

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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Congratulations!

Templeton and Stockton Regional
Conferences were Super Successes!

See Pages 6 and 10

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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, Linda Nye



Hope all of you are starting to enjoy our summer finally after a very very long Winter.

To keep you posted, here is what your GSMOL Board is doing to make your lives better and keep you informed of what is going on around the state.

Currently, we are on track to pay down the debt that was inherited from previous Boards at a much faster rate than was earlier anticipated. This has really been due to the hard work of our Treasurer Shelly Parker. The job she has done and the dedication she has shown have been such an asset to our organization.

Our Zone VPs have been hard at work in their various areas trying to make sure you are informed of your rights and attempting to make sure all your concerns are addressed.

Our legislative advocate, Esperanza Ross, as usual, has been working hard at the Capitol. She keeps a positive attitude and just keeps moving forward with her WINNING style.

Our conference committee is busy setting up conferences all over the state. Contact us if you want to help set one up near you.

Our communications committee is putting together a book about GSMOL and going back in time to publicize the MANY accomplishments that have been done over the years, some of which most of us did not even know about.

But it is hard to get around the number one concern of most of our members: Skyrocketing rents in the parks. Rest assured, we are all acutely aware of it and in most cases are feeling the effects of this in some of our own parks. **We feel the answer is rent stabilization and/or park ownership by the residents**, and are trying to find every conceivable avenue to get this accomplished.

But this is not a sprint. It is a marathon and requires the help of all the residents in addition to our Board. **WE CAN DO THIS!! WE WILL DO THIS!!! BUT WE ALL NEED TO WORK TOGETHER!!**

In conclusion, I wish you all a wonderful summer. I hope to meet several of you personally at one of the upcoming conferences.

Linda Nye

The GSMOL Story

GSMOL has a long history since its inception over 50 years ago. And tucked away in the pages of our history are many stories. YOUR stories! GSMOL is collecting our stories for inclusion in our still-to-be-named, GSMOL book! Are you willing to share how GSMOL has helped you or supported you and the residents in your park? In the pages of our book will be stories of sweet successes, lessons learned, endless toil, perseverance, set backs and victories, large and small. Please share how GSMOL has impacted you. Tell your story from your heart, your own perspective, describing your experience and using your own words.

Submit your story to Carol Brinkman at cbrinkman12@cox.net or mail it to the office.

We are midway through the legislative session and have passed the May 31st deadline for bills to pass off the Floor in the First House. Those that made it through are now moving to the Second House. They have until July 12 to move out of committee and onto the Floor for a vote. There will be an interruption when legislators return to their hometown for a one-month Summer Recess from mid July through mid August, after which, activity becomes frantic in the final push to pass bills through the Second House. Governor Newsom has until September 14th to sign (or veto) the bills that reach his desk. Then the Legislative session adjourns until January of next year.

AB 173 (Ed Chau) *passed* out of the Assembly and is headed to the Senate. This bill would extend the existing MH Fee and Tax Waiver Program by one more year to December 31, 2020 to give residents more time to register their MH and waive past-due registration fees and taxes incurred by the previous owners.

SB 274 (Bill Dodd) *passed* out of the Senate and is headed to the Assembly. This bill has 3 discrete parts: 1) No park fee for one live-in companion; 2) A new MH buyer can opt to demonstrate their ability to pay the space rent by volunteering additional financial assets other than income, and 3) a homeowner has the right of first refusal for renewed tenancy after a fire or natural disaster if the management elects to rebuild in the same location.

AB 705 (Stone) - the bill to protect MH owners against park closures was pulled by its author, Assemblyman Mark Stone before the first committee vote because he realized the bill needed to be rewritten. He is in the process of working with us to improve the bill and to eliminate some of the arguments park owners were using against the bill. It will not be voted upon this session.

Other bills of interest that GSMOL is watching.

AB 1428 (Chiu), which caps annual rent hikes statewide at 7% plus CPI cleared the Assembly. GSMOL is asking that mobilehomes be specifically excluded from this bill since the cost is not to the advantage of mobilehome owners. **SB 508** (Leyva), which would require insurers to provide a copy of the CA Insurance Bill of Rights to MH residents prior to issuing an insurance policy cleared the Senate. **AB 519** (Voepel), which would have given MH residents the Right of First Refusal if the Park owner decides to sell, was withdrawn by the author. **SB 50** (Wiener) the housing density bill is being held in Committee. Neither AB 519 nor SB 50 is moving forward this session.

If you would like to read details about any of these bills go to www.Leginfo.com. You can watch Committee hearing and Floor debates live or via archive at www.calchannel.com.

Despite a critical shortage of affordable housing in California, and despite having a super-majority in the Legislature, Democrats have been accused of "dropping the ball" in addressing housing issues. Significant amendments to ambitious tenant protection policies have watered down or dismissed bills that would establish modest rent caps, reduce evictions, and provide emergency rent subsidies for renters at risk of homelessness. Similarly, efforts to jump-start housing production have stalled in Sacramento, despite Governor Gavin Newsom's bold campaign promise to build 3.5 million new homes. Critics across the political spectrum are blaming California's highest-ranking Democrats, Governor Newsom and Senate President pro tempore Toni Atkins (D-San Diego), for a failure to lead on the issue, according to the Bay City Beacon.

\$2,286.00! Thank you for your \$5 donations to pay off our debt!

In the last issue of *The Californian*, we initiated our "\$5 to Pay Off the Debt in One Day" campaign. With deep gratitude we thank you for your generosity! In increments as small as \$5, our members' contributions reduced the debt by another \$2,286! In just over one year, YOU and your Board of Directors have reduced our-debt from \$49,000 down to \$4,500! (We still owe the PAC Fund \$8,900 which we will be paying back but there is no interest accruing on this money). Our "Financial House" will soon be on solid ground and it has been a privilege and an honor to be a part of restoring the "health" of this important organization.

If you would like to contribute your \$5, please send your donation to the GSMOL office at 14802 Beach Blvd, La Mirada, CA 90638 or call the office at 800-888-1727.

THANK YOU SO MUCH. Shelly Parker, Treasurer

GSMOL WEBSITE UPDATES!

We apologize for the delay in getting the **Members Only** section back up and running. We are installing a **new program** to handle member login and online payment. **GSMOL forms, handouts, and booklets have been moved out of Members Only and may be viewed or downloaded by clicking on the Resources tab, Forms and Resources sub tab. NEW!!!** Thanks to GSMOEF, the Education Fund, we now have the **MRL FAQ in Spanish** available on the Forms & Resources page under Booklets. We will have the **Vietnamese** version available soon.

CAN A PARK OWNER REQUIRE THE REMOVAL OF A MOBILEHOME FROM THE PARK AT THE TIME OF RESALE?

ABOUT THE AUTHOR: MR. STANTON HAS BEEN A PRACTICING ATTORNEY SINCE 1982 AND HAS BEEN REPRESENTING MOBILEHOME RESIDENTS AND HOMEOWNERS ASSOCIATIONS AS A SPECIALTY FOR OVER 30 YEARS. HIS PRACTICE IS LOCATED IN SAN JOSE, AND HE IS THE CORPORATE COUNSEL FOR GSMOL

For most mobilehome residents, the investment which they have made in their homes is their most significant asset. It stands to reason that when a homeowner makes the decision to sell their home, it is vital that the best possible sales price be received, so that the investment can be protected. If a mobilehome has to be removed from the park as a condition of resale, it will likely be worthless. To have any value, it must be sold "in place," in its rented space, where it is surrounded by the common areas and the accessory structures and landscaping that have been improved by the homeowner. The ability of the homeowner to sell the home "in place" thus becomes paramount.

As manufactured homes age, they become less desirable to park owners who might prefer that older single or double-wide homes be removed in favor of newer models. The ability to re-stock or transform the park will undeniably add value to the park owner's property, and the resulting vacancy at the space will usually allow the park owner to raise rents under a local rent control ordinance. These are the two most common "business" incentives for a park owner to require removal of a home at the time of resale. Other reasons would have to do with health and safety, where a home is legitimately a code violation or in significantly rundown condition. Due to these incentives, residents need to be aware of their rights under the California Mobilehome Residency Law (MRL), and need to know when or whether a park owner can require removal of the home. As homes age, an increasing number of selling residents are being informed that their buyer must remove the home from the park as a condition of resale. This has the effect of making the home worthless.

So the question is this: When, and under what conditions, can a park owner require the removal of a home from the park at the time of resale? The answer is: "Very seldom, if ever," due to the protections contained in the MRL.

The applicable MRL section is Civil Code 798.73, which governs the conditions upon which a mobilehome can be removed from the park at the time of sale. Beginning in 1973, the legislature began to regulate the ability of a park owner to require removal of the home; what mobilehome residents began call-

ing "resale evictions." Early laws centered upon the age of the home, and by 1978 what was commonly referred to as the "17-year rule" was put in place. This placed any home which was more than 17 years old in danger of being removed from the park. The legislature noted the inequities of the law, and the immobility of mobilehomes, and in 1982 a new law was passed which became the predecessor of what exists today. The Assembly analysis found that there were good reasons for doing away with the 17-year rule:

"A person with a perfectly safe, well-maintained mobilehome who wishes or needs to sell often cannot, simply because the mobilehome is of a particular age and size. The consequences are not positive: people are forced to stay in the same park, even though rent increases may be more than they can bear; the owner's equity in her or his mobilehome is reduced to zero because the home is unsalable without the park space, and perhaps worst of all these habitable housing units are sometimes destroyed simply because they cannot be sold and it is uneconomical to move them. Also, park managers have sometimes bought these homes at vastly reduced prices after refusing transfer. [The 1982 Bill] strikes an appropriate balance between park managers and tenants. It limits the resale eviction rule to those mobilehomes that have health and safety defects or are significantly rundown. This permits the removal of uninhabitable mobilehomes while preserving those that are safe and well-maintained, without regard to arbitrary age or size standards."

The legislative intent of this new law was clear. No longer would a home be required to be removed from the park simply based upon its age. Instead, an objective finding that the home was not safe would be required, and the burden of proving this would fall solely upon the park owner.

Thus, what is present day MRL 798.73 was passed into law. While there have been a few alterations since, the current law has kept in place the basic test which now must be met before any home can be removed at the time of resale. A home can never be removed unless:

1. It is not a "mobilehome" as defined by law (i.e. it is a camper or RV unit that is too small to qualify);
 2. It is more than 20 years old (or more than 25 years old if manufactured after 9/15/71), is 20 feet wide or more and does not comply with Health and Safety Codes;
- (Continued on Page 9)*

BRINGING GSMOL OUT TO THE PEOPLE!

GSMOL'S REGIONAL MOBILEHOME OWNERS CONFERENCES

By Anne Anderson
Coordinator

About 65 GSMOL members and other MH park residents gathered at Bethel Lutheran Church in Templeton on Saturday, June 8 to learn about rent stabilization, resident park purchase, solving park problems, and their rights under the Mobilehome Residency Law (MRL). Nine MH parks were represented, from the cities of Templeton, Atascadero, Paso Robles and Morro Bay.

The Conference was opened by **State President Linda Nye**, who gave an update on the state of GSMOL, including a financial report. I then talked about what GSMOL is doing in the local area and the importance of reaching out to residents of parks that don't know about GSMOL. Also present was our **Vice President for Zone C, Mary Jo Baretich**, who brought many items from the Home Office for the attendees to take home – informational handouts, back issues of The Californian, and of course membership applications!



An important theme of this Conference was **Space Rent Stabilization Ordinances, or SRSOs** - what people usually call a "rent control" ordinance. With GSMOL's guidance, three Atascadero Chapters (Rancho del Bordo Chapter 1317, Camino del Robles Chapter 659, and newly reactivated Villa Margarita Chapter 1173) and Rancho del Bordo's Homeowners Association have been working with their City Council to get an SRSO adopted. (See a news story about their effort at www.gsmol.org under the **News** tab, **Mobilehome News** sub-tab).

The audience heard from **GSMOL Corporate Counsel Bruce Stanton** (pictured at left), an expert on rent stabilization, and



GSMOL Vice President for Resident Owned Communities David Loop (pictured at left speaking to crowd), who have been initiating these SRSO projects around the State.. Dave and Bruce gave a very informative **co-presentation on getting an SRSO enacted**. (See Dave's article on Page 11). Various methods for achieving the adoption of an ordinance were compared, and strategies for motivating and mobilizing homeowners and working with City government were discussed.

We also heard from **Karen Levanway**, Rancho del Bordo HOA Secretary, about their process for collecting data from

the Atascadero parks as a part of this project. In addition, we were fortunate to have with us **Susan Funk** (pictured at right), an **Atascadero City Council** member, who also spoke about the ordinance effort..

Besides the discussions about rent stabilization and resident park purchase, the homeowners learned more about their **rights under the Mobilehome Residency Law** from Bruce, as well as a lot of valuable information about the **new MRL Protection Program** which was established by the passing of AB 3066 last year. The attendees learned how the program will work and how it is important to know which kinds of park problems are violations of the MRL.

The audience received information about **resources that GSMOL and our companion nonprofit GSMOEF (a.k.a. the Education Fund) make available** to help homeowners become more familiar with their rights under the MRL. "Hot off the press" copies of the Ed Fund's **Spanish translation of the MRL Frequently Asked Questions** were given to park leaders to share with the Spanish speakers in their parks. (For more about this, see the Ed Fund announcement on page 9).

Sitting around the tables enjoying sandwiches and salads at lunchtime, people from the various parks and cities had a chance to **get to know each other and share stories**. Many had the opportunity for individual consultation with Bruce or Dave.

The final event of the day was a **Q & A session where park problems were discussed and strategies for solving them recommended by Bruce and Dave**.

We wish to thank **Bethel Lutheran Church** for hosting us, especially church members **Steve and Joyce Ladwig** who "stage-managed" the Conference; **Karen Harris** and **Karen Levanway** who along with the **Ladwigs** assisted me greatly in planning the Conference; **Templeton Deli** who furnished the delicious lunch, and **Merry Hill Coffee**. Funding for the food and beverages was donated. We are also indebted to the **volunteers who knocked on doors, flyer-bombed parks**, fetched the food and coffee, assisted with setup and cleanup, and in other ways helped to make this Conference a success!

Along with all the practical information and resources, we hope that the people who come to our Conferences also take home some important assurances: **you are not alone; people in other parks in your area struggle with the same problems; and much can be accomplished by banding together, becoming more familiar with the law, and establishing a good working relationship with your City or County government**. This Conference seems to have been successful on this score. We as GSMOL leaders will be committed to following up with these residents and ensuring that **the help GSMOL can offer doesn't end when the Conference is over**.



Susan Funk **Atascadero City Council** member

ZONE A REPORT

By John Bertaut
Zone A-1 Vice President

Activity in Zone A continues with the usual homeowner issues of driveways, trees, annual rent increases exceeding the rate of inflation, rude managers, made-up rules and at least one ongoing Failure to Maintain lawsuit. The big news since the fires in the northern part of the state is about the displaced homeowners from Paradise and what happened to them. It seems they have been scrambling to find homes in parks in surrounding communities. That has turned into a bonus for other MHPs, some of which consequently filled to capacity as a result.

The Region 11 and 14 monthly First-Friday Conclaves at Dennys Restaurant in Roseville continue, now under the auspices of SAC, The Sacramento Area Coalition of MHP Assns, Inc. Led by local GSMOL members, these events continue to provide help and support to homeowners from nearly 20 parks from over a 60-mile radius. Guest speakers from CA Housing and Community Development (HCD), GSMOL and other sources provide useful information to an average 60 guests per month. If you have not been to one, I recommend you attend. Just phone your Zone A VP for details.

Another resource for dealing with in-park issues is the website: ***Mobile-HomeAdvocates.com***. There, you'll get basic details about dealing with such issues as trees&driveways, pets, bully managers ... and more. The site is hosted by SAC.

Membership is holding steady in the Zone and I encourage each member to help share the word about what benefits we all get from supporting GSMOL with our

\$25 annual memberships. Great legislation is being passed at the Capitol and vital guidance from leadership and our corporate attorney is only available from our League.

And ... don't forget to renew your membership when it comes due.

ZONE A-1 REPORT

By Richard Heine
Zone A-1 Vice President

Regional Manager Martha O'Connell continues her excellent work in the San Jose area. Many of the parks in her area have large numbers of residents who are not fluent in English. San Jose reports that almost a third of the residents self-identify as "limited-English speakers" and more than 50% do not speak English at home. Martha has worked to have the MRL Frequently Asked Questions translated into both Spanish and Vietnamese and the "Who We Are" brochure translated into Vietnamese.

On May 11 Martha participated as one of the speakers at a "Know Your Rights" workshop sponsored by the City of San Jose's Housing department. The workshop was specifically for residents of a largely Hispanic park where many do not speak English or their verbal English skill are very limited.

Regional Manager Hilary Mosher continues her excellent work in the far north part of the state. She worked with other members and managed to get the Arcata City Council to adopt an extendable 45 day moratorium on any park closures or conversions until the City can write an ordinance that reflects the most protections for park residents. Many thanks to GSMOL members Jan and Linda Dirksen for their impeccable research and report to the city Council.

The City of Arcata reached an agreement with ROP to place 5 new homes in the park for the permanent use of chronically homeless individuals. This is a new development for MH parks and Hilary visited the park and interview a number of residents to get their reaction. Reaction was generally positive and your board will continue to monitor this sort of action to see if other cities follow a similar plan.

ZONE B-1 REPORT

By Anne Anderson
Zone B-1 Vice President

Park residents in Atascadero have been working with their City Council to adopt a Space Rent Stabilization Ordinance. Representatives from Rancho del Bordo, Villa Margarita, and Camino del Robles met with the City Manager and Deputy City Manager and presented them with information on the 121 SRSOs in the state, emphasizing those already in effect in San Luis Obispo County (including the County itself, which covers all MH parks in unincorporated areas). The homeowners gave them the City of Marina ordinance as a model. The ordinance effort involves about 75 percent of the MHP residents in Atascadero, including members of the Homeowners Association, Chapter 1317 at Rancho del Bordo, and Chapter 659 at Camino del Robles.

Zone C Report

By Mary Jo Baretich
Zone C Vice President

The push for Space Rent Stabilization Ordinances (SRSOs) in four cities in Orange County continues. Since the last magazine publication, the GSMOL leaders in the Rancho La Paz MHP, a senior park, have been having meetings with both Anaheim and Fullerton City Council members and representatives from California Assemblymember Quirk-Silva and Congressman Lou Correa. Rancho La Paz is situated between these two cities.

(Continued on Page 8)

Zone Reports

(Continued from Page 7)

After a meeting with some Anaheim City Council members and homeowners, the park owner John Saunders rescinded his demand for a \$300 to \$600 per month increase that was to start on June 1, 2019, and has extended the date to September 1, 2019. Meanwhile, he continues to call meetings of the homeowners, trying to coerce them into negotiating outlandish deals, including long-term leases. He is worried that the possibility of a SRSO for both Anaheim and Fullerton could happen this year. Rancho La Paz GSMOL Chapter President Lupe Ramirez is holding strong. She has brought forth media entities to cover the situation such as local Channel 2, Channel 7, *Voice of OC*, and the *Fullerton Observer*.

We are much closer in Santa Ana towards a possible SRSO. A busload of homeowners from the Bali Hi Mobile Lodge plus homeowners from several parks showed up at two city council meetings and over 40 people spoke each

time. At the May 21, 2019 meeting there was an agenda Item 65A, Staff Report, that consisted of 288 pages of research and analysis of several of the Santa Ana mobilehome parks. Additionally, the staff drafted an Interim Moratorium Ordinance and a draft Rent Stabilization Ordinance. The Council decided not to vote on these at this meeting and tabled them. Of course, there were approximately eight park owners and Vickie Talley from Manufactured Housing Educational Trust (MHET) speaking. They may have influenced the Council somewhat. Bali Hi organized another bus for the June 6 council meeting. Unfortunately, we did not get to speak until 12:30 AM, but hopefully they listened. Each meeting has been bringing more homeowners from the 29 mobilehome parks in the city.

Finally, we have been successful in having meetings with individual Westminster City Council members and will be doing a SRSO presentation on June 12, 2019. Speakers will be from Westminster and other cities, including those from cities with successful SRSOs already in place.

MEMBERSHIP REPORT

By John Bertaut, Membership Committee Chair

Good news! Membership continues to increase! After decades of steady decline, we are enjoying a 3 percent increase since the first of the year when we began with 7,452 members. By the end of May this year, membership had climbed to 7,700!

The cause? More renewals, more new memberships, better recruitment, increased issues in more places, more mini-conferences and conclaves. Those would appear to be among the chief reasons for the membership increase.

What is there to do next? Keep up the effective, renewed enthusiasm and recruitment effort, keep spreading the word about the benefits of GSMOL, and be sure to renew when your membership comes due.

GSMOL needs you and you need GSMOL!

What We Did to Bring New Members into GSMOL!

By Carolyn Vance

Royal Oak Mobile Park in Los Alamitos held a GSMOL Membership Drive on June 1st. It was timed to occur on the day rent was due, so we set up our table by the Manager's Office where residents drop off their rent. The date also coincided with our monthly "Koffee Klatch" which enabled us to reach a maximum number of people. All the Officers took turns at the table, which was open from 9 a.m. to 5 p.m.



We set up a tri-fold display, and laid out a copy of the 2019 MRL and "MHP Living" by Carl Leivo, handouts of "Homeowners Bill of Rights Summary", Road Show Q&As, "Top 10 Reasons to Join GSMOL" and a current Membership List for people to check their expiration date. We offered snacks and played our new "GSMOL/MRL Quiz" game. New Members received a gift of a ballpoint pen with "GSMOL" "Royal Oak Mobile Park" on it. To advertise our event, I wrote an article for our Park newsletter and distributed a reminder two days prior to the event.

We got four new members and one early renewal. Three of the new members were long-time residents, who all said, "I've been meaning to join." Guess they were just looking for a time to do it! The other was a new resident.

We decided to do our Membership Drive because there is a lot of attrition in senior parks. We all lead busy lives and this would help boost membership, which had been declining. To make our quarterly meetings interesting, I invite speakers: CapTel is coming in September to talk about their free closed-captioned phones and the California Highway Patrol in November to talk about their "Age Well, Drive Smart" program for seniors.

3. It is more than 17 years old (or more than 25 years old if manufactured after 9/15/71), is less than 20 feet wide and does not comply with Health and Safety Codes;

4. It is in significantly rundown condition or in disrepair as determined by the general condition of the mobilehome and its acceptability to the health and safety of the occupants and to the public, exclusive of its age. The management must use reasonable discretion in making this determination, and has the burden of proving the condition.

5. Management must first provide the homeowner with a written notice specifying the condition that permits its removal.

If the home violates health and safety in some way, then it stands to reason that the park owner may be able to require removal at the time of resale. Unsafe homes should not be marketed to unsuspecting buyers. Nor should they be allowed to remain in the park if they could affect the safety of other residents. Such a finding would usually require an inspection by the Department of Housing, or some other licensed inspector to confirm the violations. The issue is black and white; i.e. either there is a code violation or there is not. If the violations cannot be corrected, then perhaps removal is warranted.

The most suspect demands for removal are typically based upon number (4) above; i.e. that the home is "significantly rundown or in disrepair." This is a subjective standard that management may try to allege in sup-

port of its business incentives to have the home removed. In my experience, this ground is almost NEVER successful. This is because the park owner has the burden of proof, and must use "reasonable discretion" in making such a finding. Any resident who receives a written notice quoting this ground should immediately get their own inspection. If a licensed inspector finds that the home is in good or habitable condition with no code violations, it shall be a very tough burden to meet for the park owner to allege "rundown" or "in disrepair." Usually the resident can defeat such a demand simply by responding properly. This may require hiring an attorney if the park owner will not back down. The selling resident should do whatever it takes to protect the investment. This is a subjective ground for removal which may depend upon expert opinion, so find a good inspector. If the park will not back down and allow the in place resale, it could be liable for damages incurred by the selling resident for any lost sale or the proceeds thereof.

In conclusion, it is the condition of the home, and not the year of its manufacture, which is the important factor to be considered. If a selling homeowner is served with a written notice that demands removal of the home, it is important to identify the specific conditions alleged, have them inspected and then repaired if at all possible. Then provide this evidence to management, and request that they retract the removal demand in writing. Should they fail to do so, the resident should contact an attorney as soon as possible.

ED FUND ACADEMY presents four great ways to know your rights!

- **"Your Rights Bytes" email bulletins** – Knowledge one byte at a time! Subscribe at www.gsmol.org by clicking on "Sign Up for Our Email List" button. (Subscribers also receive "This Week at the Capitol" legislative bulletins.)
- **Ed Fund Academy Website** – <https://mobilehomeresidentadvocate.blogspot.com> features articles on the laws in the MRL (Mobilehome Residency Law). Become an "MRL Master" by taking the "exam!" We are also posting reprints of "Your Rights Bytes!"
- **NEW! Ed Fund Academy Telephone Townhalls!** Coming in July! Monthly teleconferences with experts like GSMOL attorney Bruce Stanton. We will be inviting GSMOL Chapter and Super-Chapter presidents for the first one – an email with further information will be sent to them.
- **NEW! Spanish Translation of the MRL Frequently Asked Questions!** Available on our website under Resources tab, Forms and Resources Sub-tab. (We will soon have it available in Vietnamese and other languages.)

Questions regarding any of these programs can be directed to Anne Anderson, GSMOEF board member, at a.bushnell.anderson@gmail.com or 805-895-8319.

The Ed Fund (**Golden State Manufactured-home Owners Education Fund**) is a companion non-profit of GSMOL. As a 501(c)(3), it seeks grants and accepts tax deductible donations. Its purpose is to empower GSMOL members by helping them become more knowledgeable about the laws that govern mobilehome living. To donate to the Ed Fund, go to www.gsmol.org and click on "Donate," or make your check out to GSMOEF and mail it to P.O. Box 2067, Cypress, CA, 90630.

BRINGING GSMOL OUT TO THE PEOPLE!

GSMOL'S REGIONAL MOBILEHOME OWNERS CONFERENCES

By Linda Nye

GSMOL State President



We began the conference in Stockton with the swearing in of the new GSMOL President, Linda Nye.



Then we moved on to some great information given by the representative from HCD. Bruce Stanton (pictured left) was next, and he gave a great talk about the rights of our members in regard to the MRL. Lots of questions for him followed, as was expected.

Next was Esperanza Ross (our Legislative Advocate pictured right). She is so dynamic, and one could feel the

energy in the room when she spoke. Her main focus ... WINNING! And she was infectious.

We then broke for a lunch provided by Joe and Linda Nye with a great amount of help from Linda's son and daughter

in law. Everyone seemed to enjoy their tri tip steak sandwiches and the hot dogs, hamburgers, salads and desserts. We wondered if maybe there was too much and they would go home for a nap instead of coming back for the rest of the conference.



But they did come back. And they were treated to a presentation by David Loop (pictured left) on Rent Stabilization and ways to own their own parks.

We closed with a question and answer period held by Bruce and David. There were many questions and they were up to the challenge on all of them.

"Dignity," the Monkey on the DAIS, became the GSMOL Board's playful mascot after we used the App, "Survey Monkey" to vote for the new president. Along with his sister, Grace, they form the unofficial mantra for my administration, "Dignity and Grace."



In all, it was a very successful conference and an all-around great day.



I donated \$1.87 to GSMOEF in the last two months. And, it did not cost me one cent!

It took no time and no effort. And, I got to feel good about my small part in supporting an organization that I believe in. ***I signed up for the Ralph's Rewards card and every time I shopped at Ralph's I used my Rewards card.*** With each bunch of carrots and can of soup I purchased, I made a contribution to the Golden State Manufactured Home Education Fund (GSMOEF). The EdFund educates MH residents about the MRL and our rights and when I know my rights, I feel empowered to stand up for myself. I went to www.ralphs.com and created an account designating GSMOEF as my charity. I think it is even easier to go to the Customer Service Desk at Ralphs and let them sign you up.

Carol Brinkman, resident El Nido Mobilehome Estates in San Juan Capistrano.

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There's a connection between **space rent stabilization ordinances** ("SRSOs") and **resident-owned MH communities** (ROCs). Essentially - a SRSO will help you buy the MH community where you live.

SRSOs. SRSOs are local government ordinances that prevent MHP owners from raising rents unfairly, while allowing them a fair return on their investment. More than 100 California cities and counties currently have SRSOs. These ordinances keep space rents affordable, and secure your investment in your home. In fact, a SRSO is the key to protecting your economic future as a MH owner.

ROCs. ROC's are manufactured-home parks where the homeowners have "bought out" the investor-owner. There are now approximately 200 ROCs in California. Most ROC's are "cooperatives," owned and operated by resident-created nonprofit mutual benefit corporations.

The Two Effects of SRSOs. Obviously, a SRSO stabilizes your rent. Its second effect is less obvious, but extremely important: *A SRSO stabilizes the market value of local MH parks.* To understand why, consider how MHP market values are calculated.

What's an MHP Worth? MH parks are businesses that produce income. A MHP's market value is calculated by using the "income" appraisal method. An appraiser takes the property's net annual operating income (all rents collected in a year, minus that year's operating expenses), then divides that number by a capitalization rate. The capitalization rate is the rate of return the property should generate, based on its net income. Six percent (6%) is a typical "cap" rate for California's investor-owned MHPs.

Three Step Logic. (1) A SRSO regulates how much local MHP owners can raise space rents. (2) It therefore regulates the amount of income local MHPs can produce. (3) This in turn regulates the market values of MHPs in that city or county.

Another SRSO benefit - Discouraging Predatory Investors. If you can get a copy of the *WMA Reporter* magazine, check out the advertisements regarding MHPs for sale. Note some of these ads say in bold print, NO RENT CONTROL. This is a not-so-subtle way of saying: "Investor, buy this park! You will be able to raise rents as you please, while increasing the park's market value as well." Predatory investors prefer to buy MHPs in cities and counties without SRSOs. Why? Because that's where they can make more money, more quickly.

Who's the Best Buyer? At the end of the day, an MHP seller has one question: "How much will you pay me for my park?" Of course, the buyer willing to pay the most usually gets the property. In 2016, a northern California park owner had his 150-space MHP on the market. The park's homeowners wanted to buy it. The owner was asking \$13 million for the property. After doing financial analysis, the homeowners and their consultants told the owner, "We can afford \$11 million, no more." The park owner briefly thought it over, then accepted the homeowners' \$11 million offer.

But why accept \$11 Million? Because this park is in a jurisdiction with a SRSO. No investor-buyer could aggressively raise rents to increase the park's income (and its market value). The SRSO would prevent that. So to investor-buyers, the park was worth no more than \$9 million. There was not enough potential "upside" for them to pay more. So, from the seller's perspective, the park's homeowner group became the *Best Buyer*.

Should I Sign A Long-Term Lease? Probably Not

By Bruce Stanton

Where MHP rent stabilization might potentially exist, it's typical that park owners will offer long-term leases to keep as many residents as possible out of the "rent control activist" group. Fewer residents will be motivated to speak out, fewer will be affected by any local government action, and so local government can more easily justify a decision to avoid discussing or passing a space rent stabilization ordinance. Unfortunately, some residents feel compelled to sign offered leases when they do not have to sign anything! The Civil Code makes it clear that after initial move-in, no homeowner ever has to sign a new rental agreement or lease of any length. No resident should ever sign a lease because they think they have to. They should only sign a lease where it is voluntary, they understand all of its terms, and because it makes the most sense for them. Always remember this rule when reviewing an offered lease document! Note that prospective purchasers are not protected by the MRL provisions until they become tenants in the park, so a park owner can make a buyer sign a long-term lease unless there is a local RSO which states otherwise.

Hello Orange County GSMOL Members!

We need your help in the office to assist our Treasurer Shelly Parker and our Office Membership Coordinator Judy Dockrell. There are numerous financial records that need organizing and scanning into digital format, along with six filing cabinets full of Chapter documents.

If you can spare a few hours a couple days a week, we would appreciate it. Contact judy at GSMOLgoldenstate@gmail.com or call the office at 800-888-1727. Thank you.

Do our bylaws meet your needs?

The GSMOL Bylaw Committee

Are changes needed? Our bylaws are the rules we follow to keep GSMOL strong and the Board responsive to members. You are invited to review our existing bylaws to see if any changes, additions or deletions are needed. Your regional and local GSMOL leaders can help with this bylaw review.

In the Spring of 2020, we have our election for statewide officers. The Board of Directors may recommend bylaw changes to the membership then. The power to change the bylaws belongs to the members. Here's how that happens.

The Bylaw Committee will receive suggestions for bylaw changes from any member. The Committee will then review suggested changes and may recommend some or all to the Board. The Board may then recommend some or all of them to the members. The proposed changes will be published in *The Californian*. Members will vote on them at the same time when we vote for the statewide officers.

Email your ideas for bylaw changes to the Bylaw Committee henry.gsmol@gmail.com. Be sure to describe the bylaw you want changed, deleted or added. Add a brief description of why this change is needed. The current bylaws will be available soon at GSMOL.org. Email Henry if you would like a copy now.

We may have more change ideas than can be acted on in 2020. You are invited to take part in the free phone meetings of the Bylaw Committee. These will begin this Fall. Send an email to Henry if you want to know when these meetings are scheduled and the phone-in instructions.

Your suggestions are needed by September 15, 2019.

You can also email any questions you have. One of the Bylaw Committee members, Anne Anderson, Martha O'Connell or Chair Henry Cleveland will answer you.

Refer to Page 2 and Page 14 for contacts.

Thanks.

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Here are **Vietnamese** and **Spanish** translations of a part of our handout called "Who We Are". The complete handout in either of these languages (or English) can be downloaded from www.gsmol.org/resources/chapter-resources, or copies can be ordered from the Home Office, 800-888-1727.

NHỮNG ĐIỀU TỔ CHỨC ĐÃ LÀM ĐƯỢC CHO HỘI VIÊN TRONG THỜI GIAN QUA

Dưới đây chỉ là một vài điều mà GSMOL đã đạt được trong những năm vừa qua trên **toàn tiểu bang**, các **khu vực địa phương** với sự giúp đỡ của các thành viên và luật sư của tổ chức:

- Trong năm 2018, Thống đốc Brown đã ký điều luật **AB 3066**, tạo ra bộ luật **Mobilehome Residency Law Protection Act**, một hệ thống thực thi cho Mobilehome Residency Law (MRL) - bộ luật Nhà nước về các quy định của chủ nhà thuê đất trong các khu vực MH. **Hàng ngàn thành viên GSMOL** và những người sống trong khu vực cho MH trên toàn tiểu bang đã hỗ trợ bộ luật này và bộ luật trước nó, bộ luật AB 1269. GSMOL sẽ làm việc với HCD để phát triển và đưa vào thực thi chương trình mới.
- Vào năm 2016, với sự giúp đỡ tận tình của lãnh đạo và thành viên của tổ chức, một **Sắc lệnh bình ổn giá thuê** (Rent Stabilization Ordinance) đã được thông qua bởi **Hạt Humboldt**. Tình nguyện viên của GSMOL đã bỏ ra rất nhiều công sức để thu thập chữ ký cho dự thảo, làm việc với ngân hàng qua điện thoại, và tìm tài trợ.
- **Sonoma Valley GSMOL Super-Chapter** hỗ trợ các đại diện từ 3 khu MH của Sonoma khi họ hoàn tất việc sửa đổi **Sắc lệnh bảo vệ giá thuê** (Space Rent Protection Ordinance) của thành phố.
- Hàng chục **Chi nhánh GSMOL** đã được hình thành trong các khu MH trên toàn tiểu bang trong vài năm qua. Chúng tôi gọi các chi nhánh của mình là các Chapters.

LO QUE HEMOS HECHO POR NUESTROS MIEMBROS ULTIMAMENTE

Estas son solo algunas de las cosas que Golden State Manufactured-home Owners League (GSMOL) ha logrado en los últimos años en **todo el estado**, en **áreas locales** y en **parques** con la ayuda de sus miembros y abogados:

- En el 2018, el Gobernador Brown promulgó la ley **AB 3066**, creando **Las regulaciones y reglas de la ley de protección de residencia de casas móviles**, un sistema de implementación de la Ley de residencia de casas móviles (MRL), el código estatal de las regulaciones de "propietario-inquilino" en los parques de casas móviles. **Miles de miembros de GSMOL** y otros residentes de MHP en todo el estado apoyaron este proyecto de ley y su predecesor, AB 1269. GSMOL trabajará con HCD para desarrollar e implementar el nuevo programa.
- En el 2016, con el fuerte apoyo de los líderes y miembros de GSMOL, el **Condado de Humboldt** adoptó una **Ordenanza para la Estabilización de Rentas**. Los voluntarios de GSMOL dedicaron innumerables horas de trabajo ayudando a obtener firmas para la iniciativa, con llamadas telefónicas y en busca de donaciones.
- El **GSMOL Super Capítulo del Valle de Sonoma** apoyó a los representantes de los tres parques de Sonoma mientras finalizaban la revisión de la **Ordenanza de Protección por Renta del Espacio** de esta ciudad.
- En los últimos años, se han formado decenas de **capítulos de GSMOL** en parques de todo el estado. Un capítulo es como una sucursal de GSMOL en su parque.

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*

REGION MANAGER

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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

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REGION 2

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

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ZONE B

REGION 12

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

REGION MANAGER VACANT

If you would like to volunteer, please Linda Nye, President.

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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*

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REGION 10

COUNTIES: *Monterey, San Benito and Santa Cruz*

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REGION 3

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REGION 5

Orange County

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REGION 6

San Bernardino County

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ZONE D

REGION 7

COUNTIES: *San Diego and Imperial*

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REGION 9

Riverside County

REGION MANAGER VACANT

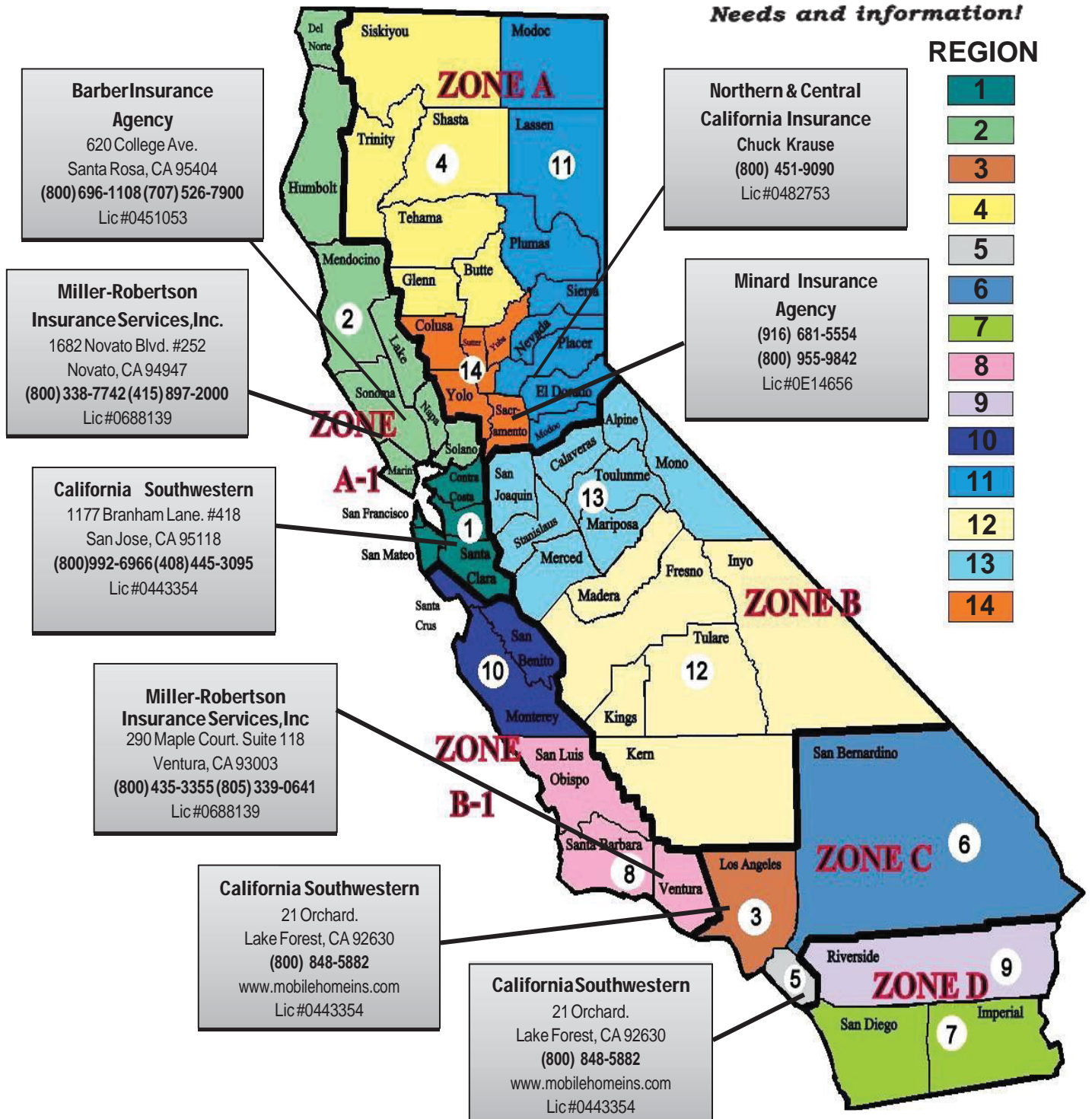
If you would like to volunteer, please contact your Zone VP

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

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

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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.