

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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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.”

Welcome to the special issue dedicated to the 2016 Convention. It was my pleasure to get acquainted with so many of our members from all parts of the state. I wish to extend the heartfelt appreciation of your Board of Directors to all those who attended and to all of the presenters who did such a great job of giving us the information and education that we have come to look forward to at these biannual gatherings. Thank you!

Congratulations to the new members of our team: Betty Storey, Zone A Vice-President, and Karilee Shames, Zone A-1 Vice-President both of whom have hit the floor running in their leadership of their respective zones. Also, congratulations to Ray Downing, Zone C Vice-President, for his re-election and Diane McPherson, State Treasurer, and Anne Anderson, State Secretary, for being elected to the jobs they have been doing as interim posts. Our members can be rest assured that their organization is in good hands.

It was also my extreme pleasure to introduce our new Legislative Advocate, Esperanza Ross, at the convention banquet. Ms. Ross officially joined us on April 11th. A well-known and respected presence at the Capitol, we are proud and honored to have Esperanza representing GSMOL. Already scheduled to visit many areas of the state to meet with our leaders and members, it is her hope to meet with all of you in the months to come.

Anne Anderson, the Convention Committee Chairperson, has written a precise and informative article summarizing the activities at the convention so I will move on to “New Horizons, New Opportunities”.

With the passage of the **One-Member-One-Vote** (OMOV) for future elections, I am sure many of you are wondering if we will have future conventions. Absolutely! Our 2016 Convention was a great demonstration of all the benefits of a convention besides the voting. Those who are able to attend the conventions are still going to be ambassadors for the other members in their parks and will have the ability to take back to their chapters and fellow residents all the knowledge and resources

that they have gained. We encourage chapter leaders to start planning, and raising funds, to send as many members as you can to the 2018 Convention which will be held in southern California. With the passage of the OMOV, there will be no reason to delay the planning of the next convention, so it promises to be bigger and better than the one just held.

Six policy resolutions were passed during the Member meeting on the last day of the convention. As a result, at the first Special BOD Meeting following the convention, Chairpersons were appointed as follows: **Election Committee**, Jill Martinez, Chair; **Super Chapter Standing Rules Committee**, Diane McPherson, Chair; **Business Information and Financial Action Team (BIFAT) Committee**, Robert Markley, Chair; **Communications Committee**, Anne Anderson and Mary Jo Baretich, Co-Chairs. The function of each committee is detailed on the website, gsmol.org. If you are interested in becoming a member of any of these committees, please contact the chair person.

Last, but not least, just one week before the convention the long awaited Retail Cash Back Program was launched. You must have a GSMOL membership number to take advantage of this added benefit (Associate Members included). Go to freecashbackmall.com/GSMOL to start reaping the benefits by doing what we all love to do---SHOP. The League also benefits from your purchases.

To all of you who helped in the awesome job of making the 2016 Convention a success, the members and all of those mentioned Anne's article, my personal “thank you.” To all of you who have volunteered for new committees, who are serving on existing committees and who will be working hard between now and the next convention toward the continued success of GSMOL, my personal “thank you.” To all members of the Board of Directors, Bruce Stanton, Esperanza Ross and our staff, Katie and Mary Ann—my personal “thank you.” GSMOL's future looks good, thanks to all of you who are willing to go that *extra mile*. Thanks to all of you, we can look forward to **NEW HORIZONS, NEW OPPORTUNITIES** ■

GSMOL 2016 Convention Report

The slight sprinkle of rain did not deter convention goers as they hustled across the courtyard between the Ramada Hotel's main wing and the auxiliary wing where two of the breakout session rooms were located. Staff members brought extra chairs into the Atlantis Room to hold the large audience assembled to hear a panel of three experts talk about **establishing a "Win/Win" relationship with park management**. Bruce Stanton, GSMOL Corporate Counsel, and former HCD official **Ron Javor**, two very familiar faces to GSMOL members, sat behind a table in the front of the room alongside **Richard Bessire**, head of a park management company. Wow! Was GSMOL actually featuring a park owner as a panelist in a breakout? And he was not even wearing a hard hat.

In another part of the hotel complex on the day before, extra chairs had been needed outside the Delta Room to allow more people to hear **Don Hart's** presentation on **Fighting Large Predatory Park Owner Corporations**. The audience was so eager to hear more from Don that they encouraged him to extend the time of his breakout beyond the appointed stopping time.

And these obviously popular presentations on seemingly opposite topics were only two of the **eighteen breakout sessions** that attendees were treated to during the two-day workshop portion of the 2016 Convention.

In addition to the above, GSMOL members from every corner of the state learned about **the MRL** from Bruce Stanton, **Buy Your Park 101** from Region 8 Associate Manager Jill Martinez (substituting for VP for Resident Owned Communities David Loop who was unable to be present), **Failure to Maintain Lawsuits** from Henry Heater of ASK Law Group, **Using Small Claims Court** from former Claims Court Judge Ron Javor, **Strategies Park Owners Use to Try to Get Around Park Closure Ordinances and How to Respond to Them** from attorney Will Constantine, **Why Good Bills Don't Get Passed** from Stephanie Reid of the Senate Select Committee on Manufactured Home Communities, **Disaster Preparedness** from a team of emergency responders, with Betz Storey, appropriately attired in her CERT (Community Emergency Response Team) gear, **Manufactured Home Insurance** from Bill Weagle of Barber Insurance, **Manufactured Home Sales and Marketing** from Realtor Jim Allenbaugh, and **GSMOL's Member Benefits** from Ernie Stobel of EJS Insurance. GSMOL "Boot Camp" workshops for leaders and Chapter officers featured Zone B-1 VP Craig Hull and Region 8 Manager Anne Anderson's **Leadership** breakout and a great session on **Membership From the Ground Up** from Region 7

Associate Manager Victor Roy, whose GSMOL Chapter at Rancho San Luis Rey in Oceanside also put on an **ad hoc "bonus" session, featuring finger food and fundraising tips on Friday at five**. (OK, maybe it was six... I got carried away with the alliteration!)

Convention goers filed past the registration tables hosted by **Betz Storey**, patriotic in one of her signature hats, and her band of hostesses. As they strolled past the row of tables in the hallway they learned about our many Member Benefits from **Ernie Stobel of EJS Insurance**, including the new **Retail Cashback Program** (<http://nsn.freecashbackmall.com/GSMOL>); had a chance to chat with **Bill Weagle** about the offerings of our long-time sponsor **Barber Insurance**; checked out great deals on manufactured home products with the representatives from **Westland Distributors**; browsed our sister nonprofit's new **Ed Fund Academy website** developed by **Dr. Carl Leivo** (<http://mobilehomeresidentadvocate.blogspot.com>); and learned about a number of manufactured-home owner coalitions who helped sponsor the Convention, including **NMHOA, the National Manufactured Home Owners Association**. Many of the sponsorship donations were made in the name of the late **Marie Pounders**, who contributed so much to Conventions of the past (among many, many other things!)

Saturday afternoon was given to a series of **Q & A sessions** with all those folks that we always want to ask questions of: **HCD, PG&E, a Legal Panel**, and finally the **GSMOL Board of Directors (BOD)**. Responding to rumors that have caused confusion among our members in some areas of the state was the main purpose of the questions of the BOD; e.g.: No, we are not broke. No, we are not about to close our doors. Yes, we are experiencing a financial crunch, but we are working to improve it and the last two months have seen positive numbers. (This Convention, by the way, was very economically produced.) Yes, our Legislative Advocate and two Zone VPs did resign. However, we now have Esperanza Ross representing us in the State Capitol, and she has hit the ground running; and the Zone VP positions were filled at the Zone caucuses by two very capable GSMOL leaders, **Betz Storey for Zone A** and **Karilee Shames for Zone A-1**.

We had been looking forward to hearing the **Keynote speech** from **Senator Joe Dunn** at the Saturday night **Awards Banquet**, but unfortunately at the last minute his travel plans fell through. **Senator Connie Leyva** was also unable to be with us, but **Stephanie Reid** accepted the **Legislator of the Year Award** on her behalf. Senator Leyva is the head of the Senate Select Committee for Manufactured Home Communities.

GSMOL Legacy awards were presented to former Zone A VP **Norma Bohannon**, Sonoma Super-chapter President **Ann Colichidas**, Region 5 Manager **Mary Jo Baretich**, and Chapter 708 President **Robert Markley**.

Zone B-1 VP **Craig Hull** read a moving tribute to the late **Marie Pounders** written by various members of the GSMOL-allied coalitions that she inspired and mentored – SLOMAP (San Luis Obispo County), NSBMHT (North Santa Barbara County) and SCAMPR (South Santa Barbara County).

Then we raffled off a series of “prize baskets” put together by **Katie Coleman**, and a good time was had by all!

Sunday morning found the delegates assembled to vote on the “**One Member, One Vote**” measure and two related proposals. **OMOV passed**, 45 - 19; and Chapter 708 President Bob Markley’s proposal to set the quorum for a valid election to no less than 5% also passed, 53 - 11. The passing of OMOV made the second of Bob’s proposals unnecessary, as it had to do with delegates.

Anne Anderson was voted in as **State Secretary**, and **Diane McPherson** was re-elected as **State Treasurer**. These two, plus the new VPs for Zone A (**Betz Story**) and A-1 (**Karilee Shames**) and re-elected Zone C VP **Ray Downing**, were all sworn in.

Jill Martinez, Region 8 Associate Manager, served very competently as **Parliamentarian** for the elections.

Six policy resolutions were made from the floor and passed:

1. An **Election Committee** shall be created to educate members and establish procedures that ensure that the One Member, One Vote is as inclusive as possible.
2. The Corporation shall send **balance sheets and financial statements** to Presidents of all active Chapters. They will also be published in The Californian and made available in a secured location on the GSMOL website by the end of the current fiscal year (September 30). The financials shall compare actual income and expenses to budgeted income and expenses for the current quarter and the year to date, and also between the current and prior fiscal years.
3. The Election Committee shall investigate and establish **rules for the policies of campaigning by candidates** and members; a membership list protocol; and criteria as to what extent membership list information will be released or made available during campaigns.

4. The **Publications Committee** shall also include **communications with members and third parties**.

5. The Board of Directors shall establish a **committee to draft rules for procedures to set up a Super Chapter**, which shall become part of the “standing rules” of the Corporation.

6. The Board of Directors shall reactivate the **Business Information and Financial Action Team (BIFAT) Committee**, to be comprised of members or persons with business or non-profit expertise.

The long morning was extended into the afternoon by the **Quarterly Board Meeting** which followed, at which time we heard from our new **Legislative Advocate**, Esperanza Ross, who was treated to thunderous applause for her strategic plan, which she is already putting into action.

We would like to extend our most heartfelt thanks to the following:

- The members of the 2016 Convention Committee: Anne Anderson, Chair; Jean Crowder, Diane McPherson, Ron Hulsey, Craig Hull, Ray Downing, Tim Sheahan, Betz Storey and Mary Jo Baretich
- Bruce Stanton, GSMOL Corporate Counsel, for his valuable assistance and advice
- All the presenters who generously gave their time and effort to put together a set of fantastic breakout sessions
- Bruce Stanton, Ray Downing and Betz Storey for acting as liaisons to our guest speakers and presenters
- Betz Storey for coordinating the Hostess Volunteers
- The Ramada Hotel administration and staff, Jean Crowder, and John Bertaut for making all the arrangements
- Bill Weagle of Barber Insurance for the coffee service and the swag bags for attendees
- All of our Coalition Sponsors and vendors participating in the Expo
- Our sister organization, the Golden State Manufactured-home Owners Education Fund
- **And, especially, Katie and Mary Ann Coleman from the GSMOL Home Office, without whom we could not have put on this Convention!!!** ■

Convention Highlights



Installation of GSMOL Board of Directors by Bruce Stanton

From left to right: Betty Storey, Karilee Shames, Ray Downing, Anne Anderson, and Diane McPherson



MRL 101

GSMOL Corporate Counsel Bruce Stanton



**Legislator of the Year Award
for Senator Connie Leyva
Accepted by Stephanie Reid**



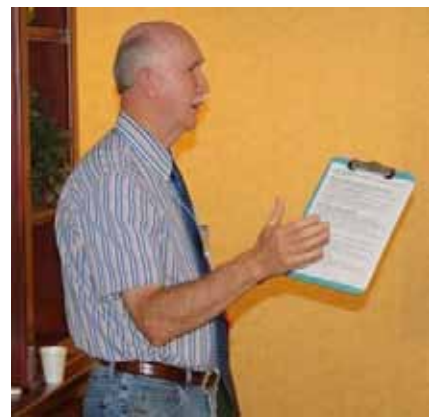
**GSMOL Legislative Advocate
Esperanza Ross**



**Finger Food and Fundraising Tips
Bob Markley and Victor Roy**



**SMALL CLAIMS COURT
Attorney Ron Javor**



**Membership From the Ground Up
Region 7 Associate Manager Victor Roy**



FAILURE TO MAINTAIN
Attorney Henry Heater



Buy Your Park 101
Region 8 Associate Manager
Jill Martinez



**Fighting Large Predatory
Park Owner Corporations**
Don Hart



**Strategies Park Owners Use
to Try to Get Around Park
Closure Ordinances**
Attorney Will Constantine



Disaster Preparedness
Betz Storey, and a team of
emergency responders



Create a "Win/Win" relationship with park management - PANEL
Former HCD Deputy Director Ron Javor, GSMOL Corporate Counsel Bruce Stanton, and Bessire and Casenhiser, Inc. President Dick Bessire,



Resident Owned Parks
Region 8 Associate Manager Jill Martinez, Zone B-1 VP Craig Hull
and GSMOEF (C3) President Jerry Bowles



Leadership Skills
Zone B-1 VP Craig Hull and
Region 8 Manager Anne Anderson



OFFICE OF THE
MAYOR

KEVIN JOHNSON
MAYOR

CITY OF SACRAMENTO
CALIFORNIA

April 8, 2016

Greetings!

As Mayor of the City of Sacramento it gives me great pleasure to welcome you to the biennial convention of the Golden State Manufactured Home Owners League (GSMOL).

While you are here, I hope you have an opportunity to enjoy the many attractions Sacramento has to offer. Sacramento, one of the oldest historic Cities in California, is home to the State Capital, Sutter's Fort, the Sacramento Kings, Crocker Art Museum, and the California Auto Museum. Old Sacramento, a unique, 28 – acre National Historic Landmark and State Historic Park located along the beautiful Sacramento River, has a variety of attractions including shopping, dining, entertainment, and world-renowned museums set within the time of the California Gold Rush and Transcontinental Railroad.

I extend my thanks to the Golden State Manufactured Home Owners League for its service to the mobile home communities in Sacramento and throughout California. The work GSMOL does in partnering with home owners to protect their investment, provide information and service, and advocate on their behalf is admirable and we appreciate your continued support.

I commend organizers, members, and attendees for their work in making this event possible. Thank you for all that you do and best wishes for a memorable and successful event!

Sincerely,

Kevin Johnson
Mayor



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PH 916-808-5300 • FAX 916-264-7680 Mayor@cityofsacramento.org

“ GSMOL continues to meet with the author to address the legal and practical issues involved in the bill. ”

SB 1106 authored by Senator Connie Leyva, the Chair of the Senate Select Committee on Manufactured Homes and Communities, authorizes the Department of Housing and Community Development (HCD) to issue citations to mobilehome residents and park owners who do not correct health and safety violations.

The bill states that even if the violation were corrected, the civil penalty shall be remitted within 45 days of the issuance of the citation:

- \$100 for non-imminent hazard, which could increase to \$250 for a subsequent violation if in the same year.
- \$200 for imminent hazard, which could increase to \$500 for a subsequent violation if in the same year.

The bill passed the Senate Committee on Transportation and Housing and the Senate Judiciary Committee. The bill is now in the Senate Appropriations Committee. GSMOL is working with the author on amendments.

AB 2351, authored by Assemblyman Roger Hernández, attempts to minimize harm done by the long-term lease exemption by deleting the provision of the MRL which exempts from local rent control ordinances rental agreements that are in excess of 12-months' duration.

The bill failed passage in the Assembly Committee on Housing and Community Development. The author requested and was granted reconsideration. Should the bill continue to move, GSMOL will ensure the bill maintains all the protections currently afforded under the MRL.

AB 2855, authored by Assemblyman Jim Frazier, requires a charity's website and marketing materials to include a prominent link to the Attorney General's website for charitable solicitations, and requires the Attorney General to publish consumer education information online about the charities.

The bill passed the Assembly Committee on Privacy and Consumer Protection and is now in the Assembly Appropriations Committee. There are over 200 organizations opposing the bill with no listed support. Should the bill continue to move, GSMOL will consider how it impacts GSMOL and GSMOL's Education Fund.

AB 587, authored by Assemblyman Ed Chau, is a 2-year bill that GSMOL is co-sponsoring. The bill creates an abatement program for mobilehome residents who cannot transfer title into their names due to delinquent taxes and fees that may have been incurred by prior owners. The bill also establishes notification requirements for the transfer of any ownership interest or transferring or creating any security interest in a mobilehome.

GSMOL continues to meet with the author to address the legal and practical issues involved in the bill. ■



Important Information About the Upcoming Primary Election

GSMOL (Golden State Manufactured Home-Owners League) and the City of Orange Mobile Home Coalition is proud to be supporting Joe Dunn to represent us in Congress.

Joe Dunn is the only candidate in this race with a 100% record for our residents. Many of the laws that protect our rights are thanks to Joe.

As our state senator, Joe demanded town halls and hearings to ensure our concerns were heard by government officials and inspectors. He also created a task force of resident leaders and park owners to more quickly address our complaints.

Even out of office, Joe continues to help protect our rights. He helped establish the UC Irvine School of Law, which now houses a legal clinic assisting manufactured-home residents.

Joe was named the "The Hardest Working Senator" and recognized as one of the top legislators for "Integrity" and "Problem-Solving." For nearly three decades he has stood up for everyday Californians against government bureaucracy and greedy special interests.

Joe's not afraid to take on the big fights for our community and that's why we're strongly urging your support of Joe Dunn for Congress. This is our chance to put into office someone who has always worked for us.

Sincerely,

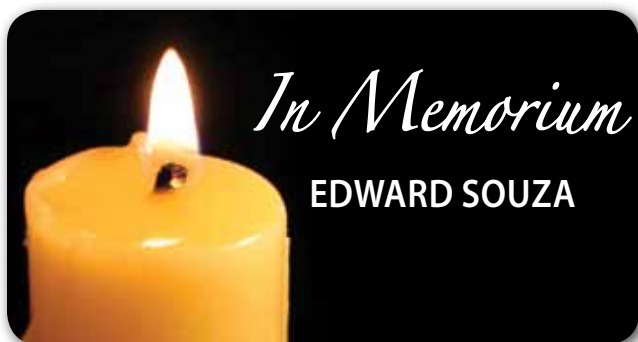
Ray Downing
Zone Vice President
GSMOL

Mary Jo Baretich
Region 5 Manager
GSMOL

Bobbie Magnusson
Chapter President
Park Royale Mobile Village

Margie Richter
Chapter Treasurer
Orange Village

Make your plan to vote: If you vote by mail, please be sure to look for Joe Dunn under the race for U.S. Representative, District 46. Joe Dunn is the third name on the ballot. Your polling location is open on Election Day – Tuesday, June 7 from 7:00 AM to 8:00 PM. ■



A Memorial for Edward Souza, Co-Region Manager for Region 3, was held on May 4th, 2016 at the Covina Hills Mobile Country Club in La Puente. Ed had passed away on April 29, 2016. Hundreds of Ed's friends were in attendance to pay tribute to this warm-hearted, caring and dynamic man.

He is still much loved by all who knew and worked with him. In Ray Downing's speech, he stated that Ed was like a brother to him, and whenever he needed help, Ed was there, always willing to step up and meet the challenges. Such a powerful personality.

Our prayers and heart go out to him and his family. His memory will stay in our hearts forever.

Convention Highlights





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Convention Highlights



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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

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

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REGION 13

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

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REGION 10

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ZONE C

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REGION 5

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ZONE D

REGION 7

COUNTIES: San Diego and Imperial

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REGION 9

Riverside County

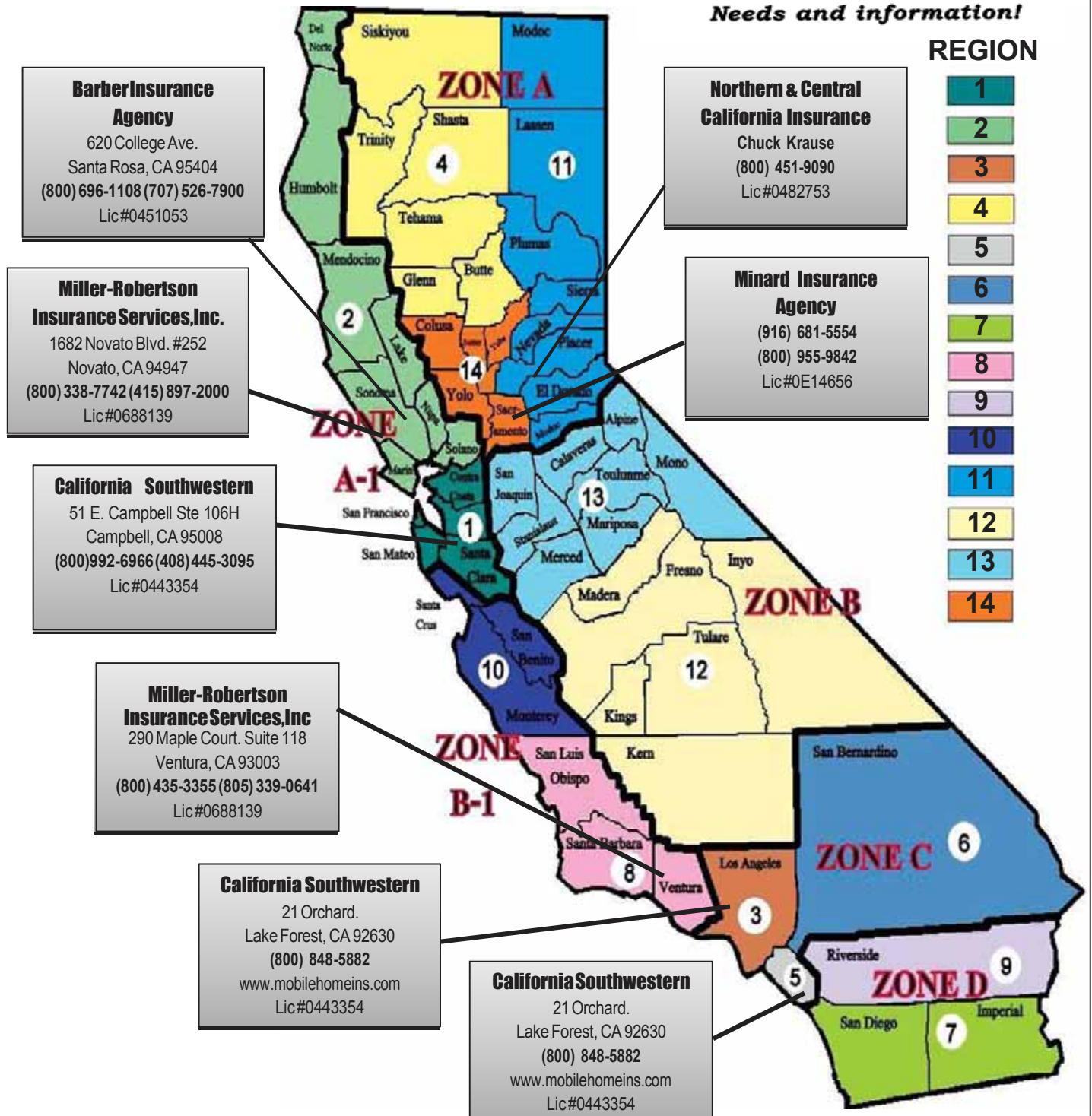
VACANT

If you would like to volunteer, please contact Zone VP

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THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE

14802 Beach Boulevard • La Mirada, CA 90638

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- 994-9637



GSMOL

SERVING HOMEOWNERS SINCE 1962

- ☐ 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, 14802 BEACH BOULEVARD, LA MIRADA, CA 90638

Detach And Keep for Your Records. Thank you!
Date _____
Amount _____
Check# _____



Form 100
Rev 7/14