

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

Volume 51 • Issue 4
July/August/September 2016

END OF SUMMER ISSUE

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Order

What are those extra numbers on the address label?

(MEMBERSHIP EXPIRATION DATE M/Y)

Periodical Dated Material

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(USPS 898-320)

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

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

POSTMASTER: Send address changes to:

THE CALIFORNIAN
14802 Beach Boulevard
La Mirada, CA 90638

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

Focus on the Future

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

It is usually my goal as I sit down at the computer to write this letter to present you with all the positive work our volunteers have been doing over the past few months. This letter will not be an exception, but I do have to use some of the space to present some bad (and sad) news first.

Katie Coleman, our full-time staff person whom we have grown to rely on for our bookkeeping, secretarial and general office needs, is having some very serious health issues. Because of these issues, she was out of the office for several weeks, returning only recently on a “as her health permits” basis. Of course, when she took her first few sick days, she did not realize the challenges she would be facing or that her condition would continue for such a long time. Consequently, however, the situation in the office became dire and we found it necessary to make a few changes. Thankfully, Mary Anne, who had been working part-time generously agreed to step in full-time and some of our volunteers pitched in to help. With Katie being able to work part-time and the help from those who stepped in without a moment's hesitation, things are getting back to normal.

What I am asking of all our members, those who volunteer or not, to be patient. If you are able to do jobs that you have depended on Katie to do in the past, please do them. If there are requests that have not been responded to, feel free to ask again; but wait patiently for a response. The hardest hit of Katie's responsibilities was the bookkeeping so if you are expecting reports or a check, Katie is concentrating on getting up-to-date on these and should be back to a regular routine soon.

Utmost, however, what I ask of you is that you remember Katie in your prayers. Not realizing her condition might be ongoing, Katie relied on self diagnosis and advice from friends for some time, but now is under doctor's care and the hope is that she will be able to function normally very soon. Our thoughts and prayers will help during this process. If you want to send well wishes, please send in care of the corporate office and/or to her GSMOL email address.

Last but not least on this subject, my heartfelt thanks to Mary Anne who has interrupted her retirement to return to full-time employment; to the local volunteers, Ray Downing, Zone C Vice President, and Mary Jo Baretich, Regional Manager and Editor of *The Californian*, who have taken active role in helping out at the office when needed; and to Anne Anderson and Diane McPherson, GSMOL Board Members, who have assumed some of the staff responsibilities in order to get us back on track. It is amazing how many it takes to fill the shoes of this one person; Katie, get well soon, we love you.

In the meantime, our Committees are working hard and moving forward. Our Membership Committee is making plans to initiate another campaign to increase membership. The Convention Committee (perhaps under a different name) is working on a plan to enable us to reinstate the Road Shows. The Website Committee is working on a Members Only section. Our LAT, with Esperanza Ross' help, is striving to make the 2017-18 legislative year the most productive ever. The Budget Committee, of course, will be working on next year's budget so it will withstand the goals of these committees. If you have skills that will be helpful to any of our committees, please volunteer to join in their efforts. You can find a list of the committees and their functions on the website, which I highly recommend you peruse occasionally to keep up-to-date on what is happening around the state.

Last, but not least, a word of caution. There are many coalitions throughout the state who work with GSMOL to enhance the continuous work we do to protect the rights of manufactured home owners and we encourage you to support their efforts. BUT, there are some which are formed with the desire to undermine the work we do. Please contact the Corporate office or one of GSMOL's local leaders if you are in doubt of an organization's credibility. GSMOL is here to stay and to continue the work we have done for over 50 years, don't believe anyone who tells you a different story. This is YOUR organization; protect it as it has worked to protect you. ■

Financial Report

for First and Second Quarters of Fiscal Year 2016

Income and Expenses for October 1, 2015- March 31, 2016

Membership Income	120,658.67
Advertising Income	908.00
Donations	10.00
Interest Earned	10.66
Miscellaneous Income	2,559.00

TOTAL INCOME	124,146.33
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Expenses	
Chapter Expense	
Chapter Allocation	330.00
Dues & Subscriptions	200.00
Legal Expense	12,000.00
Legislative Advocate	19,250.00
Zone Expenses	
Lodging	0.00
Meals & Entertainment	435.00
Travel	4,309.00
Administrative Expenses	
Lodging	561.00
Meals & Entertainment	146.00
Travel	1,810.00
Office Expenses	
Payroll	28,968.00
Payroll Taxes	3,216.00
Payroll Preparation	195.00
Printing Expense	3,241.00
Publication Expense (Californian)	23,820.00
Rent Expense	14,699.00
Telephone	3,660.00
Utilities	1,180.00

TOTAL EXPENSES	118,020.00
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PROFIT	6,126.33
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A more detailed financial statement will be available on the website as soon as the Members Only section is complete.

Any questions, contact Jean Crowder or Diane McPherson

Zone Reports

“Because the Zone (A) covers so much territory, we also need to recruit a few Regional Managers and Assistant Managers who can coordinate with members in the rural parts of the Zone. Please call if interested.”

ZONE A REPORT

By Betty Storey
GSMOL Zone A Vice President

Since I was just elected to the position of VP in April, I've been busy "learning the ropes." Our first Zone meeting was June 8th and we were delighted to have the new GSMOL Legislative Advocate Ms. Esperanza Ross as our guest speaker. She detailed her action plans for the coming year and explained the legislative bills that are pending. The Zone only has 10 active chapters but there are a large number of independent GSMOL members who are interested in being part of a chapter. Setting up some Super Chapters will definitely be on the agenda. Because the Zone covers so much territory, we also need to recruit a few Regional Managers and Assistant Managers who can coordinate with members in the rural parts of the Zone. Please call if interested.



Left to Right – Bill Weagle of Barber Insurance, SCMOA Vice President Bob Fleak, State Senator Mike McGuire, and SCMOA President Len Carlson

ZONE A-1

By Karilee Shames
Zone A-1 Vice President

Zone A-1 is busy meeting to acquaint more people with what we offer and to help with their park concerns. Regional Manager Diane McPherson and Zone A-1 Vice President Karilee Shames started in early June by spending three days in San Jose, with Gary Smith, our long-standing Associate Manager there, getting acquainted with the large number of parks and

people that live in them. San Jose has nearly 60 mobile home parks, some with as many as 900 families!

We met with the folks at Oak Crest then Quail Hollow then Golden Wheel, and were able to speak with others who will need us to come in a couple of months when we return to this area. They are facing a concerted effort in San Jose by park owners to force more pass-throughs to be permitted, or the owners are threatening to go out of business. Bruce Stanton was asked to speak with a leader at Quail Hollow to make sure he was thoroughly prepared to face the questions at the city Council meeting on June 9 Saturday, June 11 we held bimonthly conference call for Zone A-1 with Esperanza Ross on the line speaking to our members about what's happening with legislation and her evolving role.

Next we were informed that one of our GSMOL leaders is having major issues in his park right now so we focused on that with our team. Wine country is now a top destination for travelers, and as it turns out many wealthy folks in San Francisco are interested in having a second home in wine country.

People are buying mobile homes quickly in this park. New owners appear to be pushing longstanding owners out, pulling out older units and putting in brand-new homes, then renting them out at double, or selling them at top dollar, essentially taking away that senior's home.

A surprising number of park owners are telling residents their homes are too old, and that the resident can only sell to the park owner. GSMOL Associate Manager Darryl Blanton met with these residents and is helping them. One resident, who may have been maliciously evicted, will go with Karilee to Legal Aid soon.

On Sunday, June 12 several of us including Ann Colichidas, Shirley Flick, Richard Shames and Karilee Shames, met at the United Methodist Church in the city of Sonoma where Dave Ransom introduced us to the Spiritual Action team at this church. They thankfully have taken

See [Zone Reports](#) on page 6 ➤



Hilary Mosher, the Chairperson of the Humboldt Mobilehome Owners Coalition, turns in more than 5,000 signatures of registered voters.

it upon themselves to help with housing issues in this community, and are helping us to work with the board of supervisors in the county to get mobile home parks zoned as they used to be — as mobile home parks in perpetuity.

On Wednesday, June 15 Diane and Karilee Shames went to visit a Waterhouse park in Petaluma, and were appalled by the conditions there. We have invited the resident who brought us in, to speak at our next Zone A-1 meeting July 9 which will feature a panel of elder abuse experts and advocates working with residents who tell their stories to help us frame them in ways that will get better results for our residents.

On Monday, June 20 Karilee Shames attended a housing coalition meeting in Sebastopol which featured housing experts along with land conservation experts and activists from our Grange to talk about issues that overlap. Diane and Karilee met with an elder abuse attorney in Petaluma who may be interested in working with us.

Friday, June 24th was Bob Fleak's luncheon where we had the pleasure of talking with our state Senator Mike Maguire. Mike informed us that financially things are going better in California than they have for very long time, and are looking up. We are all facing the same major issues of affordable housing shortages and poverty.

Hilary Mosher, the Chairperson of the Humboldt Mobilehome Owners Coalition, turned in more than 5,000 signatures of registered voters on

petitions to the County Elections Office to get a mobilehome lot fee ordinance on the November ballot. The County Clerk will now verify the signatures, and soon announce whether the ordinance will qualify. Signature gatherers came from all over; even Zone A-1 Vice President Karilee Shames and her husband Rich spent a weekend helping to gather!

Diane McPherson is in contact with folks from Willets, where we hope to visit and help MHP residents. She is working closely with our new lobbyist, heading to Sacramento to testify, and mentoring others in our area to help with this exciting work. Our next GSMOL Zone A-1 Leaders Lunch was held on Saturday July 9 featuring a gerontologist and Elder Abuse advocates as we explore the question "Is It Elder Abuse in MHPs?"

Our next Zone conference call was on **Saturday Aug 13**. Please be sure we have your best mail address so we can notify you for all future calls.

Saturday Sept 10 was the GSMOL Zone A-1 Leaders Lunch featuring "What's Up Petaluma?" Invited were housing and elder advocates, including the Mayor and city Housing officer to hear from selected MHP residents on what's going on their parks.

Our zone needs more managers — please volunteer for whatever you can do. Even if you have limitations — as seniors, we all do. There's so much we can all do — together.

Mobilehome residents in the city of Arcata in Humboldt County are still working vigorously to obtain a Space Rent Stabilization Ordinance from their City. On June 24th, the City's Community Development Department hosted a Stakeholder's meeting that was, in this GSMOL Chapter president's opinion, skewed in the direction of promoting a long-term lease or the MOU as the most appropriate instrument for stabilizing rent. Our Lazy J GSMOL Chapter, along with the Lazy J Park's HOA, and local advocacy organization, Space Rent Stabilization Ordinance Arcata Study Group (srso-asg website soon to GoLive) are not in agreement with our

/// Sat Sept 10 will be the GSMOL Zone A-1 Leaders Lunch featuring "What's Up Petaluma?" Invited were housing & elder advocates, including the Mayor & city Housing officer to hear from selected MHP residents on what's going on their parks. ///

City's perspective on space rent stabilization. We are all joining forces to help the City of Arcata, and all residents living in the 575 mobilehome park spaces within the city limits of Arcata, understand that an Ordinance is the **most resident-friendly** instrument for space rent stabilization, especially for us low-income senior mobilehome residents. We expect our city to serve us, their citizens, by robustly working towards preserving and maintaining our city's affordable housing stock, which our mobilehomes are a substantial percentage of. They are moving in the right direction. We want to assure that they stay on course.

In collaboration, together, our GSMOL Chapter, Lazy J HOA, and srso-asg, undeterred, continue to march forward! We congratulate our sister organization, the Humboldt Mobilehome Owners Coalition, and vigorously applaud them on their success in obtaining enough signatures to be considered for inclusion on the November county ballot to move forward in their Ordinance efforts.

—Submitted by Uriela Mitchell, Arcata Lzy J GSMOL Chapter President

ZONE B REPORT

By Jean Crowder
Region 12 Manager

Esperanza Ross, GSMOL Legislative Advocate, will be the guest speaker at two events in Clovis, CA on **Saturday, October 15, 2016:**

9:00 a.m

Arabian Villa/Campus Corral Clubhouse
1500 Villa Avenue
Clovis, CA 93612
RSVP: Jean Crowder, 559-213-8002 or jeankc@sbglobal.net

11:00 a.m

Woods Mobile Home Park
Clubhouse
1001 Sylmar Avenue
Clovis, CA 93612
RSVP: Myra Cubos, (562) 758-5473
myracubis@gmail.com

ZONE B-1 REPORT

"Solving Problems Through Super Chapter Leadership"

By Jill Martinez
Super Chapter #854 President

SCCMHOA will be having a meeting with Esperanza Ross, our new Legislative Advocate, who will speak about the lobbying

SANTA CRUZ COUNTY MANUFACTURED/MOBILE HOME OWNERS ASSOCIATION

SCCMHOA will be having a meeting with Esperanza Ross, our new Legislative Advocate, who will speak about the lobbying process. We need to be lobbying our Legislators in Sacramento on Legislation that is supported by GSMOL.

The meeting was held on September 17th from 10:00 a.m. until 12:00 noon, at the Capitola City Council Chambers, 420 Capitola Avenue in Capitola where the Police Station is also located.

Our Mission Statement: TO ACT AS AN EDUCATIONAL AND POLITICAL OUTREACH ORGANIZATION FOR MANUFACTURED AND MOBILE HOME RESIDENTS IN SANTA CRUZ COUNTY.

WE WELCOME YOU ALL TO COME!

Carol Harris, President
831-438-4404

process. We need to be lobbying our Legislators in Sacramento on Legislation that is supported by GSMOL.

One of the best ways to empower parks that do not have enough organization to address their issues is to form a Super-Chapter. Probably the most difficult matter to understand as a Super Chapter is shared authority. When parks first embark on this journey, everyone is thinking about which park or representatives get leadership roles. This concern must be set aside; you will soon discover that everyone is needed to get problems solved that benefit all residents.

The meeting was held on September 17th from 10:00 a.m. until 12:00 noon, at the Capitola City Council Chambers, 420 Capitola Avenue in Capitola where the Police Station is also located.

Our Mission Statement: TO ACT AS AN EDUCATIONAL AND POLITICAL OUTREACH ORGANIZATION FOR MANUFACTURED AND MOBILE HOME RESIDENTS IN SANTA CRUZ COUNTY.

Organizationally, the Super Chapter is formed with new bylaws stating officers that should include at least one vice-president from each park in the newly formed Chapter. Early on you will decide on the "anchor" park. Meetings may be held at the member parks, but one park needs to be chosen for fiscal and contact purposes. One bank account should be opened where the account is divided into different line items for each of the

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separate parks. It is critical to have accurate and complete accounting that is reported at each regular meeting.

One park may have a critical issue to deal with immediately and another equally important, but a few in leadership cannot handle everything for all parks. Each park must find its own leadership and all park representatives will help each other. Problems are identified and prioritized. Together, with other park representatives, strategies are set and implemented. Solutions are the result.

Our Super Chapter is made up of three parks, Buenaventura, Country Estates and Stardust. As problems are shared, unity develops among residents and Parks. One problem may not be in another park, but, we learn from each other. That problem may emerge in another park at a later date and you will be prepared with a strategy to address it in your own park.

One park may be more adept at fundraising than another, but each encourages the others and supports them in many ways to raise funds.

Through partnering with our neighboring parks, we have solved serious problems and egregious violations in our parks too numerous to mention here. I highly recommend a Super Chapter as a way to develop leadership, to bring hope to lives and maintain affordable, safe places to live.

ZONE C REPORT

*By Mary Jo Baretich
Region 5 Manager*

REGION 3

In April, Region 5 Manager Mary Jo Baretich was called to speak at the Reseda Mobile Home Park, a Kort & Scott park in Reseda, CA. The homeowners were being given a long-term lease agreement to sign by the park management representative from Sierra Management Company. Mary Jo was informed at the meeting that instead of having a large meeting of all the park homeowners together, Sierra Management chose to call them individually into the office to talk with them about the lease. No witnesses, of course. Well, when Mary Jo got up in front of these homeowners, the first thing she said was, "Do not sign this lease! You are under the City of Los Angeles Rent Stabilization Ordinance, and the maximum increase in your rent can only be 3 percent, not the 6, 6.5, and 7 percent that these long-term leases offer."

Unfortunately, about 7 people out of the 114 spaces had already signed the lease. At that meeting their GSMOL Chapter was reinstated. They had 11 members, and now increased to 60 members.

On a return visit In May, Mary Jo was joined by Don Hart from Fountain Valley Estates in Fountain Valley who gave a great powerpoint presentation. Other guest speakers were Carol Fish from Sierra MHP (also a Kort & Scott park) in Santa Clarita and Douglas Fraser who is very familiar with Sierra Management's tactics.

On a third visit in June, it was emphasized as to how important it is to send letters to the management regarding the homeowners' rights, and documenting the threatening and harassing approach that Sierra used to try to con the homeowners into signing the long-term leases.

The homeowners were provided with the following sample letters: A 12-Month Rental Agreement Request, a Security Deposit Return Request, and a follow-up Security Deposit Return Request (threatening a Small Claims Court action if they did not comply). In addition, a Declaration Statement had been created delineating the numerous laws which had been violated. This may be used as part of a possible class-action lawsuit at a later date, and can be used by homeowners in other parks with similar situations. Molly, the GSMOL Chapter President, is coordinating the collection and mailing of the signed letters.

REGION 5

El Nido Mobile Estates, located in San Juan Capistrano, is once more being targeted by the park owner with an outrageous rent increase, this time \$403 per month. The residents were sent a letter from Star Management offering a lease agreement that would offer them a \$57 per month increase ... with strings attached, of course. Any signed lease agreement would make them lose their RSO which is based on the CPI. Why would anyone give that up?

They are once more banding together as they did before, and have already raised their money to hire Bruce Stanton and the other expert witnesses to represent them at the city hearings. The City Council has once more hired Michael Roush as the Hearing Officer on a 5-0 vote.

The City of Orange Mobile Home Coalition is continuing to work on gathering petition signatures to place the Rent Stabilization Ordinance (RSO) on the November ballot. They are also working on the City Council to either place it on the ballot themselves if enough signatures are not gathered, or on a ballot at a later Special Election.

Goforth Mobile Home Village in Orange will be reactivating their Chapter in August.

Regal Mobile Estates in Costa Mesa is in the process of completing the CPUC utility upgrade program. It will be



From left to right: GSMOL Corporate Counsel Bruce Stanton, ASK Law Group Attorney Henry Healer, Senator Connie Leyva, Bessire & Casenhiser President Dick Bessire, and HCD Representative Sal Poidomani. Not shown, but on the panel, was HCD Representative Cesar Ponce.

interesting to see the results so we can evaluate what other parks can request prior to their upgrades. Also in Costa Mesa, the Costa Mesa Mobilehome Coalition formed their IRS 501(c)3 corporation, and are planning to work on placing their Rent Stabilization Ordinance (RSO) on the ballot in 2018. They may be joined by other cities who are also contemplating RSOs in their cities.

In other news, we have 19 active chapters in Region 5, and 36 in Zone C.

Region 6

On June 17 Senator Connie Leyva hosted a Town Hall Meeting at the De Anza Community Center in Ontario. There were approximately 85 people in attendance. This was a dynamic meeting with excellent questions from the audience, and explicit answers by the Expert Panel. Four of the members of the Panel were presented with California Senate Resolution certificates by Senator Leyva for their dedication and knowledge, and their willingness to be a part of all the Senate Select Committee on Manufactured Home Communities Expert Panels over numerous years.

HCD Sal Poidomani gave a report on the HCD Maintenance Inspection Program. The Goal is 5% each year. It may exceed that amount this year. HCD relies upon Ombudsman complaints, then adds these to list for inspections.

Several new proposed changes to the Mobilehome Residency Law (MRL) were discussed as follows:

MRL 798.80 – SALE OF PARK - NOTICE BY MANAGEMENT

- **Bill will be proposed to amend this Section to give Home Owners Associations the First Right of Refusal to purchase the park.**

MRL 798-86 – MANAGEMENT PENALTY FOR WILLFUL VIOLATION

- **Bill will be proposed to increase** the penalties for management willful violations from the Small Claims Court award now of \$2000 to a new award of between \$4000 and \$5000.

MRL 798.35 – MEMBERS OF IMMEDIATE FAMILY – NO FEES - Law needs to be changed

- **Bill will be proposed** to amend MRL 798.35 to include spouse of child.
 - Problems happen when son or daughter has a spouse. The spouse is being charged a fee.
 - Some fees being charged are not “reasonable” – suggestion was to go to Small Claims Court .

MRL 798.21 – NON PRINCIPAL RESIDENCE – RENT CONTROL EXEMPT

- **Bill will be proposed** for the following reason – Currently, if the Mobilehome is the second home, and is located in a RSO city, the homeowner cannot take advantage of the RSO.

Bill will be proposed to require **training** for Park Managers on all aspects of managing a park.

On Friday, September 16, from 1:00 to 4:00 p.m., Senator Connie Leyva, the Chair of the Senate Select Committee on Manufactured Home Communities hosted an Informational Hearing on “Improving Safety and Reducing Crime in Mobilehome Parks through Education and Licensure of Property Managers”. Location: County of San Bernardino Center, Covington Chambers, 385 No. Arrowhead Ave., San Bernardino 92415.

This Hearing will address the proposed bill regarding Training for Park Managers.

On Saturday, October 29, 10 a.m. - Noon - Senator Connie Leyva will be hosting a Mobilehome Conference. Location: County of San Bernardino Center, Covington Chambers, 385 No. Arrowhead Ave., San Bernardino 92415.

ZONE D REPORT

Tim Sheahan

GSMOL Zone D Vice President

Region 7

Homeowners and former homeowners of **Terrace View MH Estates** in the Lakeside area east of San Diego have been

See Zone Reports on page 10 ➤

rewarded for standing-up for their rights and enduring a four-year wait to appear in court.

After a trial that ran the full month of June and which focused on an initial “sampling” of 10 of the 49 plaintiffs in the case, I’ve learned the jury has awarded them **\$58,289,000** in compensatory and punitive damages. Yes, nearly 60 million dollars! At the time of writing this article, it appears defendants Thomas Tatum and Jeffrey Kaplan/Tatum and Kaplan Financial Group will be given the opportunity to reach a “global” settlement, including all of the plaintiffs, or else face further court action involving the remaining 39 plaintiffs.

This case focused on such issues as “Breach of Contract/ Covenant of Good-Faith and Fair Dealing,” “Failure to Maintain,” “Negligence” and “Elder Abuse,” which led to roughly half of the community now being vacant lots and abandoned homes. Rents surpassing \$1,500/month economically evicted many homeowners and made it impossible to sell homes for a fair price. What is particularly unconscionable is that Tatum and Kaplan don’t even own the land and have apparently enjoyed a “sweetheart lease” with minimal increases since obtaining a land lease and right to operate the community in the late 1980s. The case was tried by **James Allen** and **Jessica Taylor** of the San Diego based firm **Allen, Semelsberger & Kaelin**. For more information about this case, contact the firm at: **www.asklawgroup.com**. I hope the results of this case will inspire victims in other Tatum and Kaplan communities to have the courage to “draw a line in the sand” and take a stand for fair treatment.

In addition to Jeffrey Kaplan’s \$100,000,000 mansion in Los Angeles (no doubt funded largely from rent monies collected from his MH communities), Tatum and Kaplan are notorious for attempting to abolish rent ordinances throughout the state. In 1996, the duo reportedly contributed over \$500,000 to sponsor “**Proposition 199**,” which while portrayed as a “rent subsidy program for low-income residents of MH communities,” the “hidden” consequences would have wiped-out local Rent Stabilization Ordinances (RSOs) throughout the state. In 2008, Tatum and Kaplan, along with their wives, contributed \$300,000 in support of **Proposition 98**, which would have wiped-out authority of local governments to enforce rent protections, zoning protections or block “sham” condo-conversions. Thankfully, both Propositions 199 and 98 failed and MH owner protections were preserved, although in areas without local rent ordinances, abuse of MH owners has continued to escalate.

Region 9

I previously reported that residents of **Rancho Calimesa MH Ranch** in Calimesa were facing a possible rent increase of \$218.95/month, purportedly based upon increases in

property taxes and repairs made by the new “park” owner, **AVMGH/Golden Palms Limited Partnership/Bruce Hohn**. Some GSMOL members might recognize the name AVMGH from the unfortunate saga of **The Ranch and Thunderbird Oaks Mobile Home Parks**, where huge rent increases were imposed as a result of a settlement with the city of Thousand Oaks in 2011. Apparently AVMGH and its attorney Boyd Hill of the law firm Hart King felt those successful tactics could be repeated in Calimesa.

I’m pleased to report that following over 25 hours of rent review hearings, the Calimesa MH Rent Review Board followed City staff’s recommendation of NO rent increase. Not only were residents relieved that the Board didn’t approve a rent increase, by doing so the park owner was denied the opportunity to pass-through its costs of hiring experts and attorneys for the rent review process, claimed to be over \$180,000. Homeowners felt the community owner acted in bad faith by not even attempting to negotiate a rent increase prior to triggering the rent review process. They also cited comments from the Federal Ninth Circuit Court of Appeals, recognizing legitimate homeowner “investment-backed expectations” when buying a MH in a rent regulated jurisdiction, as opposed to community owners’ reasonable investment-backed expectations. Despite the good news from the Rent Review Board, homeowners still have to anxiously await final confirmation of the decision by the Calimesa City Council.

The Rancho Calimesa saga has been a glaring reminder of the need for additional protections for MH owners. First, “Prop 13” property tax adjustments when MH communities are sold should be factored into the purchase price and NOT be allowed to adversely impact MH owners. Also IRS/IRC “1031” property exchanges that enable community owners such as AVMGH, in this case, to enjoy significant tax benefits when purchasing MH communities should have “strings attached” to limit rent increases for homeowners.

In Corona, residents of **Corona La Linda**, owned by **Kort and Scott Financial Group** continue to lead the way on behalf of all MH communities in seeking City Council support of a rent stabilization ordinance (RSO) or city-brokered reasonable long-term lease. I applaud the efforts of Lydia Heusner and other members of GSMOL Chapter 1038 in networking with other MH communities and local civic organizations, regularly attending City Council meetings and staging rallies to publicize their plight.

Incidentally, Kort and Scott are members of the **California Mobilehome Parkowners Alliance (CMPA)**, founded by Thomas Tatum and Jeffrey Kaplan, one of the community owner organizations that has lobbyists in Sacramento regularly opposing GSMOL-sponsored legislation. ■

Capitol Report



“Our email list was expanded to include all of our members who have provided us with their email addresses.”

LEGISLATION:

AB 587 (Chau) – a bill sponsored by GSMOL, among others, creates an abatement program for mobilehome owners who cannot transfer title into their names due to delinquent taxes and fees which may have been incurred by prior owners. This bill was first introduced in 2015 and passed out of the Assembly into the Senate. The bill was amended, passed several committees and the Senate floor vote, and on September 21, 2016 was signed into law by Governor Brown. It is now Chapter 396.

SB 434 (Allen) – would have required the Department of Housing and Community Development (HCD) to transfer a manufactured home subject to the vehicle license fee to local property taxation when it is found the home has been rebuilt “to the substantial equivalent of a new residential structure.” This bill was also introduced last year. However, this year the Nevada County tax assessor sent a letter to manufactured-home residents after reassessing their homes, and this elevated GSMOL’s concern for this bill. The LAT held meetings with the author’s office and various agencies, and the bill is no longer moving for the year.

SB 1106 (Leyva) – would have authorized the HCD to issue civil penalties (fines) to park owners and manufactured-home residents who do not correct health and safety violations. GSMOL worked with Senator Leyva on a number

of amendments in order to satisfy several of GSMOL’s concerns. After much consideration, the Senator decided not to move forward with the bill this year. With more time, consideration and understanding of process, scope and funding issues, she may revisit in the future.

CHAPTER VISITS: The LAT is organizing two types of visits with GSMOL chapters throughout the State.

1. Visits with our Legislative Advocate, Esperanza Ross, and selected chapters in various parts of the state began during the summer and are continuing in the fall. The meetings are being arranged through the Zone VPs and regional officers.
2. Visits with State Senators and Assembly Members. The LAT is arranging for groups of chapters to host “Meet & Greet” events with their State legislators. This is an opportunity for the homeowners to get to know their representatives and for the representatives to hear about issues of concern to our members. Zone VPs and regional officers are arranging the meetings.

WEEKLY EMAIL BULLETINS – Our email list was expanded to include all of our members who have provided us with their email addresses. The LAT and the Communications Committee developed a weekly email bulletin “This Week at the Capitol,” to keep our members informed of what GSMOL is doing in the Capitol and elsewhere. Other news announcements will also be sent via this email list. To sign up for the email list, go to www.gsmol.org and click on the button on the home page.

ON OUR WEBSITE – www.gsmol.org/legislation has updated information regarding our work at the Capitol this season, including a “2016 Bills” page and information on the Legislative Action Team (LAT). ■

Law and Order

Homeowners, Guests and Caregivers

*A jointly authored mobilehome industry article by
Bruce Stanton, Corporate Counsel, GSMOL, Inc. and
William Schweinfurth, WMA/Vedder Community
Management, LLC*

Who can occupy the Mobilehome?

A jointly authored mobilehome industry article by Bruce Stanton, Corporate Counsel, GSMOL, Inc. and William Schweinfurth, WMA/Vedder Community Management, LLC

In this continuing series of jointly-authored articles designed to provide mobilehome community owners, managers and residents with valuable information and the “best practices” for our industry, we examine a variety of often misunderstood rules, guidelines and laws governing who may occupy homes, their rights, and what happens when occupancy issues come into conflict with properly enacted Community Rules & Regulations. In short, who can live in our Communities and why?

1. Homeowners/Heirs: Any Homeowner who has applied for and been approved for tenancy can occupy his/her home. Many Communities have rules requiring that the Homeowner actually live in the home and occupy it as a principal residence. This is to avoid speculation, absentee owners and subleasing. If the Homeowner moves away, the home may be sold to a new resident.¹ If the Homeowner dies and no one else resides in the home, then the Homeowner’s heirs have the right to re-sell the home “in place” (see Civil Code 798.78 of the California Mobilehome Residency Law, hereinafter referred to as the “MRL”), as long as they pay the rent and keep the home maintained as required by park rules in the interim.² If the Homeowner is survived by other lawful occupants, they may continue to occupy the home only if they were previously qualified for residency independent of the deceased Homeowner, or if they otherwise apply and qualify for residency.³ Contrary to what many heirs believe, it is not legal for an heir to move into the home as a “caretaker” or simply because they stand to inherit the home. An heir can only move in after he/she has applied for and been qualified for tenancy, and the law does not allow a temporary “caretaker” to be placed in the home.

When a Homeowner decides to sell his/her home and terminate the tenancy, the Homeowner must give a 60-day notice to management of this fact. (MRL Section 798.59). Most homes that are sold remain in the mobilehome community. When a home is sold, management has the right to approve the proposed buyer and if the home is sold without such approval, the buyer will have no rights of tenancy in the community. (MRL Section

798.74.) Purchasing a home does not automatically confer rights of tenancy; rather, a separate process between management and the buyer must be completed during the escrow. Escrow cannot close without either a copy of a fully executed rental agreement or a statement signed by management and the prospective homeowner that the parties have agreed to a rental agreement. (MRL Section 798.75 (a).) If the home is sold without an escrow, it is incumbent upon the prospective homeowner to seek approval of residency and execute a rental agreement prior to the sale. In the event the purchaser fails to execute the rental agreement, the purchaser shall not have any rights of tenancy.

2. Immediate Family: “Immediate Family” is defined as the Homeowner, his or her spouse, their parents, their children and their grandchildren under age 18. (MRL Section 798.35). There are no restrictions that we know of that would preclude a Community owner from adopting a broader definition of “Immediate Family” in the Community’s Rules and Regulations.

The Homeowner may have his or her “Immediate Family” reside in the home unless a large family would violate a reasonable occupancy limit rule. Occupancy limits may be appropriate where overcrowding would unreasonably tax the Community’s utility systems or infrastructure. A general rule of thumb is that absent some compelling utility/infrastructure limit, occupancy rules should be no more restrictive than two persons per bedroom plus one person. The California Department of Fair Employment and Housing developed an internal occupancy guideline to assist housing providers on the issue of occupancy. Under their guidelines, an owner’s occupancy standard is deemed reasonable if the owner limits the occupancy of each unit to two individuals per bedroom plus one additional person for the entire unit. Under such a rule, five family members could live in a two-bedroom home and seven could live in a three-bedroom home, etc. Note that families may grow in size and number over time. A five-member family living in a two bedroom home may become a seven-member family in a few years, thus breaching the occupancy limit for that size of home. Note also that many local jurisdictions have enacted housing occupancy standards which could also become relevant to determining the reasonableness of a ‘maximum occupancy’ rule.

One question involving occupancy standards is what constitutes a “bedroom”. What if I install a temporary wall to divide one

¹Note: If the Homeowner leaves the home and disappears, and stops paying rent, the home could be considered abandoned. See Civil Code Section 798.61 of the California Mobilehome Residency Law for more information about procedures relating to abandoned homes.

²The heirs may also replace the old home with a new home and sell it. In addition, if the heirs qualify, they could also apply to be new residents and thereafter reside in the home.

³In an age 55+ Community, there may be a situation wherein a home is occupied by one person age 65 and one person age 53. Let’s say the Community meets the 80/20 ratio and the person age 65 unfortunately passes away. In this type of situation it would be legal to require that the remaining person—who is not 55—leave the home because there is not one person who is age 55 or better residing in the home. We believe that the better practice is to allow the underage person to remain in the home if that person was otherwise lawfully occupying the home at the time of the death of the older person. Of course, if the community were edging very close to the 80% threshold and thus in danger of possibly losing its status as an age 55+ community, then management would have little choice other than to require compliance and insist that at least one person aged 55 occupy the home.

bedroom into two rooms? Have I now converted one bedroom to two? Two bedrooms to four? While Federal HUD Fair Housing regulations appear to endorse a general rule of two persons per bedroom, the regulations also make clear that HUD will consider all relevant factors such as the size of the bedrooms (a very large bedroom could be used to sleep more than two persons), the configuration of the bedroom(s) and the age of the persons who will occupy it. (E.g., a number of very small children, in bunk beds, might easily occupy one bedroom.)

3. Homeowners Living Alone: If you live alone, the law also provides that you may have one “unrelated” person live with you who need not qualify separately for tenancy. (See MRL Section 798.34 (b).) That person shall be considered a guest of the homeowner, and need not register with management. In the past, this was infamously known as the “shack up” law, but social mores have changed and it may be that this law is rapidly becoming irrelevant. If you live alone, does this law also mean that in your three-bedroom home, only you and the unrelated person can reside there? Why should a family get to have seven persons in a three-bedroom home while you are allowed only one other person simply because you chose not to get married. It may be that the Legislature meant to guard against a boarding house or subleasing situation, and not to limit three unrelated persons from living together. The MRL speaks to at least one other person being allowed to live in the home, but does not place any limitations on the total number of occupants.

4. Subleasing: Many Communities have rules against subleasing for obvious reasons. Other issues involving subleasing are complicated, as are the various laws and legal decisions on the topic. These, for now, are beyond the scope of this article. Suffice it to say that MRL Section 798.23.5 does allow subleasing in limited situations, and management is otherwise free to restrict subleasing.

5. Age Restrictions: Age restrictions set forth in Rules and Regulations or rental agreements may limit who may live in a Community, based upon the Federal Fair Housing Act of 1988. In an “all age” Community, the age of occupants is not an issue, although many Community owners would be within their rights to require that at least one person living in the home is an adult (age 21+). In an age 62+ Community, all residents must be age 62 or older. In an age 55+ Community, at least 80% of the occupied housing units must be occupied by at least one person who is age 55+. It is up to the Community owner to define the age rules for the remaining occupants. If one person is age 55+, then all others could be required to be age 55+, or there could be a lower limit (say 40 years of age or 21) or no limit on the ages of the other occupants.

For age 55+ Communities, Federal law allows the remaining 20% of the housing units to be occupied by persons under the age

of 55 so long as the housing provider maintains the 80% ratio referred to above, and further maintains an intent to operate the property as “housing for older persons”. This 20% “buffer” is designed to allow for certain exceptions, such as when the homeowner dies and leaves the home to persons who are under age 55. In up to 20% of the home sites, Congress intended that ‘under age’ occupants can be allowed, so that inheritance rights of the heirs are not forfeited.

6. Guests: Residents may have guests visit them from time-to-time. Guests do not need to register with management. Management may not charge a guest fee if the guest stays no more than 20 consecutive days or more than 30 days total in a calendar year. (MRL Section 798.34 (a).)

It is permissible to limit the number of guests using the common area facilities at any one time so that other residents are not effectively denied the use of the facilities due to overcrowding by guests. For example, if one family invades the swimming pool area with 30 guests, the facility would be “swamped” and that would make it almost impossible for other residents to enjoy the pool.

Many Communities have rules providing that guests must be accompanied by a resident when using the common area facilities. This makes good sense for liability reasons, and ensures that guests do not abuse the facilities. Occasionally, however, a Homeowner will have guests and for good reason may not be able to accompany guests to the common area facilities due to illness, handicap or work requirements. Must the guests then sit in the home all day twiddling their thumbs? Rather than deny guests the use of the facilities in such circumstances, the best practice is for the Homeowner to introduce the guests to management and to request a temporary “Guest Pass” for such visits.

7. Live-in Caregivers: The MRL provides that a resident may share his/her home with a live-in caregiver who is over 18 pursuant to a physician’s treatment plan. The caregiver need not comply with any age restriction in the community, and for example could be 25 years old even if the park rules specify that all residents must be 55 or older. In age restricted Communities, a resident may share his/her home with a parent, sibling, child or grandchild if that person is over 18 years of age and needs in-home care. In such a case, the senior resident is the caregiver, and the person for whom care is being given need not comply with any age restrictions of the community as long as that person is over 18. A treatment plan prepared by a licensed health care provider may be required by management to verify the need for the caregiver. (See MRL Sections 798.34 (c) and (d).)

Problems arise when “phony” caregivers arrive. Regrettably, there are times when fake caregivers take advantage of the

See *Law and Order* on page 14 ►

Homeowner, or refuse to abide by the Rules and Regulations of the Community. The best practice is for management to insist on receiving a legitimate written treatment plan by a licensed health care provider showing that the “caregiver” actually is the real and necessary caregiver for the resident. For a caregiver’s rule violations, management must unfortunately give notice of violation to the Homeowner who is responsible for the conduct of the caregiver. Management should make sure that the notice of violation is based on first-hand observations, reliable information or the statements of witnesses, if available.⁴

In situations where a fake caregiver has been asked by the Homeowner to leave the home, but still tries to come into the Community to harass the Homeowner or tries to use the common area facilities, the best practice is for the Homeowner to obtain a restraining order against such a person. Management can also have such person removed from the common areas as a “trespasser.”

When management or the neighbors reasonably suspect that a Homeowner is the victim of spousal or elder abuse, a referral call may be placed to the office of the local County Adult Protective Services, or other similar agency.

8. Other Issues: Here are some other commonly asked questions about living situations:

- a. House Sitting: I’m going on vacation and I’ve asked my buddy Bob to stay in my house while I’m gone and get my mail. Is this OK? No it is not. Unless your management specifically allows this practice, you may not have someone “house sit” your home while you are gone. Imagine the consternation that would be caused if so-called “house sitting” strangers were moving in and out of your Community all of the time.
- b. Guest’s Pets: Most communities have rules which state that Homeowners must get management’s permission to have a pet. The same rule should apply to guests. A rule stating that guests cannot have pets is also permissible, although we believe that the best practice is to allow guests to have pets if they are pre-approved by management and if they do not overcrowd the Homeowner’s home and yard. Of course, the standard pet rules would apply to any guest’s pet. ■

JURY AWARDS \$58,289,000 TO TEN HOUSEHOLDS OF TERRACE VIEW MOBILE HOME PARK

By James C. Allen and Jessica S. Taylor of Allen, Semelsberger & Kaelin, LLP.

On July 6, 2016, a San Diego civil jury handed down a \$58,289,000.00 verdict against defendants Thomas Tatum, Jeffrey Kaplan, Mobile Community Management Company, and Terrace View Partners, L.P. (collectively “Tatum-Kaplan”), the owners/operators of Terrace View Mobilehome Estates, located in El Cajon, California.

Sixty-nine current and former park residents sued Tatum-Kaplan for failing to maintain the park and park-owned homes, interfering with their property rights, and breaching the duty of good faith and fair dealing, among other things. This first phase of trial involved only 16 of the 69 homeowners. Plaintiffs were represented by James C. Allen and Jessica S. Taylor of Allen, Semelsberger & Kaelin, LLP.

The residents challenged the park’s predatory leasing practices and the failure to maintain the park’s electrical system. Because of these practices nearly half of the 205 spaces were vacant at the time of trial—61 spaces were vacant lots and 40 vacant mobilehomes were park owned.

The park owners’ leases raised the rents to unreasonably high levels. When a person tried to sell and leave, the park required their buyers to pay the same unreasonable rent. However, when the park sold a home, the rent was much less. This made the residents’ homes unsalable. To make matters worse, if a resident went to a month-to-month contract, the park charged even higher rent.

“The law requires that when a park owner has the sole right to set a contract term such as the amount of rent, that term must be reasonable. If it is not and someone is harmed, they must pay for the harm caused,” said attorney Jim Allen.

The jury felt the park knew it was harming plaintiffs and intentionally interfering with their home values and held the park owners accountable. “This is why the jury system is so important,” said attorney Jessica Taylor. “It allows the wealthy and unjust to be held accountable by the little guy.” ■

⁴ For any Rule violation that does not involve violence or the threat thereof, we recommend that management contact the violator and orally request compliance. If that doesn’t work, we generally suggest that management write a short note to the homeowner quoting the Rule in question, describing the violation and requesting compliance. If compliance cannot be achieved through these informal means, then management should serve a formal 7-Day or 14-Day Notice of Violation as per MRL Section 798.56 (d). Note that failure to comply with such a Notice can have severe consequences, including losing the right to live in the Community.

Associate Membership

Bring the benefits of GSMOL membership to family and friends who don't live in a manufactured home!

True or false: You must own or live in a manufactured home to be a member of GSMOL.

If you answered "true," you're partly wrong. To be a Regular Member, yes, you have to be a manufactured-home owner or resident. But there is no such restriction on being an Associate Member.

Do you have family, friends, or business associates who share your interest in promoting the rights of manufactured-home owners, helping them protect their investment in their homes, and preserving manufactured homes as affordable housing in your community? You probably know a number of people outside your park who would be willing to support GSMOL in its efforts to do all those things. You could, of course, merely ask them to give us money. However, why not offer them some value for that money?

Associate Members are people who wish to support GSMOL but do not live in a manufactured home. It used to cost \$50 to become an Associate Member, but we have cut that in half – Associate Membership now costs only \$25, the same as Regular Membership!

Associate members receive everything that regular members do:

1. They receive a subscription to *The Californian* magazine.

2. They can sign up for our email list and receive messages that are targeted to members only.

3. They will be able to access members-only content on the website, once we have set that up.

4. They can take advantage of all our Member Benefits, including the Free Retail Cash Back program (see <http://www.gsmol.org/gsmol-member-benefits/>)

5. They can attend the GSMOL Conventions and other events that are open to members only.

In short, the only things that an Associate Member can NOT do that Regular Members can do are voting in GSMOL elections or holding office in GSMOL.

As with Regular Membership, Associate Members cannot be park owners or management, or employees of park owners or management.

Talk to your family members, friends and others who would make good Associate Members today! You can use the standard membership form on the back page of your *Californian* magazine to sign them up, or call the GSMOL Home Office at 800-888-1727 and ask for some membership forms. If you have questions about Associate Membership, contact your nearest Regional Leader (see the "Who's Who" on page 18) or the Home Office. ■

CAL FIRE Announces Fire Prevention and Tree Mortality Grants

The California Department of Forestry and Fire Protection (CAL FIRE) announced the release of nearly \$16 million in grant funding aimed at removing dead and dying trees and reducing wildfire threats in communities located in and around the State Responsibility Area (SRA).

"In just the last couple of weeks, we have seen how destructive this fire season has already been and the critical role fire prevention projects play in helping us protect lives and property," said Chief Ken Pimlott, CAL FIRE Director.

CAL FIRE is encouraging a wide range of applicants throughout the state to apply for this grant funding. Qualifying projects include the removal of dead, dying and diseased trees, hazardous fuels reduction activities, creation of Community Wildfire Protection Plans, and fire prevention education efforts. Grant amounts are limited to \$200,000 per project, and applications are due by 3 p.m. on September 28, 2016. ■

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GSMOL Cash Back Program

“ The Cash Back website is online and ready for GSMOL members to start shopping. ”

In previous issues of *The Californian*, we introduced an exciting new benefit that was coming to the Golden State Manufactured-Home Owners League (GSMOL)- their very own Cash Back website exclusively for GSMOL members!

To refresh everyone's memories, this new site, powered by the National Support Network, offers members Cash Back rebates at more than 1,100 of the internet's most popular retailers. A few examples of some of the participating stores are: Target, Best Buy, T.J. Maxx, Office Depot/Office Max, PetSmart, Sears, Walmart, Expedia, and Groupon. In addition to the Cash Back available, the National Support Network posts deals and coupons from various online stores almost every day. Members can use these coupons to save even more!

The Cash Back website is online and ready for GSMOL members to start shopping.

1. Go to nsn.freecashbackmall.com/GSMOL
2. Click the Login button on the right hand side.
3. You will now be asked for your GSMOL Membership Number. This number can be found on your membership card. Please keep your

membership number handy. You will need it every time you login to the cash back site.

4. During your first trip to the website, you will be asked to choose your password. This password, in conjunction with your member number, will be needed to access the site from now on.

5. Once you are logged in, go to the Member Profile button on the left hand side. Here you can enter your personal details, such as name, address, phone number, etc. This is important if you choose to have your cash back mailed to you as a check. NOTE: You DO NOT need to provide your Tax ID/Social Security number. It is only required of members who earn more than \$600 in cash back during the year.

6. Now you are ready to shop!

If you would like more information, a how-to video will soon be available on the GSMOL website that will show you step-by-step how to login, set-up your account, and start shopping. It will also include a summary of all the other available site features and instructions on how to claim your Cash Back. ■

HELP WANTED

Members with business, non-profit, or government experience in managing a department or an entire organization. Your help is needed as a member of GSMOL's Business Improvement and Financial Action Team, a newly reactivated state committee. Interested parties can call Bob Markley at (760) 435-1126 or send an e-mail to rmarkley33@yahoo.com.

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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Phone: (707) 573-0410
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ASSOCIATE MANAGER

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ASSOCIATE MANAGERS

Karilee Shames
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Haloshames@gmail.com

ZONE B

REGION 12

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

REGION MANAGER

Jean Crowder
1500 Villa Ave. #133
Clovis, CA 93612
Phone: (559) 213-8002
Fax: (559) 298-7013
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ASSOCIATE MANAGER

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

REGION 13

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

VACANT

If you would like to volunteer, please contact Zone VP

ZONE B-1

REGION 8

COUNTIES: San Luis Obispo, Santa Barbara and Ventura

ASSISTANT MANAGER

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nutmegger36@att.net

ASSOCIATE MANAGER

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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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1099 38th Ave. #16
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REGION 3

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ZONE D

REGION 7

COUNTIES: San Diego and Imperial

REGIONAL MANAGER

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REGION 9

Riverside County

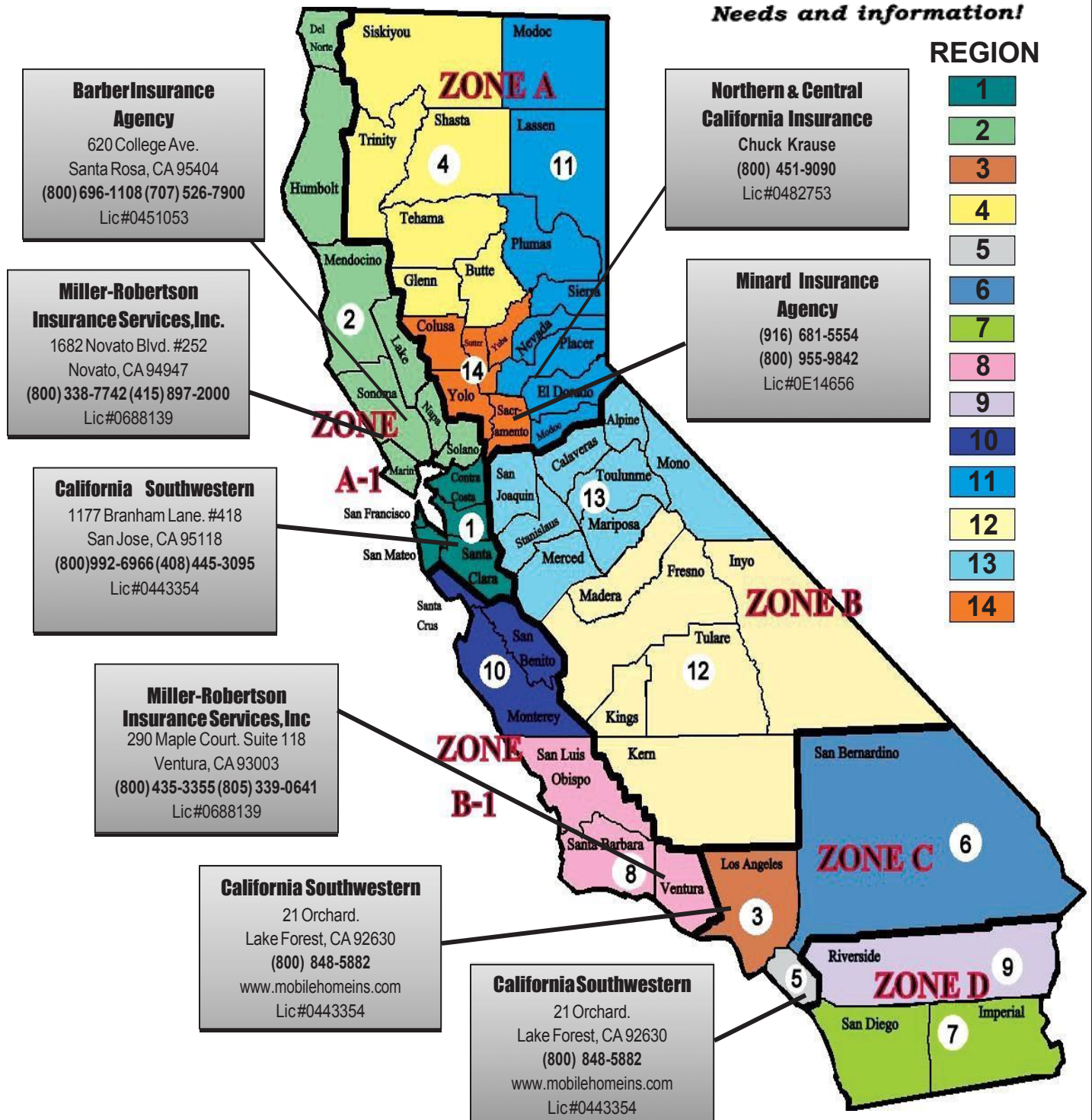
ASSOCIATE MANAGER

Marcia Scott
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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: 714-994-9637

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 • 714-994-9528 • FAX : 714-994-9637



- ☐ 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 \$25
- (Associate Members Do Not Own Manufactured Homes. They Do Not Have Voting Rights And Cannot Hold Office in GSMOL.)*

(DUES ARE NON-REFUNDABLE)

First Name _____ Initial _____ Last Name _____

Spouse/Second Occupant _____

Park Name _____

Street Address _____ Space # _____

City _____ State _____ Zip _____

Day Phone _____ Alternate # _____

Email Address _____

Signature _____ Membership Recruiter _____
(If Applicable)

☐ New Member

☐ Renewing Member

GSMOL Chapter # _____

Check # _____ / CASH
*You can also contribute to any of the following
GSMOL dedicated fund*

Legal Defense Fund \$ _____

Disaster Relief Fund \$ _____

Political Action Committee (PAC) \$ _____

Detach And Keep for Your Records. Thank you



Form 100
Rev 7/14

FILL OUT AND RETURN THIS FORM ALONG WITH YOUR CHECK TO GSMOL, 14802 BEACH BOULEVARD, LA MIRADA, CA 90638