

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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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 mobilehome 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.

Greetings and Welcome from the GSMOL President, Michelle Smith



Holiday Greetings,

We all grieve for the people who lost their homes and some, their lives, in the Camp and Woolsey fires. It was so unexpected, even though we are aware of the extreme danger fire poses. GSMOL members can apply for up to \$200 assistance from GSMOL's Disaster Fund. Contact our Treasurer, Shelly Parker at sparkertaylor@yahoo.com to apply. Home owners must register with FEMA by calling 800-621-3362 to get Federal benefits. Please pass this information on through your Chapter.

The Ventura Conference was a great experience. We drove through the Woolsey fire area to get to Ventura. Some members couldn't attend and of course, we understood. Our thanks go out to those who put on an excellent conference for us all. There are plenty of photos to share on the following pages.

The Implementation Team, aka ITeam, met with HCD on Friday, Nov. 30th to share our ideas and learn how HCD plans to implement AB3066, the Mobile Residency Law Protection Act. We heard more details and listened intently. There will be more to share as their program rolls out.

HCD is very impressed by our GSMOL Zone Conferences and appreciates the opportunity to educate homeowners about various programs they offer. Education is high on their list and we all learn so much from their presentations at conferences!

Speaking of Conferences, GSMOL's conference committee is beginning to prepare the 2019 schedule. If you would like a conference to be held in your area, please contact Ann Anderson at a.bushnellanderson@gmail.com. We hope to hold a conference in each of the six regions. That means a conference every other month! Sounds good to me.

I look forward to the opportunity to meet as many GSMOL members as possible. We are making good progress with our financial recovery, thanks to our growing membership and donations coming in. THANK YOU!

Our intrepid Legislative Lobbyist, Esperanza Ross, is busy working to find legislators who have a heart for issues specific to mobile home owners. She is an amazing asset to GSMOL and really understands the legislative process. Her goals include protecting homeowners from bills that work against us as well as promoting bills that help balance the scale between landowners and homeowners.

Please keep sharing GSMOL with your neighbors and friends in your parks. The work we are all doing to help ourselves is immeasurable. Putting our energies together makes all the difference in the world. My favorite quote is from Margaret Mead:

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has." THIS IS US!

I wish you all a wonderful holiday season. Let's take this opportunity to be as generous as possible with our time, ourselves, and our talents. Our neighbors, loved ones, and even strangers need to be reminded that we all have value to contribute to each other. This time of year reminds me how important it is to keep a positive attitude and remind myself of everything I have to be grateful for. I am grateful to you, our members, because without you, there would be no GSMOL. Thank You!

PUBLIC RELATIONS PERSON WANTED

GSMOL is seeking an experienced, volunteer **Public Relations person** from among our talented and varied membership. With the support of our dedicated team, you will help us communicate effectively with our members, the media, the public and elected officials. You will help develop GSMOL messaging and educate GSMOL members and prospective members on GSMOL goals.

You will play a critical role in advocating for the protection of mobilehome residents statewide. This is a volunteer, part-time position. You can operate from your home and communicate by telephone and email.

For further information, contact: Gabriel De Simone at ggds1995@att.net

Mobilehome Residency Law Protection Act – Your Questions Answered! The MRLPA is the Act created by AB 3066, Assemblymember Mark Stone's landmark bill signed into law last October. THANKS to all GSMOL members and other homeowners who worked so hard on AB 3066 and its predecessor, AB 1269!!! Here is an excerpt from GSMOL's Frequently Asked Questions (You can find the full FAQ on our website, www.gsmol.org) ---Anne Anderson

1. Q: What does this Bill do?
A: The "Mobilehome Residency Law Protection Act" ("Act"), AB 3066, establishes an enforcement system for violations of the Mobilehome Residency Law, found at California Civil Code 798, et seq. (MRL).
2. Q: How does the new "Act" work?
A: Complaints by homeowners and residents alleging violations of the MRL by their management or park owner will be submitted to a new division of the California Department of Housing & Community Development (HCD). HCD shall review and perform a sort of "triage" of the submitted complaints, and select the most egregious for referral to local nonprofit legal aid offices.
3. Q: Where will the Act be codified?
A: AB 3066 is not an amendment to the MRL, but rather shall become a part of the "Mobilehome Parks Act" in Health & Safety Code 18021.7 and 18502. This law contains and specifies the power of HCD to enforce the Codes and Standards for Mobilehome Parks. These new sections, which contain the "Act" shall give HCD new power to review MRL violations and then send them out to local nonprofit legal agencies for enforcement.
4. Q: Will I have to pay if my complaint goes to court?
A: NO! There is *NO charge* to the complaining homeowner or resident: AB 3066 prohibits legal service providers from charging a homeowner any fees for any services performed in connection with a complaint referred to it by HCD.
5. Q: Who pays the cost for HCD to implement and administer this new program?
A: Park Owners will pay an annual fee of \$10.00 for each space in their park. They are allowed to pass this fee on to homeowners. Therefore, homeowners can be charged \$10.00 per year (about 83 cents a month). This amount will be shown as a separate line item on the monthly rent statement, and shall not be included in the base rent amount. Homeowners should think of this as an inexpensive and affordable cost of "insurance" that gives them access to legal services and a way to fight back against park owner abuses.
6. Q: Will those residents living in all resident-owned parks also be obligated to pay the annual fee?
A: Yes, because some resident owned communities are subject to the MRL, or contain spaces that may be subject to the MRL.
7. Q: What kinds of complaints will be processed by HCD pursuant to the Act?
A: Only those which are determined to constitute violations of the MRL.
8. Q: How will homeowners know which complaints are violations of the MRL?
A: GSMOL will be working with local Chapters and its Zone and Region leaders to help homeowners become more familiar with the kinds of issues that the MRL covers.
9. Q: What can we do NOW?
A: YOU can get a head start on learning more about the MRL by checking out these two resources: The Senate Select Committee on Manufactured Home Communities has the **MRL Handbook**, which includes, besides the MRL itself, a very helpful Frequently Asked Questions that explains the laws in plain English. Check it out online at https://mobilehomes.senate.ca.gov/sites/mobilehomes.senate.ca.gov/files/2018_mobilehome_residency_law_handbook.pdf. You may be able to get a hard copy at your State Senator's district office. Also, GSMOL's "sister" nonprofit, GSMOEF or the Education Fund, has the "**Ed Fund Academy**" website at www.mobilehomeresidentadvocate.blogspot.com, at which you may take a "course" on the MRL.

(Continued on Page 7)

Seven cents a day is a pretty good price for all that GSMOL offers. Keep these three main benefits of GSMOL in mind (Legislation, Education, Organization), and take advantage of as many as you can!

LEGISLATION. Most members know that we work in Sacramento to sponsor **statewide legislation like AB 3066, which created the Mobilehome Residency Law Protection Act** – you can read more about that in the Capitol Report.

But we also promote **legislation at the local level**, guiding our members and Chapters through the process of working with their City Council, County Board of Supervisors, or local voters to establish Space Rent Stabilization (a.k.a. “rent control”) ordinances, MH Park Closure Protection Ordinances, Senior MH Park Overlays, Mobilehome Park Zoning, and other local legislation that promotes affordable housing. **(Interested in any of these for your city or county? Talk to your nearest Region or Associate Manager or Zone VP.)**

EDUCATION. Awareness of your rights as a mobile/manufactured-home owner is the first step toward protecting those rights, and GSMOL strives to bring helpful information and advice to its members by way of

- Our volunteer Zone, Region, and area leaders and our Vice President for Resident Owned Communities,
- **The Californian** magazine,
- Our **website** www.gsmol.org, which includes some “Members Only” content,
- Our **Facebook page**,
- Our **email bulletins** “This Week at the Capitol” and “Your Rights Bytes” (subscribe at our website),
- Various **handouts** and other publications, some of them translated into Spanish, Vietnamese, and/or Chinese,
- **Telephone conference** events in some areas,
- **GSMOL Chapter or Super-Chapter meetings** featuring guest speakers,
- Local **multi-park gatherings** set up by our Zone and Region leaders in some areas, and
- **Regional Conferences** featuring our attorneys, lobbyist, and Board members as well as your local legislators, government officials, and GSMOL leaders.

We also have a “sister” nonprofit, the **Golden State Manufactured-home Owners Education Fund**. It has its own website which we call the “Ed Fund Academy”, where you can take “courses” on the MRL and other topics. Check it out at www.mobilehomeresidentadvocate.blogspot.com.

We will be using all these resources to **help our members learn more about the MRL** in the coming months, so that you can be more prepared to make use of the **MRL Protection Program** which AB 3066 established.

ORGANIZATION. It is difficult to “go it alone” when you have problems in your park, and that is why another of GSMOL’s benefits is to organize MHP residents to work together. We do this by forming **GSMOL Chapters** in parks. A Chapter helps GSMOL members **speak and act as a group**, organize **meetings with guest speakers**, and **fundraise** in order to build a **legal fund**. Chapters can reach out to other Chapters in their jurisdiction to work on **community projects like ordinances**. One Chapter can “**adopt**” **GSMOL members in nearby parks** to form a “**Super-Chapter**”. GSMOL members who belong to a Chapter have easier access to the “pipeline” of assistance that leads up through your Region or Associate Manager to your Zone Vice President and, if needed, through the Zone VP to our attorney.

Want to form a Chapter or Super-Chapter in your park? Contact your Zone VP, Region Manager or Associate Manager.

Find your nearest GSMOL leader on the “Who’s Who” page in this magazine or under the Contact tab on our website!

And, most importantly, **RENEW your membership** every year in the month that it is due! In order for us to build GSMOL so that we can serve you better, we obviously need to bring in a lot of new members – but **we also need to keep the members we already have**, otherwise it’s like trying to fill up a bucket with holes in it.

So please don’t be a hole in the bucket! Keep your membership up to date!

Zone Reports

ZONE B-1 REPORT

By Anne Anderson
Zone B-1 Vice President

Region 8 has been focusing on **bringing park residents together** over the past several months. We have established **two new GSMOL Chapters**, in parks in Morro Bay and Ojai; so our Region now has eighteen Chapters and one Super-Chapter. The chapter in Ojai is brand new, and GSMOL President Michelle Smith presented their officers with their framed charter certificate at the Ventura Conference. (See picture of chapter members on this page.) Several other Region 8 parks are building Chapters, and there are also a couple of possibilities for Super-Chapters being discussed.

Some of our new members and Chapter-building activity can be considered as outcome from the two **Regional Conferences**, in **Los Osos** in August and in **Ventura** in November (read the report on the Ventura Conference in this issue). We gained many new GSMOL members in parks that did not have any before the Conferences.

Around the Region, homeowners are pursuing **complaints against their management** with the help of GSMOL regional leaders and, in some cases, our attorney Bruce Stanton. Issues our homeowners are facing include the changing of park rules without going through the process required in the MRL, "padding" of water and/or sewer bills, and existing park residents being tricked into signing long-term leases to get them off rent control.

GSMOL members and other homeowners in Ventura and Santa Barbara are working with their city governments to make **improvements in their Space Rent Stabilization ordinances** and, in the case of Santa Barbara, the **Park Closure Protection ordinance**. The Santa Barbara residents are also seeking **Mobilehome Park Zoning**.

Region 10: The Pinto Lake MHP (Watsonville) rent increase denial was appealed by the park owner. They thought a 40% special increase was justified. The hearing officer and trial court disagreed. The case was won by Santa Cruz County in defense of its rent stabilization ordinance.

ZONE C REPORT

By Mary Jo Baretich
Zone C Vice President

The Woolsey Fire, the **most destructive fire** to ever hit Los Angeles and Ventura counties, destroyed numerous homes this past November and left three dead in its wake. Seminole Springs mobile home park, a resident-owned non-profit cooperative corporation of 215 small lakeside homes tucked into the canyon between Malibu and Agoura Hills lost 100 of the homes. The Woolsey Fire also totally destroyed the Malibu RV Park and some mobilehomes in the Point Dume Club in Malibu.

According to one Malibu homeowner in Paradise Cove, the mobilehome park survived intact with not one house lost. She said, "There were a crew of guys that stayed and watered our area 24/7. Many of our homeowners are young and are firefighters and life-guards. They are our heroes."

Here in Zone C we did have some very positive news. The Friendly Village Mobile Home Park homeowners in Long Beach have received two Jury awards so far from their Failure to Maintain lawsuit that started in August 2015. The homeowners reactivated their Chapter in June 2014 and then formed their HOA, which then started this lawsuit against the park owner for a litany of charges including elder abuse, negligence, unfair business practices, retaliatory eviction and financial elder abuse.

On November 27, 2018, a jury decided that the owners of Friendly Village Mobile Home Park in North Long Beach should pay out \$34 million in punitive damages, in addition to \$5.5 million to residents of the park who sued over decaying conditions that included methane gas leaks and continually sinking ground. The law firm plans to file another lawsuit on behalf of 120 families who live in the 182-unit park.

Friendly Village MHP Associates, L.P. ("FVMHP"), a Daniel C. Fischer company, filed a voluntary petition for bankruptcy on Wed, Oct 3, 2018, but the court ruled that the ongoing trial is stayed as to FVMHP only and that the trial would continue against the three remaining defendants: Friendly Village GP, LLC ("FVGP"), Sierra Corporate Management, Inc. ("Sierra"), and Kort & Scott Financial Group, LLC ("K&S") (collectively "FV-2" Defendants).

The families are represented by a legal team led by Brian S. Kabateck of the Los Angeles firm [Kabateck LLP](#).

The land that Friendly Village currently occupies at 450 Paramount Blvd. in North Long Beach, was used as a dump during World War II and shut down those operations in 1947. In 1970, Long Beach decided to use the land for a mobile home park instead. In 2013, the county public health agency found methane levels near trash bins at the park were near "explosive levels." In 2016, the state later recommended excavating the underground landfill to relieve pressure from the gas, but this was never carried through by Kort and Scott.



Members of Oak Haven Chapter 1864, Ojai

(Continued on Page 7)

Assemblymember Mark Stone Honored -- October 16 was "Celebrate Mark Stone Day" at the Santa Cruz County Supervisor's meeting. GSMOL President Michelle Smith presented the GSMOL Legislator of the Year award to him. This award honors Assemblymember Stone's herculean effort to get AB 3066 passed. The County's MobileHome Commission and two Supervisors gave similar awards to Assemblymember Stone. President Smith praised Stone's great work defending the most vulnerable people in the State and his understanding of mobilehome issues. Stone credits GSMOL's "grassroots mobilization of residents" throughout the State with getting this bill passed. So congratulations GSMOL members. We did good!

Stone noted that the bill only protects home owners and not residents who rent the home. This was done to overcome one of the Governor's objections. --- Henry Cleveland



Supervisor John Leopold, GSMOL VP for Resident Owned Communities David Loop, unidentified GSMOL member, GSMOL President Michelle Smith, Assemblymember Mark Stone, GSMOL Region 10 Associate Manager John Mulhern, Henry Cleveland

ZONE D REPORT (Continued from Page 6)

By Tim Sheahan
Zone D Vice President

Now the election results have finally been certified, MH owners should make a special effort to contact newly elected officials and seek every opportunity to meet with them to explain our unique and vulnerable situation of owning a home located on someone else's land. With a growing concern for future availability of affordable housing and the trend from "mom and pop" park owners to corporate conglomerates, we have even stronger arguments for the need of special protections and regulations to preserve manufactured housing as the largest form of unsubsidized housing in the United States. Cities are motivated to meet minimum quotas for the number of affordable housing units in their jurisdictions and manufactured housing can help meet those quotas. And, as more of our MH communities are being bought by corporations based outside of California, rent ordinances are a valuable means to help keep dollars local to repeatedly circulate through the local economy, rather than being sent to out-of-state park owners in the form of excessive rent, never to be seen again. Rent Stabilization Ordinances (RSOs) are an economic engine that help fuel local economies, rather than civic liabilities as park owners claim!

I'm not aware of many election results in Zone D but was pleased to learn that after many years of not hav-

ing support of their Council majority, it appears MH owners in Escondido will once again have Council support. That is long overdue!

Similarly, after over twenty years of indifference to MH owners, new faces on the San Diego County Board of Supervisors are hoped to lead to necessary protections for MH owners in the unincorporated areas. If you live in an unincorporated area of San Diego County, we need you to get more involved! We need to identify leaders to help organize homeowners and to document situations of abuse.

I want to congratulate GSMOL Region Seven Associate Manager, Victor Roy, for being elected Treasurer for the City of Oceanside. Good luck Victor, I know you will do a great job!

Finally, I want to thank all of you who voted in the election, and especially those who crossed beyond your party affiliation to vote for candidates who would be the best supporters of MH owners. Too many elected "representatives" take us for granted and unless we are willing to hold them accountable for lack of support, they won't change their ways!

Making Lemonade from Lemons VENTURA – November 10, 2018

By Anne Anderson, Vice President Zone B-1,
Co-Coordinator



The odds were against this Regional Conference going forward. One of our presenters, GSMOL Corporate Counsel **Bruce Stanton**, had gone in for surgery on his leg and would not be able to walk for many weeks, let alone travel to Ventura. And two days before the Conference, the **Hill Fire and Woolsey Fire** broke out in south Ventura County. **Highway 101 was closed** at several places, and communities in the

Thousand Oaks area, including several mobile-home parks from which our attendees were coming, were under **evacuation orders**. GSMOL Board members coming from faraway places had to deal with freeway closures and other impacts of the fires.

But when life gives you lemons, the old saying goes, make lemonade - and that's what we did! The **Board members** all arrived safely, as did **Mitch Baker from HCD**. **Ventura's GSMOL Super-Chapter** (who were the local coordinators) and **the staff of The City Church** pitched in to solve the problems that plagued the Conference. One of these was the **loss of internet service** to many areas of the County, which meant that **we could not even connect Bruce up by videoconference as we had planned**.

Only about 70 people out of the 115 who had sent in RSVPs were able to attend, but **those who did come were rewarded by what turned out to be a great Conference**, despite the obstacles.

Following a Continental Breakfast provided by the Super-Chapter, we began with State President **Michelle Smith** and State Treasurer **Shelly Parker** giving their report on the state of GSMOL, a report which has become steadily **more and more encouraging** as we continue to put our house in order and pay off our debts.

Next we heard from City of Ventura Vice Mayor **Matt LeVere** and **Steve Offerman**, assistant to Ventura County Supervisor Steve Bennett, both of whom outlined their government's efforts on behalf of mobilehome owners.

Dave Loop, GSMOL VP for Resident Owned Communities, told us about GSMOL's new **Space Rent Stabilization Ordinance project**, which provides assistance to MHP resident groups attempting to get a SRSO for their city or county.



Dave Loop



Chuck Eskew

Next we heard from **Chuck Eskew**, who is President of his park's Rent Review Committee and sits on the Ventura Manufactured-home Residents Council (VMRC). Chuck and his park committee are **working with the City of Ventura to make some necessary changes in the rent stabilization ordinance**.



Jill Martinez

Conference co-coordinator **Jill Martinez**, who is also GSMOL Associate Manager for Ventura County, spoke next regarding her work with local agencies to help manufactured-home owners in the area.

Our **delicious lunch** was served by the **Super-Chapter** and we spent some good time getting acquainted with the attendees, who came from MH parks in Ventura, Ojai, Oxnard, Santa Barbara, Carpinteria and Goleta. (Had it not been for the fires we

would have had others from Thousand Oaks, Newbury Park, Fillmore, Simi Valley, and Moorpark.)

When it came time for the **"MRL 101"** presentation that would have been made by Bruce, we still had no solution to the internet problem. But the church staff, Jill, and I had been in touch with Bruce by text and email, and we had worked out a **Plan B**. **Dave Loop** and I used Bruce's materials to do the **"MRL 101"**, and for the **Q & A Panel**, one of the church staff members typed the audience questions (which had been pre-submitted on index cards) into an email and sent them to Bruce, so that he could send his responses back to Dave and me by email.

So the **Panel members (Dave, Mitch, and Chuck)** took turns answering the questions on the index cards, while I sat with my phone at the ready waiting for Bruce's reply, and then **I announced the answers that Bruce had emailed**. This all resulted in some **very good discussions with the audience**.



Q & A Panel – Dave Loop, Mitch Baker (HCD), Chuck Eskew, with Anne Anderson on remote connection with Bruce Stanton

Mitch then gave his excellent HCD presentation. I think that the audience had some particularly good HCD questions this time, and learned a lot from Mitch as always, especially regarding the **Mobilehome Assistance Center**, the **Title Fee and Tax Waiver Program**, and the new **Mobilehome Residency Law Protection Act** which was created by **AB 3066**. (More about this in the Capitol Report).

As I helped the Super-Chapter pack things up, I was sad to see so many of the name tags that didn't get picked up, but we were all glad that so many people DID choose to attend a mobilehome conference in a fire zone, and I believe that they were rewarded for their efforts!

And the audience members went home with lots of good stuff, thanks to **Zone C Vice President Mary Jo Baretich**, who brought handouts and *Californian* magazines from the Home Office; and **Mitch**, who brought informational flyers from HCD; and **Michelle** and **Shelly**, who brought GSMOL T-Shirts to sell;



Shelly Sells T-Shirts by the Sea Shore

and the **Super-Chapter** members who sold their special GSMOL visors. I got to discuss **possibilities for chapters** and maybe a **Super-Chapter for Ojai** with some of the attendees, and hopefully we picked up some new GSMOL members. Best of all, **the folks who came will carry what they learned back to their park**

Many thanks to all the folks who had to think on their feet that day, including **Jill, Dave, Bruce, Mitch, Chuck, the Ventura Super-Chapter, and the staff of The City Church (Mark Kalinichenko, Taylor Wiley and Halley O'Brien)**! We also thank church administrator **Josh Roberts** who made all the arrangements for the use of the facilities. Thanks to **Else Saltman** of the Ventura Super-Chapter and her assistants for all the wonderful food and beverages! Thanks to **Michelle, Shelly** and **Mary Jo**, and to our other Board members who attended - State Secretary **Carol Brinkman** and VP at Large **Sharon Rose**.



Board Women Sharon Rose, Mary Jo Baretich, Michelle Smith, Shelly Parker, Carol Brinkman

Funding was provided by the **Super-Chapter** and **SCAMPR**, South Santa Barbara County's GSMOL-allied coalition.

We from GSMOL left Ventura tired after the day full of challenges, but encouraged and already thinking about plans for **more Regional Conferences in other parts of the state in 2019**.

**Would you like one in YOUR city?
Contact your Zone Vice President!**

**Help GSMOL Save Money
Request your copy of *The Californian*
by email.**

WMA (Western Manufactured Housing Communities Association) is a trade association of California manufactured (aka mobile) home **park owners**. They claim to control over 175,000 spaces in 1600 member parks, located in all 58 counties of California.

The annual dues that park owners pay to WMA is \$10.35 per space. Doing the math shows that their annual dues theoretically amount to over \$1.8 million. Their website is www.wma.org. Website visitors can learn a lot about WMA, even without entering the "members only" section of the website.

For example, they are headquartered at 455 Capitol Mall, Suite 800, Sacramento, CA 95814, which gives them daily easy access to the state Legislature and the Governor.

There are 11 people on WMA's Sacramento staff, including a full-time Legislative Advocate (Lobbyist) and a Legislative Assistant. Interestingly, all 11 are female. Maybe that's just a coincidence. They also have three Regional Representatives located around the state.

They have numerous committees, the largest of which is the "Committee to Save Property Rights," which has 17 members, 7 advisers, and 2 attorneys. This appears to be the committee that pushes AGAINST rent control and FOR park owners being allowed to raise rents to whatever the market will bear.

This is a formidable group. In 2007, they sponsored a bill in the state Legislature (AB 1309) that would have instituted Vacancy Decontrol (homeowners refer to it as VD) throughout the state. Vacancy Decontrol would allow a park owner to raise rents on a mobile home when it changes hands, even if there is rent control. AB 1309 was introduced by Assemblyman Charles Calderon, who had NO mobile home parks in his district that had rent control. If you are not familiar with Vacancy Decontrol, the Oceanside City Council tried to institute it in Oceanside in 2011. The Oceanside ordinance would have allowed a park owner to raise rent without limit when a mobile

home changes hands. An extremely high rent for a potential home buyer would make it impossible for a homeowner to sell his/her home at a fair price. The whole story of the Oceanside battle can be found on the Oceanside Manufactured Home-owners Alliance, Inc. (OMHA) website (visit www.omha4oside.com and on the home page, click on "History of Rent Protection").

There is only one organization of mobile home owners that stands up to WMA in Sacramento, and that is Golden State Manufactured-home Owners League (GSMOL). GSMOL is the only state-wide organization of mobile home owners, and the **only** mobile home owners' organization to employ a lobbyist to represent YOUR INTERESTS. GSMOL was able to beat back WMA's statewide VD bill, and we do not have state-wide Vacancy Decontrol to this day. GSMOL is made up entirely of volunteers except for one part-time office worker.

GSMOL has been experiencing some financial difficulties lately, but if GSMOL disappears, there will be NOBODY to stand up to WMA in Sacramento, and WHO will SUFFER? **All mobile home owners all over the state, as WMA will have no opposition in Sacramento.**

So, please join GSMOL or renew your membership TODAY. You can join or renew on-line with a credit card. Visit www.gsmol.org and click on "Get Involved" on the top of the home page. Scroll down to "Join GSMOL" and click on it. Dues are \$25 per year, which gives the right to one vote in state-wide GSMOL elections, and if two people in a household want two votes, the cost is \$35 for two memberships. A three-year membership costs \$70. Memberships run for one or three years from the month of joining. You can also call the GSMOL office at (800) 888-1727 or (714) 994-9528 and ask that a membership application be mailed to you.

GSMOL needs you to join or renew TODAY so you can start or continue to receive the protection YOU NEED in Sacramento. GSMOL membership is the only guarantee that your interests will be represented in Sacramento.

WMA is the trade association of mobile home park owners in California, the Western Manufactured Housing Communities Association.

The previous article described some of what you can learn by visiting the WMA website. This article reveals how much money WMA donated to candidates in California state-level elections (Governor, Senate, and Assembly) in just one year, 2016, which was the last general election year in California.

The information below is all public information, free to anyone who wants to look it up. In 2016, WMA donated:

- \$25,000 to candidate for Governor Jerry Brown. We all know he won his election.
- \$85,800 in 39 donations to 15 candidates for California state Senate seats. Of those 15 candidates, 13 won their elections.
- A whopping \$308,000 in 139 donations to 66 candidates for California state Assembly seats. Of those 66 candidates, 61 won their elections. THAT, folks, is over 76% of the Assembly.

What does this all mean? For starters, it means the Governor, 13 sitting state Senators, and 61 sitting state Assembly members all received donations from WMA. Do you think THAT might influence them when one of WMA's lobbyists comes calling on them when an important bill comes up for a vote?

It has been said many times that "Money is the mother's milk of politics." NOW you can see how it works.

HOW do you stand up to this 800 lb. gorilla? JOIN GSMOL, the only state-wide organization of mobilehome owners. GSMOL is the **ONLY** mobilehome owner organization to employ a professional lobbyist to represent YOU. Joining is VERY INEXPENSIVE insurance that your interests will be represented in Sacramento. Sign up or renew your membership TODAY using the form found in this magazine and talk with your neighbors about doing so, also. You can also join or renew on-line at GSMOL's website, www.gsmol.org. On the home page, click on the "JOIN NOW" box. That will save you an envelope and a stamp.

SPACE RENT STABILIZATION – YOUR DEFENSE AGAINST PREDATORY INVESTORS

Definitions The term “Rent Stabilization Ordinance” or “RSO” traditionally refers to a law that regulates how much rent landlords can charge in mobilehome parks or in apartment buildings. This article is for mobilehome owners, and will use the term “Space Rent Stabilization Ordinance” or “SRSO” instead. That’s because mobilehome owners have a very different situation than tenants in apartment buildings. It’s important your city council or county board of supervisors understands the difference.

Your Problem You own your home, but rent the lot it sits on. Unlike an apartment renter, you can’t simply move out if your rent increases. You are a “captive” tenant. If you live in a California city or county without an SRSO, your community’s owner can raise your rent as much as he likes every 90 days.

Predatory real estate investors are coming to the California jurisdictions that don’t have SRSO’s. These corporations, LLC’s and partnerships have one goal: to make lots of money for their investors. If a predator buys your park, your rent will go up – dramatically and quickly. At some point, your rent may become unaffordable. You may lose your home, becoming an economic refugee.

The Solution The solution is a mobilehome park space rent stabilization ordinance (“SRSO”) for your city or county. The SRSO will protect you from unfair rent increases, while allowing local park owners a fair return on their investment. About 110 California cities and counties already have SRSO’s in their local laws.

How To Get Rent Stabilization An SRSO stabilizes MH park space rents in your city or county, by only allowing annual rent increases tied to the Consumer Price Index (usually 2 to 3% per year). SRSO’s become law in one of two ways:

By the vote of a city council or county board of supervisors (2)
By the vote of local citizens, through a citizens’ initiative in a city or county election.

Steps and Timeline First, homeowners in local parks need to ask local government officials to enact an SRSO. This won’t happen after one or two meetings with officials. If they agree to put the SRSO issue on their agenda, be prepared to advocate actively for at least several months (perhaps a year or more). If you don’t push for action, it’s unlikely you’ll succeed. Local government officials may decide to not help you. They may not want to step on local landowner’s toes (many of these officials are landowners themselves). They may refuse to put the SRSO issue on their agenda, or vote no on it. If this happens, you’ll need to mount a citizens’ initiative SRSO campaign for your city or county. Looking ahead from today, your campaign’s goal would be to get an SRSO on your jurisdiction’s 2020 general election ballot.

Getting a citizens’ initiative on the ballot takes time and effort. You’ll need to follow specific steps to “qualify” the initiative for the election. Your city or county clerk can tell you about quali-

fication requirements. Ideally, you’d have 24 months to qualify your initiative. However, *18 months before an election is the minimum time you will need.* So, if your local officials have not enacted an SRSO by May 2019, that’s when you must start your campaign in earnest. **What To Do Now** Now is the time to start building your SRSO coalition. GSMOL can help. For more than 50 years, GSMOL has advocated for California mobilehome owners. We are the only statewide MH owners’ advocacy organization with a legislative advocate (lobbyist) in Sacramento.

Your GSMOL representatives will help you and your neighbors build a coalition to fight for an SRSO. We’ll put you in touch with resident leaders in local MH parks, and connect you with attorneys, advocates and other SRSO experts. Our Goal: to help build your team to get an SRSO for your city or county, as soon as possible. Contact me if you would like some help. *Hilary Mosher is the chairperson of GSMOL’s SRSO Committee. She led the citizens’ initiative that led to enactment of Humboldt County’s SRSO in 2016. Hilary can be a resource for you and your neighbors, as you organize to fight this battle. Contact her at hilmosh@gmail.com.*

Treasurer’s Report

By Shelly Parker

GSMOL State Treasurer

Debt as of 12/1/2018

CURRENT PENDING INVOICES

Corporate Attorney	\$ 2,590.00	
Legislative Advocate	\$ 3,500.00	November’s work
IT Consultant	\$ 1,000.00	last 2 months

OLD PENDING DEBT

IT Consultant	\$ 4,100.00	
Neopost	\$ 3,095.00	
B of A Account 1	\$ 12,345.00	
B of A Account 2	\$ 1,431.00	
B of A Account 3	paid in full	
B of A Account 4	\$ 1,501.00	just discovered
Mary Jo Baretich	\$ 715.13	mix up at post office
Repay PAC Fund	\$ 8,906.00	

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IMPORTANT ANNOUNCEMENTS ABOUT MEMBERSHIP RENEWAL PROCESS!

- **We are no longer sending a new membership card each time you renew.** Whatever card you have now is your permanent card. Your yearly renewal notice will be in the form of a letter, with a top part which you will cut off and send in with your check.
- **Your renewal month (also called expiration month)** is in the mailing address area of your *Californian* magazine. It will be a number like "0219", which means February 2019.
- Please take note of this date, and be prepared to get your next renewal in on time. **Your membership privileges will expire on the last day of your renewal month.** This doesn't mean you're out of GSMOL, but you will not be able to
 - o vote or hold office in GSMOL,
 - o receive *the Californian*, or
 - o access the Members Only content on the website until you have submitted your renewal.

Many members are not aware of these rules, so we just wanted to give you a heads-up. Thank you for keeping your membership current!!

If you have any concerns about your membership renewal, please contact the Home Office at 800-888-1727 or gsmolgoldenstate@gmail.com

Golden State Manufactured Home Owners Educational Fund (GSMOEF)

Visit the Golden State Manufactured-home Owners Education Fund website at <https://mobilehomeresidentadvocate.blogspot.com>, also known as the "Ed Fund Academy"! Homeowners can advance their knowledge on the laws governing mobilehome living in California. GSMOEF is a 501(c)(3) corporation. It works closely with GSMOL but is a completely independent entity from GSMOL.

MEMBERSHIP APPLICATION

GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE, INC. 800-888-1727 714-994-9528



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- ☐ **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, but do receive *The Californian* magazine)

(DUES ARE NON-REFUNDABLE)

Comments (For Office Use)

First Name	Initial	Last Name
Spouse/Second Occupant		
Park Name		
Street Address		Space Number
City	State	Zip Code
Daytime Phone Number		Alternate Phone Number
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 funds

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Legal Defense Fund \$ _____

Disaster Relief Fund \$ _____

Political Action Committee (PAC) \$ _____

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

DETACH AND KEEP FOR YOUR RECORDS Thank you!

Check# _____ Amount _____ Date _____



Form 100
Rev 04/18

GSMOL "Who's Who"

ZONE A

REGION 4

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

REGION MANAGER VACANT

If you would like to volunteer, please contact your Zone VP.

REGION 11

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

ASSOCIATE MANAGER Tamara Janies

Bonanza MHP
5840 Pony Express Trail
Pollock Pines, CA 95726
Phone: (530) 391-1423
tjanies@comcast.net

REGION 14

COUNTIES: *Colusa, Sutter, Sacramento, Yolo and Yuba*

REGION MANAGER VACANT

If you would like to volunteer, please contact your Zone VP.

ZONE A-1

REGION 1

COUNTIES: *Alameda, San Mateo, Contra Costa, Santa Clara and San Francisco*

REGION MANAGER Martha O'Connell

3300 Narvaez Ave #31
San Jose, CA 95136
homeownersforequity@gmail.com

ASSOCIATE MANAGER Gary C. Smith

390 Mill Pond Dr.
San Jose, CA 95125
Phone: (408) 975-0950
gary.slighthouse@sbcglobal.net

REGION 2

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

REGION MANAGER Hilary Mosher

P.O. Box 2474
McKinleyville, CA 95519
Phone: (707) 839-5173
hilmosh@gmail.com

ZONE B

REGION 12

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

REGION MANAGER VACANT

If you would like to volunteer, please contact your Zone VP.

ASSOCIATE MANAGERS Ronnie and Debra Hulsey

530 W. Hermosa St. #20
Lindsay, CA 93247
Phone: 559-586-3880
ronniehulsey@yahoo.com

REGION 13

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

REGION MANAGER VACANT

If you would like to volunteer, please contact your Zone VP.

ZONE B-1

REGION 8

COUNTIES: *San Luis Obispo, Santa Barbara and Ventura*

REGION MANAGER

Jamie Rodriguez
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Santa Maria, CA 93458
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jaminrod@aol.com

ASSOCIATE MANAGER Ventura County

Jill Martinez

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ASSOCIATE MANAGER San Luis Obispo County

Shirley Shiffer

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ASSOCIATE MANAGER South Santa Barbara County

Valerie Watt

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REGION 10

COUNTIES: *Monterey, San Benito and Santa Cruz*

REGION MANAGER

Richard Halterman
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ASSOCIATE MANAGERS

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Jemul62@cruzio.com

Candi Walker

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Ckwalk.walker@gmail.com

ZONE C

REGION 3

Los Angeles County

REGION MANAGER

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Morena Padilla

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La Puente, CA 91744
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REGION 5

Orange County

REGION MANAGER VACANT

If you would like to volunteer, please contact your Zone VP

ASSOCIATE MANAGERS Nancy Agostini

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jloyd758@live.com

Bobbie Magnusson

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hmbbamco@earthlink.net

REGION 6

San Bernardino County

REGION MANAGER Carl Laughman

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Kallikarl43@netzero.net

ASSOCIATE MANAGERS Joseph Diaz

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Julie Bell

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Rialto, CA 92377
Phone: (909) 874-4058
jujamsam@gmail.com

ZONE D

REGION 7

COUNTIES: *San Diego and Imperial*

REGIONAL MANAGER

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Santee, CA 92072
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smoac92071@gmail.com

ASSOCIATE MANAGERS Victor Roy

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victoryawaitsyou2@hotmail.com

Karen Bisignano

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Phone: (619) 448-9404

REGION 9

Riverside County

ASSOCIATE MANAGER

Marcia Scott

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Hemet, CA. 92544
Phone: (714) 813-6800

STATEWIDE

REMOTE ASSOCIATE MANAGER

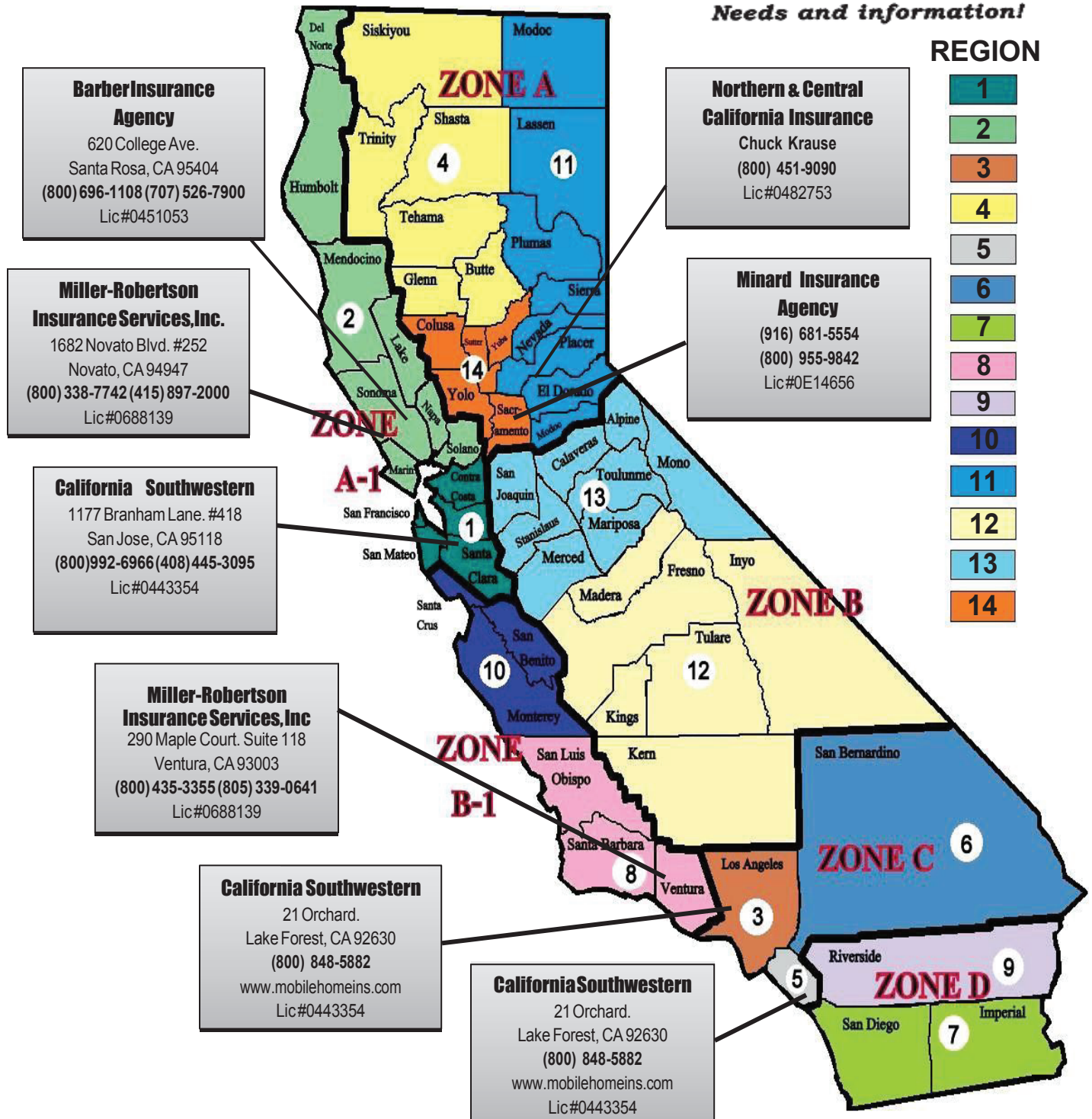
Gabriel G De Simone
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gdesimone@gsmol.org

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

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



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Allen, Semelsberger & Kaelin and its predecessor firm, Endeman, Lincoln, Turek & Heater have long been recognized as premier attorneys representing owners of mobile/manufactured homes in California. Litigation on behalf of homeowners against *California Hawaiian MHC*, owned by *Equity Lifestyle Properties* and *Terrace View Mobile Home Estates*, owned by *Tatum and Kaplan Financial Group*, led to some of the highest court judgments in the history of manufactured housing.

To contact us call (619) 544-0123 or visit our website at www.asklawgroup.com.