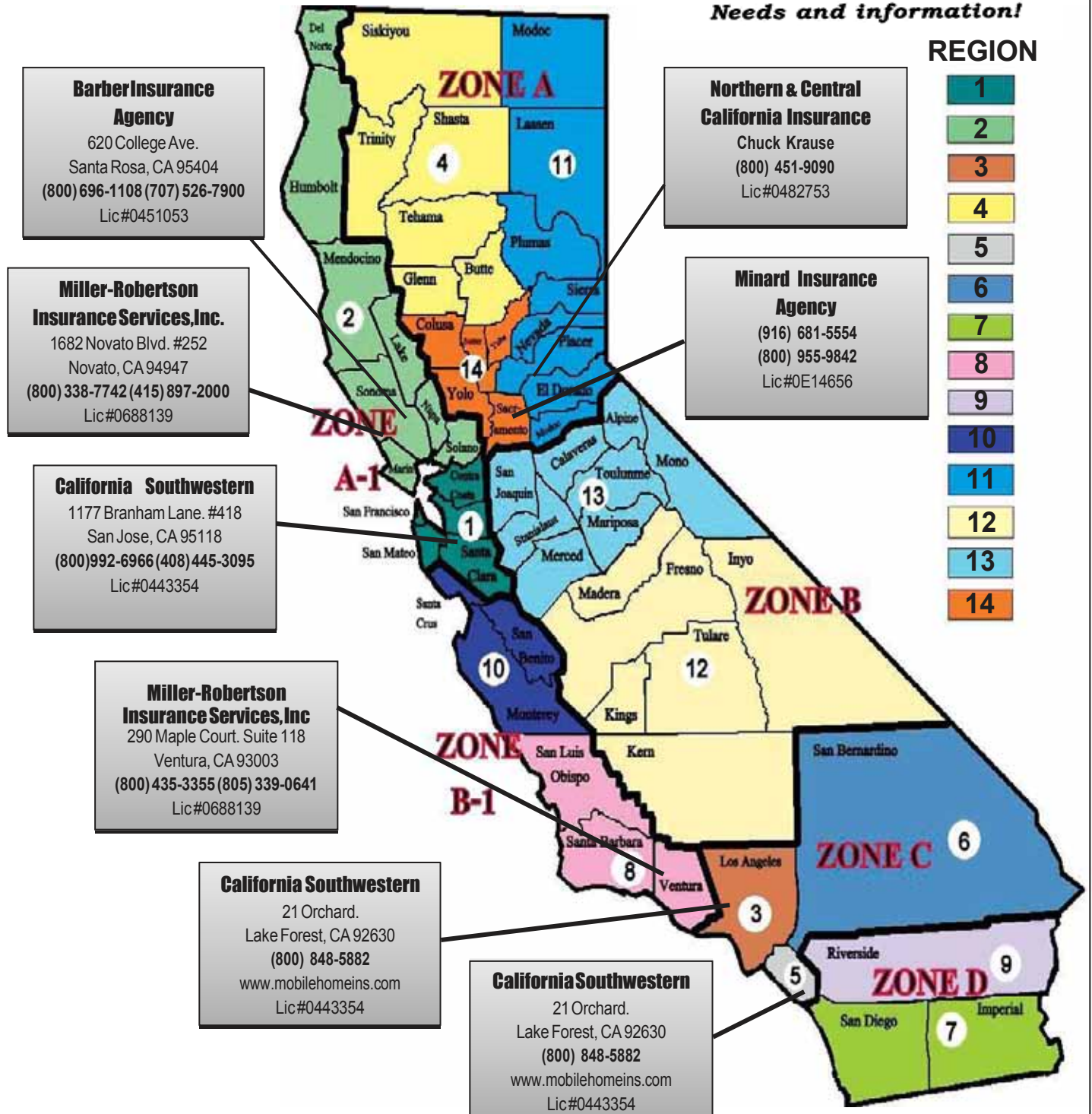
#### Robert Snyder

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Phone: (760) 321-1983  
[rdnyder@twc.com](mailto:rdnyder@twc.com)

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

# INSURANCE AGENTS EDUCATION NETWORK

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



## FIVE FOR FIVE REWARDS PROGRAM APPLICATION FOR REWARD

(New members only – no renewals) • Mail or fax completed form to the home office, Fax No. (714) 826-2401

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

### PLEASE PRINT LEGIBLY

NEW MEMBERS' NAMES	PARK NAME	SPACE NO.	MONTH AND YEAR JOINED
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Please send \$5 reward check to: Name \_\_\_\_\_ Address \_\_\_\_\_  
(Note: If the reward is going to a chapter's treasury and the chapter does not have a bank account, the check should be made out to and mailed to a chapter officer. The officer can then cash the check and put the money into the chapter treasury.)

## USE 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)

Comments (For Office Use)	First Name _____ Initial _____ Last Name _____	<input type="checkbox"/> New Member
	Spouse/Second Occupant _____	<input type="checkbox"/> Renewing Member
	Park Name _____	GSMOL Chapter # _____
	Street Address _____ Space # _____	Check # _____ / CASH
	City _____ State _____ Zip _____	<i>You can also contribute to any of the following GSMOL dedicated fund</i>
	Day Phone _____ Alternate # _____	Legal Defense Fund \$ _____
	Email Address _____	Disaster Relief Fund \$ _____
Signature _____ Membership Recruiter _____ (If Applicable)	Political Action Committee (PAC) \$ _____	

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

Detach And Keep for Your Records Thank you!  
 Date \_\_\_\_\_  
 Amount \_\_\_\_\_  
 Check# \_\_\_\_\_  
**GSMOL**  
 SERVING HOMEOWNERS SINCE 1962  
 Form 100  
 Rev 7/14