

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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*A New Year,
A New Beginning*

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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 15
for Zone boundaries

Focus on the Future

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

It is with much sadness that I must inform you that Marie Pounders passed away in late November. Marie was a vibrant, energetic volunteer for GSMOL and is greatly missed by those of us who had the pleasure of working with her. She most recently held the position of GSMOL State Secretary, was Co-chair of the Legislative Action Team, served on the PAC Committee and was a Regional Manager in Zone B-1. It was an honor to serve with her.

Anne Anderson has graciously accepted the position of Interim Secretary. Anne, like Marie, is a dedicated GSMOL volunteer. Not only does Anne chair the Membership Committee, she is one of the Administrators of our website, an Associate Manager in Region 8 (South Santa Barbara County) and is currently Chairperson of the Convention Committee. The Board of Directors greatly appreciates her willingness to accept yet another responsibility. Thank you, Anne!

The Convention is coming! The Convention Committee is diligently working to plan an exciting, information filled event to be held at the Ramada Inn, 1250 Halyard Dr., W. Sacramento on April 8-10, 2016. Information needed to make hotel reservations are included in this issue. Read this edition thoroughly for important information regarding the Convention and watch the website www.gsmol.org for updates as the date gets closer.

Delegates will be voting at the Convention. The main reason for the delay in being able to plan this convention was we were waiting for the outcome of the ballot for the OMOV (one member, one vote) to determine how the upcoming election for by-law changes and board positions which expire in April, 2016, would be held. Chapter leaders, the deadline for Delegate Registration is March 11, 2016. Registration forms are available from the GSMOL office and can be

downloaded from the website. Information on the OMOV ballot outcome can be found later in this issue and on the website.

We are striving to keep you informed. We can do this through this publication and on the website. Once in awhile, however, there is information that we need to get to as many members as possible in between publication dates and to those of you who don't visit the website regularly. Email is a great way to do this. Having your email address is important. Emails sent to you from GSMOL are from a secure email address and will only be sent when necessary to give you timely information regarding GSMOL business. Please allow us the opportunity to better serve you by seeing that we have your email address.

Just as a reminder, the GSMOL office has moved. The new address is 14803 Beach Blvd., La Mirada, CA 90638. Be sure to use this address on any future mailings; although mail is forwarded from the old address, it can delay receipt by up to two weeks.

I have delayed sending this message, much to the editor's dismay, in hopes of being able to include the website address for the exclusive GSMOL Retail Cash Back Program. However, there have been some delays in launching the new site but I have been assured that it is forthcoming very soon. While you are watching the website for this announcement, be sure to check out the many benefits offered to GSMOL members through the Value Added Package.

I wish to close by giving a special note of appreciation to ALL of our many volunteers. Whether it be at State, Zone, Region or community level, your volunteer service is what keeps GSMOL strong and moving forward. Thank you and keep up the good work! ■

COME ONE COME ALL!

To the 2016 **GSMOL** CONVENTION

Friday, Saturday and Sunday, April 8-10, 2016
Ramada Hotel • 1250 Halyard Drive • West Sacramento, CA

When one hears the word “Convention” one usually thinks of an event where delegates come from local areas to elect officers and/or vote on matters relevant to their organization.

Yes, this is one of the things we do at the GSMOL Convention... BUT....

GSMOL Conventions have come to be MUCH more than just about the voting!

Imagine that you are part of a local area manufactured-home owners support group and you're having a city-wide (or multi-city) “Manufactured-home Town Meeting”.

- You might have a roundtable where the homeowners discuss common park problems and brainstorm solutions.
- You might invite a local attorney familiar with MHP issues to come and speak to the group and answer questions.
- You might invite someone from HCD (Housing & Community Development) to do a presentation and answer questions about health and safety issues, titling, lot lines, and other things that HCD regulates.
- You might spend some time giving accolades to one or more of the local “park heroes” who have worked hard to fight for the rights of park residents in your group.
- You might end the event with a time for refreshments and schmoozing among the homeowners.

Many coalitions (local area manufactured-home owner groups) put on Town Meetings like this from time to time

NOW IMAGINE THIS AT THE STATEWIDE LEVEL.

GSMOL's Convention is “Manufactured-home Town Meeting” on steroids!

You get whole panels of attorneys and HCD people, two days of workshops on all kinds of manufactured-home topics, an Awards Banquet, and lots and lots of hanging out with fellow manufactured-home owners from all over the state. (Oh, yes, and on the third day we do the voting.) That's what the Convention is like today. In short, it is really more like a Conference.

GSMOL members are sent from their Chapters as delegates to the Convention, but you don't have to be a delegate to attend.

COME TO THE CONVENTION!

LEARN! NETWORK! PARTY! LET YOUR VOICE BE HEARD!

SUMMARY OF 2016 GSMOL CONVENTION PROPOSED BYLAW AMENDMENTS

The biennial GSMOL Convention will be held on April 8-10, 2016 at the Ramada Hotel, located at 1250 Halyard Drive, W. Sacramento, California (916) 371-2100. All members and non-member mobilehome owners throughout California are invited to attend this important event!

Only Delegates will be voting at the Convention. During the April 10th business portion of the weekend, Delegates will have an opportunity to vote for Candidates for the Board of Directors. In addition, Delegates will be voting to approve or reject the following Bylaw amendments by the required 2/3 vote:

MEASURE 1:

"One Member One Vote" Bylaw Amendment Package

At the 2014 GSMOL Convention, delegates passed a resolution instructing the Board to draft Bylaw amendments which would replace the current Convention delegate voting system with a "One Member One Vote" mail ballot system to enable all GSMOL members to vote for Board candidates and Bylaw amendments by their own ballot, rather than via appointed delegates at Conventions. The delegate system would be eliminated, although Conventions would continue to be held mostly for educational, training and informational purposes. The GSMOL Board and two different Committees drafted proposed amendments to the Bylaws designed to implement this change. The text of the proposed amendments was published in the Californian, and a Special Election of Members conducted by written ballot. If the proposed amendments were approved, the 2016 Board elections would have been conducted by written ballot, rather than by Delegates at the April, 2016 Convention. If the amendments were not approved, the delegate system would be retained at least for the 2016 Convention.

The responding member ballots totaled less than 1,000, which was far below the 50% +1 quorum requirement contained in the Bylaws for Special Elections. The election was thus invalid to pass any Bylaw amendments. However the Board of Directors has unanimously voted to place the issue before the Delegates at the 2016 Convention.

If approved, Measure 1 would adopt all of the same proposed changes to Article II of the Bylaws which were published in the November/December issue of The Californian. This includes eliminating Delegates and providing that in the future, all elections for the Board of Directors or to amend Bylaws shall be conducted by mail ballot Special Election of members.

The Bylaw sections to be amended are several, and rather than re-print them all here again members are referred to the November/December issue of The Californian, or may view the proposed changes at the GSMOL website.

Submitted by: GSMOL Board of Directors

MEASURE 2:

Amending Quorum Requirement

Entirely separately from Measure 1, this Measure would amend only Article II, Section 2.20 (c). That section currently requires a quorum of "a majority of those authorized voting privileges". The proposed amendment would set quorum at 5% by amending the section to read as follows:

"At the time any special meeting of members is conducted by written ballot, five percent (5%) of those members authorized voting privileges and casting votes shall constitute a quorum."

Submitted by: Robert Markley, Zone D

MEASURE 3:

Removing Limitation on Chapter Delegates

Also entirely separate from Measure 1, this Measure would amend only Article II, Section 2.14 (b) (1) by removing the words "with a maximum of 5 (five) additional delegates (total 6 (six))", so that Chapters could now have potentially more than 6 total Delegates if the Chapter has more than 175 members.

Submitted by: Robert Markley, Zone D

Zone Reports

ZONE A REPORT

John Bertaut, Zone VP

Our monthly Zone CONCLAVES continue to inform and train members and non members alike on their rights and how to use the MRL and Title 25. A recent GSMOL First, a Town Hall (TH) phone meeting, was presented by: President, Jean Crowder; Counsel, Bruce Stanton; and, State Membership Chair, Anne Anderson.

That first-in-a-series event highlighted significant detail about how to deal with a number of critical issues facing members and Chapters. Organized by our Lobbyist, Brian Augusta, TH meetings take the place of former Road Show events and all members are encouraged to sign up for each one.

I've heard from Chapter Officers that sometimes a park manager or owner will minimize the value of a Chapter or HOA and say they refuse to recognize them. Ironically, in every case, it is clear that just the contrary is true: repairs begin to be made, attitudes to homeowners soften and changes are noticeable. Many times a conciliatory meeting is called by management or the owner. It does make a difference when you are organized and stand up for yourselves. The proof is there! Keep up the good work!

ZONE A-1

Miss Terri Pohrman, Zone VP

Well, it's always jumping in Zone A-1. The Filipino Chapter in Vallejo, CA, had all their membership cards stolen by the Manager and he is under attack for mail fraud (Federal Offense).

In San Jose, there has been a 60-day moratorium on their Rent Stabilization. Winchester Mobile Home Park in San Jose, CA is still trying to win a stay. The Sierra Mobile Home Park in Santa Clara was purchased by Kort and Scott in October 2015.

Mendocino County has hired Bruce Stanton to head up their Rent Stabilization in the county. Hilary Mosher has worked hard for everyone.

Bob Fleak's Luncheons are being renamed in January 2016 to "GSMOL Zone A-1 Luncheons". Meetings will now be held at the Boulevard Café in Petaluma on the 4th Friday of the month at 12 Noon.

The folks at Sandalwood Mobile Home Park in Petaluma, CA have lost their arbitration - because it was handled wrong. The mobilehome park in Sonoma, CA is waiting for an answer on their new add-ons in the Rent Stabilization under Will Constantine, Attorney at Law.

Our "Know Your Rights" start up in January 2016 in Benicia, CA. If you want an Education of "Know Your Rights" - **Book** now!

See you at the Convention in Sacramento in April.

Happy New Year!

Zone C Report

Mary Jo Baretich, Region 5 Manager

Many positive things have occurred in Zone C since our last report in the November/December issue of The Californian. First, we had a powerful **WIN** at the San Juan Capistrano City Council meeting on November 26th, culminating an extremely stressful increase in the rents of El Nido Mobile Estates from their previous rents of between \$500 to \$1000. The park owner, Richard Worley, demanded an increase of \$641 more per month in this Senior Park in a City which has a mobilehome park rent control ordinance in place. The rents should have been per CPI, which this year was only 1.39 %. Most of the people paid the September and October rents, and some could not afford that. There were 46 eviction notices issued. On October 26th, the City Council (after two previous Hearings) voted unanimously to deny the \$641 increase, and allowed only a \$37 per month increase. The park owner was required to pay back all the excess monies collected, and the eviction notices were rescinded.

GSMOL's Corporate Counsel Bruce Stanton did a marvelous job. He had pulled in two prominent

“I've heard from Chapter Officers that sometimes a park manager or owner will minimize the value of a Chapter or HOA and say they refuse to recognize them.”

See Zone Reports on page 7 ►

Expert Witnesses, Ken Baar and James Brabant who each gave undisputable testimony at the first Hearing conducted by the council-appointed Hearing Officer Michael Roush. The Hearing Office's report recommended a denial of the \$641 increase. The second Hearing was conducted by the Housing Authority Committee, and they also voted unanimously to recommend a denial of the \$641 increase.

In November, we picked up several new members in three parks we visited. One is the Costa Mesa Mobile Estates Chapter in Costa Mesa with 17 new members, one is the Orange Village Mobile Estates in Orange with 48 new members, and the other is the Regal Mobile Estates Chapter in Costa Mesa with 12 members. Both Regal Mobile Estates and Costa Mesa Mobile Estates reactivated their Chapters. Additionally, the Huntington By The Sea Mobile Estates HOA has pledged to purchase GSMOL memberships for 150 of their homeowners.

The Costa Mesa Mobilehome Coalition is going strong on their efforts to get a Rent Stabilization Ordinance on the November 2016 ballot, and to get a Mobilehome Park Conversion Ordinance passed by their City Council this next year. They are being assisted by Richard Walker of the Orange County Public Law Center in the formation of their nonprofit corporation. Mr. Walker, and two former City Council members have attended all the Coalition meetings this past year.

We did experience one very sad event. Our beloved Cabrillo Mobile Home Park Chapter 1824 President, Elmer Smith, passed away on November 17th. He will be missed by all who knew him. A Memorial Mass was held at the St. Mary's By The Sea Church in Huntington Beach on January 16th.

Zone D Report

Tim Sheahan, Zone VP

Region Seven:

In San Marcos, negotiations concerning a City brokered "Accord" model lease for six investor-owned MH communities stalled when homeowner representatives raised objections after the City and its contracted facilitator,

the Loftin Firm, presented a finalized lease to residents of El Dorado MH park without first allowing homeowner representatives of other MH parks to review and comment on the lease. While it had become apparent it was going to be difficult to resolve some lease provisions to the satisfaction of both homeowners and park owners, homeowner leaders felt blind-sided by the City after spending over a year negotiating in good faith in the hope of reaching a satisfactory lease agreement.

Homeowners had made several concessions to help avoid the need for rent review hearings but remained very cautious when considering the impact of a long-term rental contract, which would force them to forfeiting protections provided by the local Rent Stabilization Ordinance (RSO). The local MH owner coalition, **San Marcos Mobilehome Residents Association (SMMRA)** played an important role in the negotiations and plans to draft a lease it could find acceptable and recommend to MH owners. It has retained attorney Bruce Stanton to assist in the process to demonstrate homeowners are sincere about reaching a satisfactory solution. Unlike park attorney drafted leases, the SMMRA endorsed lease will include homeowner protections such as clarification on park responsibility for trees, driveways, retaining walls, etc. and the City has proposed a corresponding "regulatory agreement" be signed by park owners, which would allow the City to enforce provisions of the lease.

In the next-door city of Vista, homeowners and park owners have been subject to an Accord lease for 20 years and have negotiated a new Accord agreement, although homeowners had to make additional concessions, such as agreeing to pay for half of capital replacement project costs. Unlike in San Marcos, Vista MH owners have not been protected by a RSO and feared if they didn't reach agreement with park owners, they would have no protection against future unfair rent increases without new Accord lease.

While an Accord lease ultimately might not be successful in San Marcos, seeking a City brokered deal might well make sense in other

“ Unlike park attorney drafted leases, the SMMRA endorsed lease will include homeowner protections such as clarification on park responsibility for trees, driveways, retaining walls, etc. ”

See Zone Reports on page 8 ➤

jurisdictions, especially those jurisdictions not likely to achieve a RSO.

Region Nine:

In Calimesa, residents of Rancho Calimesa MH park are facing a possible \$218/month rent increase from the new owner of their community. The park owners, a consortium of attorneys, has hired the Orange County law firm **Hart King** to represent them in the rent review process. As with any rent ordinance, effective enforcement depends on the will of the City Council to hold park owners to the full burden of proof for why they need and deserve the increase to achieve a "just and reasonable" return on their investment. Unfortunately, many rent review boards have "split the baby" and often granted around half of the amount requested by the park owner in an effort to reach a middle-ground compromise. Needless to say, it didn't take long for park owners to learn how to play the game with those rent review boards by simply asking for twice the amount

they wanted.

In the case of Rancho Calimesa, the City and homeowners have valuable court decisions that specifically reference reasonable "investment-backed expectations" of those who purchase manufactured home communities already subject to rent stabilization ordinances. You might recall GSMOL's reports on *Guggenheim v. City of Goleta* and *MHC Financing Limited Pship v. City of San Rafael* in which the U.S. Ninth Circuit Court of Appeal ruled in favor of Goleta and San Rafael and essentially declared "buyer beware" to those who purchase MH communities already subject to regulation. The Courts have repeatedly deemed that rent ordinances are "rationally related to a conceivable public purpose" and have used a similar standard as is applied to rate regulation for utility companies. Hopefully, the City of Calimesa will stand firm in its resolve to hold the owners of Rancho Calimesa to the full burden of proof and not cave to the threats of the park attorneys. ■

“Unfortunately, many rent review boards have “split the baby” and often granted around half of the amount requested by the park owner in an effort to reach a middle-ground compromise.”



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The Growing Threat of Aggressive Large Corporations

The Large Corporations are Coming!

At the time GSMOL was formed, the mom-and-pop style of park ownership dominated California parks, and it still does today. But there are growing changes as more family-owned and community-minded parks are being sold to large corporate owners. The largest of these corporations owns several hundred parks. Some corporations are extremely aggressive in their profit-seeking.

This article is about some of the worst of these corporate park owners. This article is not intended to scare park residents but to raise awareness of the increasing risk as more corporations buy parks aggressively.

One particular corporate owner has 6% minimum annual rent increases in their leases, with no stated maximum cap. Even at the minimum 6%, the annual lot-rent will have doubled in 12 years due to compounding.

It can be especially challenging when residents wake up one morning to find their mom-and-pop park has been sold overnight to a large corporation without any prior notice. Sudden changes may occur and residents may find themselves scrambling to handle rapid rent increases and the added problems of reduced park staff and reduced grounds maintenance. The enforcement of Rules and Regulations may suddenly change for the worse. Too often, existing staff is fired and replaced by the inexperienced and poorly trained. This usually results in reduced service and responsiveness to home owners and slowly deteriorating park infrastructure.

Residents on fixed income or limited financial resources are most vulnerable but a strong and active HOA with contacts to legal assistance can be helpful in combating overly-aggressive park owners. Residents' with serious complaints should quickly

develop the habit of documenting their concerns in a professional manner that will help them get outside assistance if park owners prove unresponsive.

In a mom-and-pop style park, it can be challenging enough for residents to deal with individual, isolated grievances. But with predatory owners, they may find themselves assaulted on all sides and their resources strained. A few examples: unusually high rent increases, high utility bills, vulture-towing of vehicles, substandard homes moved into the park, infrastructure negligence, targeted harassment and failure to fairly enforce rules and regulations – all in a few months! As residents abandon homes due to high rent, park owners confiscate and flip them for profit while mortgage lenders withdraw from lending in the park - lest they be caught with an abandoned home on their hands!

These aggressive behaviors can be especially intense if the residents' HOA is not keeping its ear to the ground and acting quickly in the most effective ways possible. In such parks, the Chapter and HOA should regularly distribute flyers to all homes that inform residents about who to contact that represents THEIR interests. Residents must overcome fear and work in a coordinated way as a group to combat aggression and deterioration. It is important for these groups to use every resource available, both inside the park and outside the park.

Residents of such parks need to accept that until they are the legal owners of their park, or it is taken over by a benevolent non-profit, that they have new chores to add to their routine – keeping an eye on park owners and pushing back against aggression. Those who are not yet living in a large corporate-owned park have to consider the growing prospect that

“ As residents abandon homes due to high rent, park owners confiscate and flip them for profit while mortgage lenders withdraw from lending in the park - lest they be caught with an abandoned home on their hands! ”

See *Growing Threat* on page 10 ►

their park could be sold to an aggressive corporation that not only causes park deterioration, but causes rapid and massive turnover of park home ownership in a matter of years.

If you live in a mom-and-pop park, it is crucial that you form an HOA now and get your letter of request to the park owner, expressing your desire to purchase the park. You want to be given serious consideration, lest the owner sell the park to an aggressive corporation. Doing

this does not guarantee your offer will be considered but it is definitely worth a try. If your HOA can buy the park, this is the best way to protect your homes. Contact GSMOL for referral to experienced experts that can get you on track.

Don Hart is the Chapter and HOA President of Fountain Valley Estates MHP. Fountain Valley Estates was purchased by Kort and Scott Financial Corporation (KSFC) in 2011 and is managed by Sierra Corporate Management, a wholly owned corporation of KSFC. ■



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.



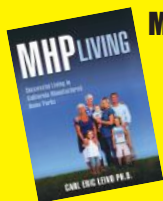
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ANNOUNCING THE 2016 GSMOL CONVENTION

APRIL 8-10, 2016 IN SACRAMENTO, CALIFORNIA

Our GSMOL Convention is coming!!

The biennial GSMOL Convention will be held on **April 8-10, 2016** at the Ramada Hotel, located at 1250 Halyard Drive, W. Sacramento, California (916) 371-2100. All members who are mobile home owners throughout California are invited to attend this important event!

DELEGATE REGISTRATION INFORMATION

Delegates will be voting at the Convention. **Active Chapters should have Delegate selection and registration forms and registration fees to the GSMOL La Mirada home office by no later than March 11, 2016.** The Delegate registration fee is \$90.00 (covers Convention admission and Saturday Lunch and Banquet Dinner). The fee for a Delegate's spouse or partner to attend is \$60.00. (also covers admission and Saturday Lunch and Banquet Dinner). Checks should be made payable to "GSMOL". Delegate Registration forms can be downloaded from the GSMOL website at www.gsmol.org.

Registered Delegates who are unable to attend the Convention may submit an absentee ballot to the GSMOL office only for the Zone Vice President election in their Zone. Each vote counts as ½ of an attending Delegate's vote. **The absentee ballot must be requested from the GSMOL office by the Delegate's Chapter and returned to the office no later than April 1, 2016.**

OBSERVER REGISTRATION INFORMATION

Observer registration forms should be returned to the GSMOL office by **March 25, 2016 if possible, but registration of Observers may occur up to and including the Convention date.** The fee for Convention observers is \$80.00 (covers Convention admission and Saturday Lunch and Banquet Dinner). The fee for an Observer's spouse or partner to attend is \$60.00. (also covers admission and Saturday Lunch and Banquet Dinner). Checks should be made payable to "GSMOL". Registration forms can be downloaded from the GSMOL website at www.gsmol.org. **GSMOL Member Observers do not have to be from a park with a GSMOL Chapter.**

CANDIDATE INFORMATION

The following five (5) Board positions have terms which expire in April, 2016, and shall be eligible for election at the 2016 Convention:

Secretary

Treasurer

Zone A Vice President

Zone C Vice President

Zone A-1 Vice President

All candidates for the Board of Directors must submit a Declaration of Candidacy to the Election Committee, accompanied by a nominating petition bearing the names of at least ten (10) members in good standing to the GSMOL office by no later than **February 9, 2016.** Candidates must also submit a Resume which includes a statement of their willingness to serve by that date. (See Section 3.03 of the Bylaws for details.) Candidates may use their own format for the Resume, and should limit them to 100 words pertaining to "experience" and 100 words pertaining to "platform". Do not submit a photograph. A Chapter may nominate a candidate by majority vote of those attending a duly noticed Chapter meeting. **In such a case, the Chapter must submit a Declaration of Candidacy and a letter signed by the Chapter's officers verifying the nominating procedure to the GSMOL office by no later than March 11, 2016.**

HOTEL INFORMATION-RAMADA HOTEL, SACRAMENTO

Convention Delegates, Observers and spouses/partners who wish to stay at the Ramada Hotel on Friday or Saturday evenings must make reservations by March 25, 2016 to receive the GSMOL discount rate of \$89.00 + tax per night. Please call the Ramada Hotel at (916) 371-2100, ext. 303 or email to: wsasacramento@yahoo.com). Use code: "GSMOL".

Come meet your GSMOL leaders and your neighbors!

Network with other Homeowners and gain valuable information from HCD and the always popular "Legal Panel"!

**BE EDUCATED, INFORMED AND EMPOWERED!
WE LOOK FORWARD TO SEEING YOU THERE!**

Do you enjoy writing?

Have an eye for creating advertising copy?
Does finding grammatical errors in the newspaper articles come easily for you?
GSMOL's Editorial Committee is looking for Volunteers to work on *The Californian*.

We are putting out the call for editors / writers/ editorial support, anyone that would like to help make our *Californian* magazine the best it can be.

Its a perfect job for a computer literate person who would like to contribute without leaving home.

LOOKING FOR:

- Dedicated advertising people
- Writers for articles
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- Editorial support



Interested?

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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



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“The Humboldt Mobilehome Owners Coalition is encouraging any residents of Follette/Inspire Communities across California (they own 9 parks) reading this report to contact them in an effort to gain strength in numbers regarding issues such as multiple-year leases, failure to maintain, and vacancy de-control.”

Folks in parks all over Humboldt County are organizing in support of the Humboldt Mobilehome Owners Coalition's efforts to mount an initiative campaign to get voter approval for a lot fee stabilization ordinance. GSMOL attorney, Bruce Stanton, has been retained to draft an ordinance which, if all plans are on track, will appear on the November 2016 ballot. Efforts are underway to execute a county-wide survey to collect the necessary economic data to support the initiative language. The Coalition has met with Senator Mike McGuire to secure his endorsement (as he did in Sonoma County before they adopted their ordinance), and has already received the endorsement of the Humboldt County Human Rights Commission, and the Area 1 Agency on Aging. The Coalition is preparing to make presentations on the local Public Radio channel, as well as having an information/education table at Humboldt State University's upcoming Career fair to interest students in helping with this important social justice issue of keeping our housing affordable by not allowing park owners to exploit the relationship between the homes we own and the ground they sit on.

A recent media and letter-writing campaign was successful, creating multiple print and television news opportunities to inform the public and our government representatives about the issues. Unfortunately the County Board of Supervisors stubbornly still refuses to put the issue on their agenda, despite multiple constituent presentations and pleas to do so. The supervisors are saying that the General Plan regulations requiring them to "...preserve mobile home parks as an important source of affordable housing..." do not mean what they say, as confirmed by county counsel and the Planning Department. The Coalition Chair, Hilary Mosher, has filed a Civil Grand Jury complaint against the Supervisors for failing in their duty of due diligence in upholding the General Plan regulations and for undermining the

public process by meeting with county staff without putting the issue on their agenda and allowing public input. Recently, a smear campaign against Mosher has been launched, sending anonymous emails to media and the supervisors.

In September a delegation of 8 mobile home owner advocates from across the nation came to Humboldt for a 3-day seminar on education, leadership training, and capacity-building, through the auspices of the Mobile Home Action (MHAAction) project of the Center for Community Change in Washington D.C. Dozens of Humboldt residents came together to strengthen the Coalition movement.

Meanwhile in the City of Arcata, the City Council has unanimously agreed to move forward with a mobile home park oversight policy in the biggest victory yet for rent control advocates in Humboldt County. At a Dec. 16th meeting council members, with more than 50 people in attendance holding white, helium-filled balloons with "S.O.S.-- save our seniors!" written on them in red ink, directed staff to come back with a "mobile home affordability strategy". The council and staff will be exploring Memos of Understanding, mediation strategies, and ordinances, and will meet again in the next 60 days for a full report.

The Humboldt Mobilehome Owners Coalition is encouraging any residents of Follette/Inspire Communities across California (they own 9 parks) reading this report to contact them in an effort to gain strength in numbers regarding issues such as multiple-year leases, failure to maintain, and vacancy de-control. The contact information is: hilmosh@gmail.com The coalition is preparing to conduct clinics on how to take park owners to small claims court and possibly win punitive awards of up to \$2,000. for each violation under the California Mobilehome Residency Laws. ■

GSMOL "Who's Who"

• Leaders in Your Area - Refer to Map on Page 15 for Zones and Regions

ZONE A

REGION 4

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

REGION MANAGER

Anne Rucker

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

REGION 11

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

VACANT

If you would like to volunteer, please contact Zone VP

REGION 14

COUNTIES: Colusa, Sutter, Sacramento, Yolo and Yuba

VACANT

If you would like to volunteer, please contact Zone VP

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

REGION 2

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

REGION MANAGER

Diane McPherson

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ASSOCIATE MANAGER

Richard Heine

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ASSOCIATE MANAGERS

Karilee Shames

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ZONE B

REGION 12

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

REGION MANAGER

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jeankc@sbcglobal.net

ASSOCIATE MANAGER

Debra Hulse

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Porterville, CA 93257
Phone: (559) 784-4986

REGION 13

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

REGION MANAGER

Linda Larsen Nye

6706 Tam O'Shanter Dr. #114
Stockton, CA 95210
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ZONE B-1

REGION 8

COUNTIES: San Luis Obispo, Santa Barbara and Ventura

ASSISTANT MANAGER

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nutmegger36@att.net

ASSOCIATE MANAGER

Ventura County

Jill Martinez

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South Santa Barbara County

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ASSOCIATE MANAGER

North Santa Barbara County

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REGION 10

COUNTIES: Monterey, San Benito and Santa Cruz

REGION MANAGER

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ASSOCIATE MANAGERS

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Candi Walker

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Ckwalk.walker@gmail.com

ZONE C

REGION 3

Los Angeles County

REGION MANAGERS

Martha Vazquez

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Edward Souza

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chuckloring@dslextrame.com

REGION 5

Orange County

REGION MANAGER

Mary Jo Baretich

21752 Pacific Coast Hwy #23A
Huntington Beach, CA 92646
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mjbaretich@hotmail.com

ASSOCIATE MANAGERS

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Ginger Roberts

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REGION 6

San Bernardino County

REGION MANAGER

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Joseph68diaz@yahoo.com

Julie Bell

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Phone: (909) 874-4058
jujamsam@gmail.com

ZONE D

REGION 7

COUNTIES: San Diego and Imperial

REGIONAL MANAGER

Buddy Rabaya

PO Box 712022
Santee, CA 92072
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Smoac92071@gmail.com

ASSOCIATE MANAGERS

Victor Roy

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victoryawaitsyou2@hotmail.com

Karen Bisignano

Santee, CA 92071
Phone: (619) 448-9404

REGION 9

Riverside County

VACANT

If you would like to volunteer, please contact Zone VP

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

REGION

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California Southwestern

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(800) 992-6966 (408) 445-3095
Lic#0443354

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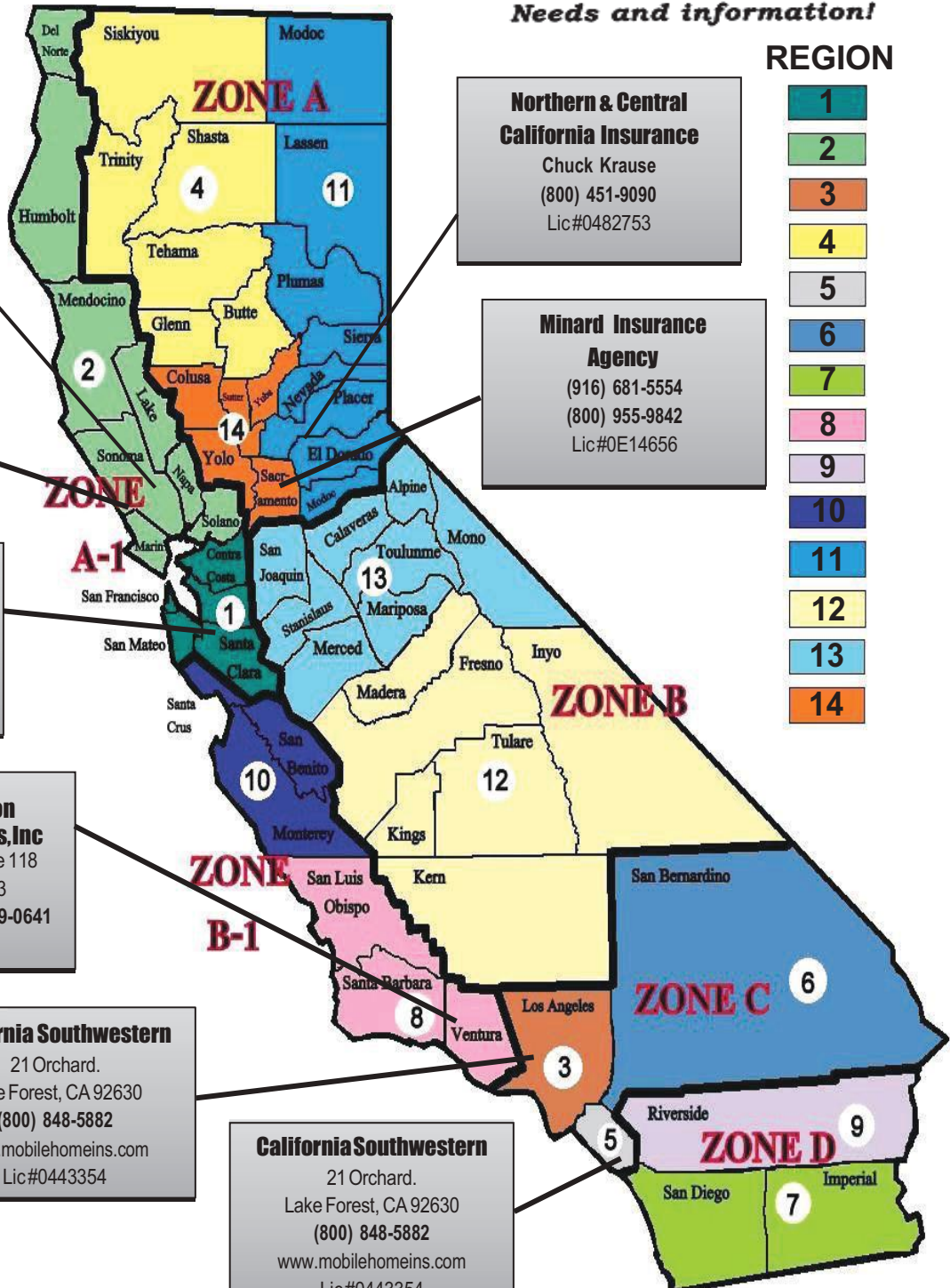
290 Maple Court. Suite 118
Ventura, CA 93003
(800) 435-3355 (805) 339-0641
Lic#0688139

California Southwestern

21 Orchard.
Lake Forest, CA 92630
(800) 848-5882
www.mobilehomeins.com
Lic#0443354

California Southwestern

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Lic#0443354



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!

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Spouse/Second Occupant _____
Park Name _____
Street Address _____ Space # _____
City _____ State _____ Zip _____
Day Phone _____ Alternate # _____
Email Address _____
Signature _____ Membership Recruiter _____
(If Applicable)

☐ New Member
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GSMOL Chapter # _____
Check # _____ / CASH
You can also contribute to any of the following GSMOL dedicated fund
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Form 100
Rev 7/14

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