

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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Vintage Homes-Transformed Into Something Special



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2019 at The Bridge Church in Stockton

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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



Greetings to all our members

I am Linda Nye and have just been elected as your new president. I look forward to serving you with energy and a positive attitude for my term.

My commitment to you is continued fiscal responsibility and restraint in spending no more money than your membership dues bring in each month. And, if you want to share in our vision, your \$5 support in our "Pay Down the Debt" campaign will help us cross the finish line to *immediately* eliminate the debt! Together, we can return GSMOL to solvency!

We have been busy making plans for the rest of this year. Our conference committee has been hard at work and our first conference will be on April 6th in Stockton. We are hoping to see and meet many of you there.

Our Communications Committee is busy trying to get the word out on all the positive things that GSMOL has to offer both by thinking inside and out of the box.

All the while our Legislative Lobbyist, Esperanza Ross has been hard at work in Sacramento. She is like the energizer bunny who just keeps going and going and going.

And on that note, we are looking for anyone who has been impacted by Park Closures. AB 705 addresses this topic and is now trying to make its way through the legislature.

We hope you will continue to share *The Californian* with your neighbors who might not be members yet. We want to be there for as many Manufactured Home Owners as possible, so we need to continue to get the word out.

In the meantime, I look forward to the next year with anticipation and can't wait to see more progress made for our members.

So, thank you for being there and I hope to see you either in the parks or at one of the conferences that will be going on throughout the year.

Linda Nye

At this time we would like to take pause and wish Michelle Smith Godspeed back to Good Health. She recently underwent lifesaving surgery which has fueled her decision to step down as President. Her first obligation is to herself and her health. We all know that if we do not take care of ourselves, we are unable to take care of anyone else. When her health improves you will see her back in the fight for Rent Stabilization in her area. And she may be fortunate enough to lead her park into Resident owned. Your dedication to helping others is to be emulated.

We want to also give tremendous THANKS for her dedication and tireless efforts to lead GSMOL into fiscal responsibility. She has worked to promote GSMOL at the state Capital (waiting until midnight to support critical legislation for the protection of all mobile home owners in the State). She is championing our cause through outreach at conferences and in individual parks. She has opened a dialog with HCD will benefit all of us now and in the future. She stepped up at a time when we, as an organization, were having trouble, a daunting task. And the other many little things too numerous to list We Thank You for your Service!

Who Will Be Next?

GSMOL says the answer to that question should be **NO ONE**.

Assembly Bill 705 (Stone) is designed to close loopholes and protect mobilehome owners against abrupt and unfair park closures by park owners who have little consideration for the devastating upheaval and traumatic economic consequences to residents who own a home on the land they are selling in their pursuit of even greater profits. HCD statistics show that over the last 18 years more than 15,000 mobilehomes were lost due to park closures and conversions. Most homeowners had no idea that their park was next until they received a notice informing them their park owner had filed an application to convert their park and later received a 2nd notice that in 15 days there would be a public hearing to determine if they would be losing their homes or not.

With the real estate market booming, there has been an influx of corporate investor money coming into California and developers are targeting the land under mobilehome parks for conversion to a more profitable purpose that will bring their investors a greater return. Increasingly, they are closing parks to convert them to million dollar high-end townhouses.

When abruptly - and it usually is a blindside - a resident is notified that the land under his home is being sold and he and his home must move, he expects to be adequately compensated - but current laws have major loopholes that allow park owners to get around *fair mitigation*. If a park owner offers to buy your home, historically he has offered pennies on the dollar, leaving you without a home and without money to buy another! All too often, they provide "relocation" costs only, but where is a resident - dragging his mobilehome on an 18-wheel flatbed truck behind him - to go? What park will allow him to bring in his "used" mobilehome?

AB 705 will ensure that if a mobilehome park is converted or closed, the displaced homeowners will receive adequate compensation to relocate to another nearby lot or to purchase a nearby mobile home. The bill would also clarify language allowing local jurisdictions to block park closures if adequate housing isn't available nearby or if the conversion will result in an unmitigated loss of affordable housing. Assemblyman Mark Stone, GSMOL's 2018 Legislator of the Year, has agreed to carry GSMOL's legislative priority again this year. *"Mobilehome parks are often the last affordable housing option that California seniors and families have,"* Assemblyman Mark Stone said. *"When park owners decide to close or convert their parks, we need to make sure there are protections in place to ease the financial burden of relocation."*

SB 274 (Dodd): Another loophole in current law that has caused trouble is when park owners deny a resident the right to have more than one companion or caretaker in their home, in a calendar year, without paying a fee. Current law does allow *one* companion, but what happens if s/he leaves within that calendar year? GSMOL seeks to strengthen the law to allow up to three companions, but no more than one at a time, each without a fee. A second provision of SB 274 will expand ways a potential buyer for your home can meet financial requirements of park management. Traditionally, parks have required buyers to produce pay stubs to show sufficient income to pay space rent. But many parks are senior parks with retirees who no longer have employment income! SB 274 allows other ways to demonstrate financial ability by volunteering evidence of assets such as savings accounts or stock portfolios etc. The third provision of SB 274 allows homeowners the right of first refusal, at their original lease terms, if a park owner rebuilds the park after a devastating fire or natural disaster.

Assemblyman Ed Chau's bill, **AB 173**, would extend HCD's existing Mobilehome Fee and Tax Waiver Program for an additional three years up until December 31, 2020. This bill saved MH residents over one million dollars in its first year by allowing them to register their mobilehome and waive past-due registration fees and taxes incurred from previous owners.

Assemblyman Randy Voepel introduced **AB 519**, which would provide the resident organization of a MH park the right of first refusal to purchase their park if the owner decides to sell or receives a formal purchase offer. The bill would prohibit him from selling to a 3rd party if, within 15 days of receiving notification of intent to sell, the resident organization notifies the owner they plan to make an offer to purchase the park. Currently, an owner only has to "inform" the park HOA when it lists the park for sale - and only if the HOA sends an annual letter asking to be informed.

AB 338 (Chu) Re-introduced legislation to require mobilehomes sold or rented in California have a smoke alarm approved by the State Fire Marshal and an emergency preparedness plan in a language the resident understands.

During 2019, GSMOL will be actively involved in advocating for bills to protect you and your investment in your mobilehome. Equally important, we will use our resources, knowledge and clout to defeat bills that will be detrimental to MHP residents. GSMOL will be asking for your assistance to pass our bills. Your park's Legislative Contact will let you know how you can help as our strategy evolves.

CAN A PARK OWNER BE REQUIRED TO OPERATE A SENIOR PARK?

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

There are many homeowners who reside in what is referred to in the industry as a “Senior Park”. This is a park which qualifies as “housing for older persons” by requiring that at least one resident in 80% of the park spaces be age 55 or older. Once this threshold is established, the park owner is free to set the age limitation for all other residents at age 65, 55, 45 or whatever other age might be chosen. Typically, homeowners who reside in a Senior Park have specifically chosen the park because of its age requirements. They desire to reside in a quieter community that has less population and is more geared to their lifestyle. This was a crucial issue which motivated their decision to purchase a home within the park.

Many park owners enjoy operating the park as a Senior facility. There is less liability for injuries or damages that children might cause, and the park population tends to take better care of their spaces and homes. But in some cases a park might choose to convert to “family” status for financial reasons, so rents can be raised based upon increased demand for spaces. Or a park which is trying to force agreement to a long-term lease, or which is opposing passage or application of a Rent Stabilization Ordinance might threaten to convert the park to all age status if the residents do not do as the park owner wishes. This threat can be a serious form of duress for the homeowners, and might prompt them to cave in to the park owner’s demands.

When a park owner threatens to convert the park to “all age” and abandon the Senior Park status, it will typically cause great anxiety and unhappiness for most of the residents. The questions that are often posed are:

Can the park owner change the age requirements of the park? and

What can the residents do to prevent a conversion to “all age” status?

Thanks to a federal court case decided just over one year ago, homeowners have a better chance of preserving the Senior Park status when the park owner threatens to take it away.

Does a Park Owner have the ability to convert a Senior Park to an All-Age Park?

Unless there is a limitation as described below, the park owner does have the power to determine the age parameters for the park. As the owner or operator of the land, the park owner is vested with many rights of ownership, and this is one of them. This power was exercised when the park owner originally determined the age status for the park. But once the age choice is made, there may be limitations on this power, and depending upon the circumstances the park owner could

be legally prevented from converting the park. There are two scenarios where residents can prevent a conversion.

First, if residents can show that the park was specifically advertised in writing as a senior park, and that they were induced to purchase their homes in reliance upon these representations, residents can argue that the park owner has established a covenant to maintain a senior park which runs with the land, and which cannot be disturbed. Proving such a covenant in a court of law can be tricky. The sort of “restrictive covenant” that would have to be established must be expressed and cannot be implied. And since the law always tilts in favor of the free use of one’s property, the burden will be on the residents to prove the existence of the covenant. The residents would have to prove that the objective of the rental agreement to establish a senior park outweighs the right of the park owner to decide the ages of its tenants. Duration becomes a critical issue, since the residents would want to show that the property should be operated as a Senior Park in perpetuity. This can be very difficult to achieve, and may not be possible unless residents can establish that the value of their homes or lifestyle would suffer damage if the park was converted to “all age”. Thus, a civil court battle could be costly and fraught with much risk.

But there is another possible solution. Residents can ask their local City or County to pass an ordinance which establishes a “Senior Park District”, and prevents conversion of those parks to all ages. If the local government goes to bat for the residents in this fashion, a law is created which would prevent a conversion for as long as it stays on the books, and the residents will be spared the expense and risk of a court battle.

This type of local legislation was tried in the past. Predictably, park owners went to court to challenge these laws, and in at least two cases the Federal District Court held that a city could not interfere with a park owner’s decision whether to operate a senior or all age park. But a recent opinion from the Federal Ninth Circuit Appeals Court has swung the pendulum in the opposite direction, and offers new hope for legislating to protect Senior Parks.

In *Putnam Family Partnership LLC v. City of Yucaipa*, the court rejected a challenge by four park owners to a city ordinance which prohibits conversion of senior parks to all-age housing. The court affirmed the dismissal of the park owner’s challenge, holding that the City of Yucaipa could create a “Senior Mobilehome Park Overlay District” which prohibited park owners that currently operate senior parks from changing the age status. The court held that as long as the City clearly expressed its intent to provide senior housing when the District was created, the decision to do so was intentional, and that intent is demonstrated in published policies where the age requirements are consistently applied, then the ordinance would be upheld.

CAN A PARK OWNER BE REQUIRED TO OPERATE A SENIOR PARK?

By Bruce E. Stanton, Esq. GSMOL Corporate Counsel

This case provides valuable assistance for homeowners who wish to preserve their senior park status. Now local cities and counties can enact an ordinance which restricts conversion, and preserves senior mobilehome parks, provided that the conditions described in the *Yucaipa* case are present. Homeowners are encouraged to cite this case whenever a park owner threatens to convert the park, and to bring it to the attention of local government officials if the park owner will not agree to preserve the park status. In some case it would be wise to contact your local city in advance, so that the ordinance can be put into place before conversion threats turn into rules changes. But remember that a change in status will typically require a six month period before enforcement can occur, which should give homeowners time to organize and take action.

MOBILEHOME OWNERS CONFERENCE STOCKTON

Saturday, April 6, 2019

9:00 AM – 4:30 PM

The Bridge at Stockton, 703 E. Swain Rd., Stockton

FEATURING

Linda Nye, GSMOL State President

David Loop, GSMOL Vice President of Resident Owned Communities
– Space Rent Stabilization Ordinances

Admittance FREE – You do not have to be a member

GSMOL Members please bring a non-member guest!

Lunch will be provided

Contact: Linda Nye at linda.4947@att.net

Go to gsmol.org for details !

ATTENTION ALL MEMBERS !!!

On all new applications, emails or inquiries, please write down the Chapter number (if you have one), your membership number, park name and city. Carefully print your email address clearly. And please do not staple your check to the Application Form. Just fold the Application form around the check.

ZONE A REPORT

By John Bertaut
Zone A Vice President

Membership numbers have remained steady in the Zone and the monthly CONCLAVES for Regions 11 and 14 continue. Conducted at the Roseville Denny's restaurant, GSMOL and the Sacramento Area Coalition of Mobilehomeowner Associations (SAC) continue to teach the MRL, help homeowners effectively address their issues and bring in quality speakers.

On Thursday, April 4th at the Golf Green Estates (a Resident owned Park), the Zone is presenting its first Region 14-South FYI event. The FYI, patterned after the CONCLAVES in the northern Sacramento area, will also teach the MRL, help with in-park issues and distribute FREE copies of the 2019 MRL (Mobilehome Residency Law), courtesy of state Senator Richard Pan, who represents that district. Our first Guest Speaker will be Dave Loop, VP for Resident Owned Parks. Call or write your Zone A VP for reservations.

As you may know, since early in 2018, in order to deal more effectively with the debt which existed when the new Board of Directors took office, reimbursements for officer travel expenses have been voluntarily suspended. So, for the past year, any travel or mailings have been done at the personal expense of the officer, not GSMOL.

The good news is that the debt we (your new Board) inherited, is being paid down so that within about 6 months we expect it will all be gone. Then, repayment to our own in-house funds will occur (PAC, etc). Once those are paid back, we expect to re-instate reimbursements for officer expenses.

I anticipate that once debt is paid, your Board will establish a budget for each Zone and the other officers, from which they will draw for travel reimbursements, mailings, etc. When they each their monthly budget limit, it's on their own dime or they put it off until the next month. In this manner, we may expect to continue the financial responsibility we began in January 2018. It is this approach to managing our financial resources (your dues) that has allowed us to do so well in our process of eliminating the GSMOL debt.

Don't forget to renew your membership. GSMOL needs you and you need GSMOL!

ZONE A-1 REPORT

By Richard Heine
Zone A-1 Vice President

In Eureka, Regional Manager Hilary Mosher and Seaview MHP resident Scott Eieeman were success-

ful in getting the county to send the park owner a notice to get his leases in compliance with the MRL and Measure V or face civil action. The county has been reluctant to enforce Measure V and this was a major coup in getting the letter sent. It's a pleasure to announce that Ernesto Ponce de Leon has been appointed an Associate Manager in Sonoma County. Ernesto was previously an Associate Manager and we are glad to have him back.

The monthly MH owners Petaluma luncheons began again in January and GSMOL president Michelle Smith was the featured speaker on February 22nd.

ZONE A-1 REPORT

By Martha O'Connell
Region 1 Manager

Region Manager Martha O'Connell was appointed by the San Jose City Council to serve a four year term as the representative for Mobilehome Park residents on the Housing and Community Development Commission. With 59 Parks and approximately 35,000 residents, San Jose has the largest population of MH folks in the state. One of Martha's first actions was to work with the Park Owner representative on the Commission to craft and successfully pass a recommendation to the City Council that there be additional monitoring of evictions in mobilehome parks expecting to close or convert. There is concern that park owners may use preemptive evictions to skirt the provisions of the Closure Ordinance which requires the



purchase of homes and various relocation benefits. David Loop addresses Sunnyvale residents about an RSO for their City.

In Sunnyvale, under the leadership of Gail Rubino, the President of the newly reorganized Superchapter, a series of meetings are being held to organize, teach and empower residents to obtain an RSO. Rents are soaring in Sunnyvale and our own David Loop is the featured speaker at these events.

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Zone Reports

(Continued from Page 7)



Glenna Howcroft, Superchapter President in San Jose, discussing an RSO with Fred Kameda, Superchapter Vice President in Sunnyvale.

Corporate Counsel Bruce Stanton held a meeting with residents at Colonial Manor in San Jose. Homeowners may be facing a demand by the Park owner for some \$4,000 per home in back rent and interest following an unfavorable decision in Superior Court. GSMOL will do all it can to defend the Seniors in this Park.

At Silver Creek Estates in San Jose an improper rent increase above that permitted by the RSO was overturned in less than two hours.

ZONE B REPORT

By Linda Nye
Zone B Vice President

During 2018, I installed the following parks as chapters:

West Lane MHP in Lodi
El Rancho MHP in Manteca
Oakwood MHP in Manteca
Oak Shadows MHP in San Andreas

Cascade MHP in Sonora re-elected their officers in November and are a very active chapter. They are also going to be working, probably beginning in February, with a Failure to Maintain Lawsuit against their owner. Conditions are a little better, but the owner did that last year and then stopped all maintenance, so things just got back to the way they were before. Sewer problems, no lights in park, refusal to cut down fire hazards in vacant lots, etc. This has been going on for years and he does a few things after HCD comes in and then stops. They feel it is time to act and I agree with them.

Clovis has quite a few parks that had been working a super chapter and stopped. They have called, and I will be there within the next months to help them set that up.

The parks in San Joaquin county are looking forward to the possibility of a conference there as are the residents in the Fresno-Bakersfield area. Lots of excitement on that possibility. Biggest topic of discussion in all areas - rent increases.

ZONE C REPORT

By Mary Jo Baretich
Zone C Vice President

Since our last report, we have gained a significant number of members. In Westminster, we have been successfully working with the local Orange County Mobile Home Coalition to organize the Space Rent Stabilization Ordinance (SRSO) effort there. We have been having a series of leadership meetings, working on gathering representatives from each of the 17 mobilehome parks in the city, organizing meetings with each city council member, and key leader speakers for when the SRSO is placed on the city council agenda. We are also contacting city council members and key homeowners from other cities that already have SRSO's in place to speak at the Westminster city council meetings.

Additionally I have been reviewing some of the leases and rental agreements in Westminster and other cities, and with Bruce Stanton's help, the park owners of The Driftwood MHP extensively revised the lease agreement per our suggestions. That park membership has grown to 51 members. I recently reactivated the Mission Del Amo MHP, and assisted them by writing a letter to the upper management regarding a \$167 per month increase by their park. The new Chapter President sent it off, and we are waiting to hear back. The Mission Del Amo membership count has increased to 101. In February, Associate Manager, Bobbie Magnusson, and I reactivated the Friendly Village of Anaheim who also increased their membership to 52.

Bobbie Magnusson and I recently met with the members in Rancho La Paz in Anaheim after they received a notice of a \$297 per month rent increase. We will be working on mediation to get the increase lowered to a reasonable amount.

ZONE D REPORT

By Tim Sheahan
Zone D Vice President

I'm saddened to report GSMOL leader, Grant Yoders, passed away in January. Grant was a longtime chapter president at Sunmeadows MH park in Menifee/Sun City, one of the strongest GSMOL chapters in Zone D. Another close friend and longtime homeowner advocate, Ed Bridges of San Marcos, passed away last fall. Both Grant and Ed were very dedicated advocate leaders who volunteered thousands of hours and

(Continued on Page 9)

I have good news about GSMOL membership! It appears to have reached the end of its decline and is stabilizing around 7600 members! This is good! You may recall that many years ago, our membership was around 100,000. That was due to lots of help from our friends in the homeowner insurance industry. They gave homeowners a complimentary membership in the League just for doing business with them. They advertised in *The Californian* and also helped us with memberships.

All good things must end, they say, and so did that source of memberships for GSMOL. The state of California ended that practice and we were left to our own devices. And whatever we did thereafter was not as effective as was the insurance industry.

And so, ever since then, membership has declined, until last December when it finally began to rise, once again. That can be attributed to several factors, but primarily the re-involvement by Region managers and Zone VPs and the passage of great legislation (AB 3066) which took the first step in making the MRL enforceable by a state agency, Housing and Community Development (HCD).

As membership begins to level off, it coincides with elimination of our near-\$50,000 debt. I estimate that within six months, we'll be out of debt to others and only owe ourselves the payback of accounts borrowed from past years like the PAC (Political Action Committee) and others.

Membership drives have not been significant sources of membership, but teaching-seminars and helping organize parks-in-need have done quite well. Also, Zones whose leader-members get on the phone and remind others that their membership is up for renewal have quite a positive effect.

And, in that regard, I urge any member who is comfortable on the phone, to talk with other GSMOL members about their upcoming renewal. Why not call your Zone VP or the GSMOL office and volunteer a couple hours of your time each month? You'll enjoy talking with other members and you'll be performing a significant service for the League.

Always remember: GSMOL needs you and you need GSMOL! So, don't forget to renew your membership when you get that notice.

(Continued from Page 8) ZONE D REPORT

incurred personal expense in their service to MHP owners. And, even more noteworthy, they were two of the most loyal and dedicated husbands I've known. Despite their own compromised health conditions, they personally cared for their ailing wives for several years and both lived only a matter of months after the loves of their lives passed away in 2018. Grant and Ed were both Navy Veterans who were true and honorable examples of the Greatest Generation and will be missed!

I appeal to you to make some sacrifice in honor of Grant and Ed's service by volunteering some of your time and/or contributing financially to support GSMOL. You can volunteer by serving as a leader at the chapter or higher level, or by acting as an informal GSMOL ambassador to educate fellow homeowners on the value of GSMOL and encouraging them to join. Would you be willing to circulate GSMOL information and applications to your Park? Would you be willing to give a gift

of membership to one of your neighbors? If you are protected by a rent ordinance, you and your neighbors are likely saving from \$2,000-\$6,000 in rent EVERY year, thanks to GSMOL, but unfortunately, too many homeowners are either unaware of GSMOL, or look for any excuse not spend \$25 to join. Consequently, GSMOL is still operating in the "red" financially. I urge you to work with other GSMOL members in your park to mount a door-to-door membership recruitment drive, the most effective way to influence homeowners. Contact the GSMOL office for membership applications and information.

Lastly, I want to thank you for your patience and understanding while I served as a caregiver for my mother until she passed away December 21. I appreciate the many comforting messages of sympathy and while I am still adjusting to my loss, I will now have more time to schedule visits to MH parks and assist members. Thank you for your continued support of GSMOL!

**HAVE A *Ralphs* rewards CARD?
DONATE EVERY TIME YOU SHOP!**



**Raise Funds for our
Golden State Manufactured Home
Owners Education Fund 501(c)3
(GSMOEF)**

You can register your Ralphs Reward card at: www.Ralphs.com
Or your local Ralphs Store at the Customer Service counter.
Organization code #94240.

Problems with park owners or conditions in your park?

GSMOL members can help each other defend our rights under state and local laws. Many of us have experienced similar problems in our mobile home parks. We know how to help you get the best solutions possible. We've learned from our own experiences and training in the Mobilehome Residency Law.

Help from GSMOL begins with asking your nearby GSMOL members and Chapter leaders. When needed, the next level of help is your Region Manager and Associate Manager(s). They have more experience and training. Their contact information is in each edition of *The Californian*. Your helpful resources go on from here.

Some issues may need to go to your Zone Vice President. Your Zone Vice President is a great resource for all issues about living in a mobile home park. Solving the most difficult or unusual problems can require the skills of the Zone VP. The Zone VP can draw on the entire GSMOL board or our legal counsel.

The problems that come up have many sources. Some **may be related to** a local Rent Stabilization Ordinance, others may be violations of the Mobilehome Residency Law that governs what happens in most parks; and others may be issues covered under Title 25 of the California Code of Regulations that governs health and safety in our parks. It helps to know which code of law is being violated.

The GSMOL volunteer leaders will first help you define the problem and what rules or laws are involved. Then they will work with you for the best solution.

The steps that our members should follow are outlined in our handout called GSMOL PROCEDURE FOR PROCESSING A PARK COMPLAINT, Form #635. This handout is available on the GSMOL website, www.gsmol.org. Login to the Members Only section and click on Chapter Forms/Resources. If you are not on line you can get a copy by calling the GSMOL Home Office at 800-888-1727.

Sadly, sometimes there is no current solution. GSMOL continues to work with local and state government officials to enact legislation that better protects us and our homes.

“Your Rights Bytes” now available at the Ed Fund Academy website!

If you missed the return of “Your Rights Bytes” to GSMOL’s “Legislative E-Blast” last summer, you can now see these articles at the Golden State Manufactured-home Owners Education Fund (GSMOEF) website: <https://mobilehomerresidentadvocate.blogspot.com>

At this website, a.k.a. the Ed Fund Academy, run by our companion non-profit, you can also “take courses” on the Mobilehome Residency Law (MRL) and HCD’s Title 25 (Health & Safety Codes). This is a great way to become familiar with the State laws for mobilehome parks!

To receive “Your Rights Bytes” (and “This Week at the Capitol”) by email, click on the “Sign Up for our Email List” button at www.gsmol.org

Chapter Leaders: Stay Active!

1. All your officers must be **paid-up** members.
2. If you lose an officer, **appoint an interim officer ASAP** to fill out that officer's term, and **notify the home office**: 800-888-1727 or gsmolgoldenstate@gmail.com
3. You must have **at least 15 members** if your park has 150 or more spaces, or **10% of spaces** if fewer than 150 spaces.

Those of us who are fans of “The Incredibles” movies know that being a “Super” (i.e., superhero) means you have special powers that ordinary people don’t have.

As a mobile/manufactured home owner, you too can have powers that other park residents don’t have when you belong to a GSMOL Chapter!

OK, maybe you are thinking, But Anne, we have tried to form a Chapter in our park and it just doesn’t fly.

Does this mean you will never be able to organize the GSMOL members in your park? Stay tuned ...

Or maybe you’re thinking, OK, Anne, we DO have a Chapter, should I stop reading this article now? NO! You stay tuned too! I have an idea to propose to you.

Suppose you DO have a GSMOL Chapter – but you’re not involved in a big crisis or a big project at this point and your members may be asking “What should we be doing?” or even (egads!) “Do we still need this Chapter?”

I would like to tell you how a GSMOL Chapter which is looking for something useful to do - and a bunch of GSMOL members in another park who are unable to form a Chapter - can combine to solve both their problems.

The answer is a GSMOL Super-Chapter!

A Super-Chapter is a **Chapter that includes members from more than one park**. The typical Super-Chapter has an active Chapter at its core and one or more “Satellite Parks” which are nearby and usually in the same governmental jurisdiction. (It is possible to form a Super-Chapter out of a group of parks without an active Chapter among them, but there have to be enough people willing to be officers.)

Super-Chapters benefit both the active Chapter and the members in the satellite parks.

The Chapter gets a bunch of new members! More members means a bigger pool of ideas, knowledge, experience, talents and skills, not to mention more people filling the chairs at your meetings.

The members in the satellite parks get the benefits of belonging to a GSMOL Chapter.

And the benefits all the Super-Chapter members share include being able to **work on community projects** such as establishing or amending a Space Rent Stabilization Ordinance, a Park Closure Protection Ordinance, Mobilehome Park Zoning, or a Senior Park Overlay.

Combining GSMOL members from more than one park also makes a **stronger network for supporting our bills** in the State Legislature.

Or, if one of the component parks is going through a crisis, such as an unwarranted rent increase, failure to maintain the park, or other such problem, **the Super-Chapter can support them**, both by standing alongside the members in the crisis park and by helping with fundraising for legal representation. **There is strength in numbers!**

And there is actually nothing to prevent a Super-Chapter from **banding with other Chapters** in the same jurisdiction, forming a **citywide or countywide Coalition** that can be even stronger to support the goals described above.

Does this sound like something your Chapter – or the members in your “Chapterless” park – would be interested in?

The first step is to **contact your Region Manager or Zone VP**, who can explain more about how Super-Chapters work, and help you communicate with members in other parks to get the ball rolling. He or she will shepherd you through the process of forming the Super-Chapter.

GSMOL currently has six Super-Chapters: Sonoma, Lake Forest, San Jose, Ventura, Humboldt County, and Sunnyvale. There are a few other Super-Chapters in the planning stages at this time.

We’d love to have more!

GSMOL DEBT REPORT

By Shelly Paker
GSMOL Stare Treasurer

		AS OF 5/1/18	AS OF 8/16/18	AS OF 11/9/18		AS OF 1/22/19	AS OF 2/28/19
CURRENT							
	LEGAL	\$3,616.33	\$2,101.00	\$0.00		\$675.00	\$0.00
	LEGISLATIVE	\$7,000.00	\$3,500.00	\$3,500.00		\$0.00	\$0.00
	TECH DUPLICATORS	\$210.00	\$0.00	\$0.00		\$0.00	\$0.00
	NEOPOST	\$4,660.04	\$2,900.00	\$2,300.00		\$1,800.00	\$0.00
	WEBSITE	\$575.00	\$0.00	\$0.00		\$0.00	\$0.00
	AT&T	\$961.00	\$0.00	\$475.00		\$418.00	\$0.00
	IT CONSULTANT	\$9,000.00	\$7,500.00	\$5,000.00		\$5,500.00	\$1,684.89
	TOTAL CURRENT	\$26,022.37	\$16,001.00	\$11,275.00		\$8,393.00	\$1,684.89
SHORT TERM OVER TIME							
	CREDIT CARD #1	\$14,260.99	\$13,500.00	\$12,710.00		\$12,508.69	\$9,000.00
	CREDIT CARD #2	\$2,354.18	\$1,900.00	\$1,350.00		\$1,058.09	\$0.00
	CREDIT CARD #3	\$1,010.46	\$700.00	\$0.00		\$134.61	\$0.00
				MJ	\$1,035.00	\$1,035.00	\$320.00
	LONG TERM PAC REPAY	\$5,000.00	\$5,000.00	\$8,900.00		\$8,900.00	\$8,900.00
					CREDIT CARD #4	\$1,500.00	\$1,500.00
	WEBSITE WORK NOT DONE	\$750.00	\$0.00				
	TOTAL	\$49,398.00	\$37,101.00	\$35,270.00		\$33,529.39	\$21,404.89

Please Contribute to our “Pay off the Debt in One Day” Campaign

by John Bertaut and Carol Brinkman

\$5 is all it takes!

In the middle of the quarterly GSMOL meeting, El Nido Chapter President, Greg Nellis did a little math in his head and a light bulb went off and he blurted out - \$5.00! That is all it takes!

**If every GSMOL member donated just \$5,
we could ELIMINATE our debt in ONE DAY!!**

The story of GSMOL's debt began long before that light bulb moment. In a nutshell, GSMOL was broke. More than broke: we were in deep in debt - over \$50,000! Our very survival was at stake, yet we still had urgent work to do in local parks that were in crisis and in Sacramento to pass bills protecting MH owners and to defeat bills that were detrimental to us.

How did this happen? Regretfully, we spent more money than we had coming in! To pay bills, prior GSMOL administrations ran up huge credit card debt. Or they didn't pay bills so interest and penalties began accruing. When the current Board of Directors took over in early 2018, our business license had lapsed, the IRS was demanding payment with heavy accrued interest, we were threatened with lawsuits and by collection agencies.

Our survival was at stake. But folding was not an option! The new board immediately went into crisis mode. We established a do-or-die budget that prohibited spending even one dime more than whatever money came in the door each month. Our corporate attorney and legislative advocate agreed to accept partial payments and did not abandon the ship. We reduced office staff from 2 full-time employees to one part-time person and recruited volunteers to help. Your Californian magazine maintained the same quality of information, but looks different because it is on newsprint instead of a glossy format, which saves thousands of dollars in printing and mailing costs. We negotiated with the IRS, and other vendors to reduce our debt, interest and late fees. We rescinded all board member credit cards and cut out all expense reimbursements. Our stringent efforts reduced our debt from \$50,000 down to less than \$22,000 in one year!

Now we are asking for your help. If every GSMOL member donates just \$5, we would retire our debt in ONE DAY! The power of your \$5, multiplied by your neighbor's \$5, multiplied by several hundred other \$5 donations will *eliminate the debt!* To contribute, please send your \$5 check to the office at 14802 Beach Blvd., La Mirada, CA 90638 or make a credit card payment by calling the office at 800-888-1727. With sincere appreciation, we thank you!



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MEMBERSHIP APPLICATION

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



- ☐ ONE-YEAR GSMOL MEMBERSHIP for \$25
- ☐ ONE-YEAR SPOUSAL/PARTNER VOTING MEMBERSHIP for \$10 more
- ☐ THREE-YEAR GSMOL MEMBERSHIP for \$70
- ☐ ONE-YEAR ASSOCIATE MEMBERSHIP for \$25

(Associate members do not own manufactured homes. They do not have voting rights and cannot hold office in GSMOL, 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*

The Californian Fund \$ _____

Legal Defense Fund \$ _____

Disaster Relief Fund \$ _____

Political Action Committee (PAC) \$ _____

DETACH AND KEEP FOR YOUR RECORDS Thank you!

Check# _____ Amount _____ Date _____



Form 100
Rev 04/18

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

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
garyslighthouse@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

ASSOCIATE MANAGER Ernesto Ponce de Leon

300 Stonypoint Rd. #515
Petaluma, CA 94952
Phone: (707) 981-7605
ernest_deleon@comcast.net

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.

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
519 W. Taylor St. #277
Santa Maria, CA 93458
Phone: (805) 478-8356
jaminrod@aol.com

ASSOCIATE MANAGER Ventura County

Jill Martinez

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Ventura, CA 93004
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Phone: (805) 982-0013 Cell
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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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Santa Barbara, CA 93110
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REGION 10

COUNTIES: *Monterey, San Benito and Santa Cruz*

REGION MANAGER Richard Halterman

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ASSOCIATE MANAGERS John Mulhern

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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 Martha Vazquez

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La Puente, CA 91744
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vmargsmol@yahoo.com

ASSOCIATE MANAGERS Chuck Loring

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North Hollywood, CA 91605
Phone: (818) 768-6257
chuckloring@dslextrema.com

Morena Padilla

17350 Temple Ave. #235
La Puente, CA 91744
Phone: (626) 780-4257
morenap_65@yahoo.com

REGION 5

Orange County

REGION MANAGER VACANT

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

ASSOCIATE MANAGERS Nancy Agostini

21752 Pacific Coast Hwy #2A
Huntington Beach, CA 92646
Phone: (714) 625-3321
2016summerbeachlife@gmail.com

Janet Offhaus

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Phone: (626) 991-7537
jiloyd758@live.com

Bobbie Magnusson

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Orange, CA 92868
Phone: (714) 937-1656
hmbbamco@earthlink.net

REGION 6

San Bernardino County

REGION MANAGER Carl Laughman

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Rancho Cucamonga, CA 91730
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Kalkkarl43@netzero.net

ASSOCIATE MANAGERS

Joseph Diaz

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Julie Bell

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

ZONE D

REGION 7

COUNTIES: *San Diego and Imperial*

REGION MANAGER Buddy Rabaya

PO Box 712022
Santee, CA 92072
Phone: (619) 919-8061
smoac92071@gmail.com

ASSOCIATE MANAGERS Victor Roy

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Oceanside, CA 92058
Phone: (760) 439-0069
victoryawaityou2@hotmail.com

ASSOCIATE MANAGER

Gabriel G De Simone
2750 Wheatstone St. #72
San Diego, CA 92111
Phone: (619) 981-0320
gdesimone@gsmol.org

REGION 9

Riverside County

REGION MANAGER VACANT

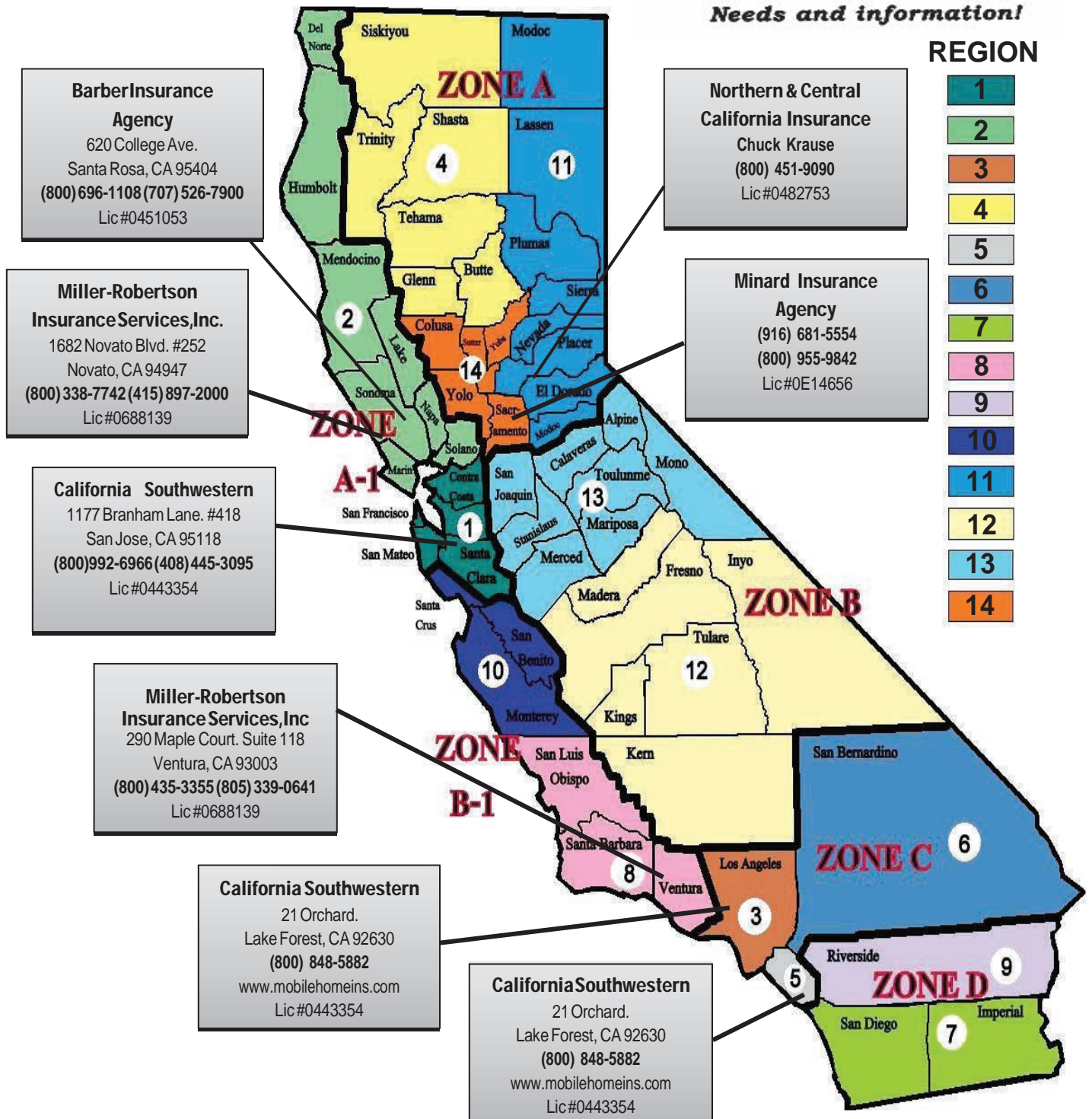
If you would like to volunteer, please contact your Zone VP

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!

INSURANCE AGENTS EDUCATION NETWORK

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.