

# THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME  
OWNERS LEAGUE

Volume 54 - Issue 4  
October/November/December 2019

## 2020 GSMOL *ELECTIONS* *AND* *BYLAWS EDITION*

ALSO, REMEMBER TO VOTE  
IN THE STATEWIDE PRIMARY ELECTION MARCH 3, 2020

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**DON'T FORGET TO**  
**VOTE!**

What are those extra numbers on the address label?

(MEMBERSHIP #)

(EXPIRATION DATE M/Y)

Periodical Dated Material

155111 1011

JOHN DOE  
1 CAPTIVE LANE SPC 5  
SOMEWHERE, CA 99999



THE  
**Californian**  
GOLDEN STATE MANUFACTURED-HOME  
OWNERS LEAGUE (USPS 898-320)

Official quarterly publication of the Golden State  
Manufactured-Home Owners League, Inc.

GSMOL enhances the quality of life for all manufactured-home owners and for residents of mobilehome park communities throughout California. We champion the property rights of homeowners and deliver value through advocacy, information and service. GSMOL lobbies for just and fair protection under the law for manufactured-home owners so they may experience the quiet, peaceful enjoyment of their community. GSMOL, Inc. reserves the right to exercise such discretion as it may deem appropriate in the selection of advertising material to be published in *THE CALIFORNIAN*. Advertising published in *THE CALIFORNIAN* does not constitute endorsement by GSMOL, Inc. of the products or services offered. *THE CALIFORNIAN* welcomes articles relating to 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. GSMOL is a nonprofit corporation with an IRS 501(c)(4) charitable tax exempt status.

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See map on  
page 18 for  
Zone  
boundaries.



## **WOW!!!! What a year 2019 has been.**

I had the honor of being elected to take over as President in March 2019. While it has been a challenge, it has also been one of the most exhilarating experiences of my life.

Being a part of this Board and seeing them pull together to get the job done has been nothing short of a won-

derful experience. All are there to pull together to get a job done, no matter how challenging; and for that, I cannot thank these board members enough.

We have had conferences in Stockton, Templeton, Orange, Ventura and Clovis. Each time we have had a good turnout and have heard from experts in manufactured home living. The California Department of Housing and Community Development (HCD) has sent a representative to almost all the conferences. Bruce Stanton, our corporate attorney, and David Loop, our expert on resident owned parks, have also attended. And some city council people in areas where they chose to attend were there. I personally have had the pleasure of meeting so many of you at the conferences and at get togethers such as they have in Petaluma every month and at the Sacramento group's monthly Conclaves. Also, I have been able to meet so many on a more personal level at your own parks. For me, it is energizing, so I thank you for inviting me. I hope to meet many more in 2020.

We have wonderful things going on in Sacramento and are working with Legislators on various projects. {More on that in the new year}. The Mobilehome Residency Law Protection Act (MRLPA) put in place by Assembly Bill AB 3066 will finally be up and running on July 1, 2020 and we are all excited about that.

Of course there are always challenges to be met. Rent Stabilization is a #1 priority. We know this is a big concern for everyone. Rest assured we hear you and are working on this issue currently.

While our website has been another challenge with its issues, we now have a professional working on it who has been working out all the kinks that popped up. As of now the website and the Members-Only section are very close to being up and running (see Page 5). Facebook should be back and running in the beginning of the year.

As always, our lobbyist and corporate attorney are working on the changes we need for all of us to have a better quality of life.

To say that 2020 is looking to be an amazing year is an understatement.

As always, though, the key to our success is YOU!!! We need your continued support through your membership. So please remember to renew and please tell your friends to join. We are a huge voting block when we all work together.

I look forward to meeting many more of you in the upcoming conferences in 2020.

Thank you so much for your confidence and support. It means the world to us.

## **BALLOT VOTING INSTRUCTIONS**

### **FOR GSMOL BOARD OF DIRECTOR CANDIDATES AND BYLAWS CHANGES**

In this issue starting on Page 6, you will find **information on the Candidates** for the following GSMOL offices: President, Secretary, Treasurer, and Vice President for Zones A and C. **(Please note that in order to vote for a Zone Vice President you must live in that Zone).** Also in this issue you will find the **proposed GSMOL Bylaws changes**. On Pages 9, 10, and 11 you will find the Ballots for the GSMOL Candidates and the GSMOL Bylaws changes. Please **cut out the sheet printed in your language and make your selections**. Do not add any personal information to the ballot. Please put at least your return address on the outside of the envelope (and GSMOL member number if you know it); envelopes will be separated from ballots before ballots are counted. Please mail the completed ballot to Bruce E. Stanton, Esq., 6940 Santa Teresa Blvd., Suite 3, San Jose, CA 95119. **Ballots must be postmarked by March 17, 2020!**



GSMOL would like you to know a few things that will be important to you when you sell your mobile/manufactured-home in California. You can also do a favor for your fellow MH park residents who are selling their homes if you pass this information on to them.

If you live in an area where there is a Space Rent Stabilization Ordinance (also known as “rent control”), the next person to own your home needs to know that **they must ask for a “month to month” or “twelve month” rental agreement** in order to stay under the protection of the ordinance.

If the buyer of your home signs a **long-term lease (more than twelve months)** their space will be **REMOVED from rent stabilization** and their **rent will be raised** according to the terms of the long-term lease.

Although the California Mobilehome Residency Law (MRL) says that a **resident** of a mobile/manufactured-home park can NOT be required to sign a long-term lease, this law does not apply to **prospective buyers** of homes. The only way your buyer will know not to sign a long-term lease is if someone tells them – you, or your Realtor.

Also, you should know that Governor Newsom signed a bill that GSMOL supported, **SB 274 by Senator Bill Dodd** which will become law on January 1, 2020. One part of this bill says that if you have a buyer who is being rejected because their income doesn't qualify them to live in the park, the buyer can now submit **other proofs of ability to pay rent** such as other financial assets they own, if they should wish to do so.

Finally, just a word to the wise: **if the park offers to buy your home**, consider carefully what could happen as a result. When the park owns both the home and the space, **that space is removed from rent stabilization**. Should the park rent the home out, the tenant may be charged double or even triple the typical rent for the park since they are paying for both a home and a space. Or if it is an older home, the park may pull it out, replace it with a new home, and sell it to a new resident. Although the new resident can ask for a month-to-month rental agreement and be under the protection of the rent stabilization ordinance, the park owner is allowed to start them out at a much higher rent than the previous owner was paying because they (the park) were temporarily in possession of the home. Or the park can require them to sign a long-term lease, and then they won't even have rent stabilization. **There is nothing illegal about any of these practices, but it is NOT “affordable housing” as mobile/manufactured-homes are intended to be.** So, if your area has rent stabilization, selling your home to the park should be the **very last resort**.

If you have questions on these subjects, please contact your nearest GSMOL leader. Find their information on page 18, GSMOL WHO'S WHO, or call the Home Office at 800-888-1727.



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Happy New Year! I don't know about you but 2019 passed way too fast. Hopefully 2020 will give us close to perfect vision for the future!

We are living within the budget that was adopted in August 2019 despite the challenges of replacing a folding machine. I think Judy and the volunteers probably hand folded 5,000 pages before we could re-search and replace the machine. We only got about 30+ years of service from the old one. And the printer/photocopy (workhorse) that produces between 5,000 and 7,000 printed pages a month broke and was so old that they couldn't get parts any longer. In its life it did more than a million copies.

Neither of these items appeared in the budget, but being essential items we were forced to dig deep and cut back in other areas. We are fortunate that replacements on both machines were cheaper than the originals and our long time vendor trusted us to carry the printer contract in-house and gave us immediate delivery and the same reliable service that we have had for many years.

I truly believe that we are continuing to be financially conservative and respectful of our members' dues. Thank you for your trust, contributions (pay-off-the-debt checks and cash as well as donations of 5 for 5 monies) and continuing membership renewals. We had over \$15,000 in donations. That is amazing! In my last report (1/1/19) the debt was \$38,500.00. As I write this the debt balance stands at \$10,400.00.

With the help of 5 volunteers, this last year has seen the restart of the scanning historical archiving project and the organization of the office. Thank you to Judy Dockrell, our hard working membership coordinator, who prepared all the materials that were needed to support our many conferences throughout the state.

**Thanks to all our volunteers in the office and in the trenches. We would be nowhere without them.**

Again, it has been my honor to serve as your treasurer.

Revenue and Expenses		Adopted Budget
October 31, 2018 - September 1, 2019		2019-2020
<b>Revenue</b>		
4010 MEMBERSHIP INCOME	\$181,275.05	\$185,000.00
4110 ADVERTISING INCOME-CALIFORNIAN	\$4,547.00	\$6,600.00
Total 4200 DONATIONS	\$15,605.12	\$0.00
4250 INTEREST EARNED	\$1.90	\$0.00
<b>Total Revenue</b>	<b>\$201,429.07</b>	<b>\$191,600.00</b>
<b>Expenses</b>		
Total 5025 CHAPTER EXPENSE	\$511.00	\$500.00
Total 5030 COMPUTER EXPENSE	\$8,836.00	\$9,000.00
5060 DUES & SUBSCRIPTIONS	\$1,084.00	\$600.00
5080 INSURANCE	\$4,991.00	\$6,000.00
5090 INTEREST EXPENSE	\$1,363.00	\$0.00
5100 LEGAL EXPENSE	\$24,088.00	\$36,000.00
5126 LEGISLATIVE ADVOCATE	\$46,000.00	\$48,000.00
Total 5300 MEETING EXPENSE	\$262.00	\$0.00
5450 OUTSIDE SERVICES	\$3,704.00	\$3,000.00
5500 PAYROLL	\$19,535.00	\$19,200.00
5510 PAYROLL TAX EXPENSE	\$1,970.00	\$1,800.00
5600 POSTAGE & FREIGHT	\$8,655.00	\$9,000.00
5650 PRINTING EXPENSE	\$4,973.00	\$2,500.00
5675 PROPERTY TAX	\$195.00	\$0.00
5700 PUBLICATION EXPENSE	\$13,362.00	\$21,000.00
Total 5750 RENT EXPENSE	\$18,473.00	\$18,685.00
5870 TELEPHONE EXPENSE	\$5,522.00	\$5,600.00
5940 UTILITIES	\$826.00	\$645.00
CC and Merchant Discount Charges	\$1,976.00	\$2,000.00
	\$3,454.00	\$5,226.00
Admin/Office expenses (this includes office supplies, equipment, repairs, utilities, etc.)		
<b>Total Expenses</b>	<b>\$169,780.00</b>	<b>\$188,756.00</b>
<b>Net Revenue</b>	<b>\$31,649.59</b>	<b>\$2,844.00</b>
<b>GSMOL Debt update</b>		
Bank of America #4	\$1,500.00	
Long Term Repay Political Action Committee (PAC) Funds	\$8,900.00	
<b>Total</b>	<b>\$10,400.00</b>	

## Website Update:

We got sidetracked due to a malware attack, but the malware has been removed, security on the site has been beefed up, and the work on the online payment system upgrade has resumed. Please continue to pay by check or call the office at 800-888-1272 to give credit card information when making a payment. We expect to have the Join/Renew forms working again soon. Once this upgrade is completed, members will be able to sign up to get a login to the Members Only section. Note that even if you had a member login previously, you will need to sign up again under the new system. **Instructions will be on the Home Page.** We appreciate your patience!

# CANDIDATE STATEMENTS

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## CANDIDATE FOR OFFICE OF: PRESIDENT

**NAME:** LINDA NYE    **ADDRESS:** 550 W. Hermosa St., #17, Lindsay, CA 93247

**PARK NAME:** Orangewood Mobile Manor    **NUMBER OF YEARS AS GSMOL MEMBER:** 7

### PREVIOUS GSMOL POSITIONS HELD, INCLUDING YEARS HELD:

President from April 2019 to present

Chapter President - The Pines, Stockton - 2013 to 2014

Region Manager of Region 13 - 2013 to 2017

Vice President of Zone B - 2017 to 2019

### WORK EXPERIENCE:

Realtor for over 22 years.

For four years I served as the Registrar for the Stockton Youth Soccer Association, serving over 2,000 children. At the same time, I was President of the School Board for Trinity Lutheran School in Stockton.

After that, upon moving to Nevada, I became a Registrar for the Las Vegas Youth Soccer and coached soccer. In total, I coached soccer for over 20 years.

### IF ELECTED, WHAT DO YOU HOPE TO ACCOMPLISH?

I hope to continue the work that we are doing—fiscal management.

We also need to find a way to help residents who are currently being priced out of their homes by predatory park owners. We are currently in a crisis that needs to come under control.

We also need to pass some sort of requirement to make managers become certified. Currently there are so many who have no idea what the laws are.

---

## CANDIDATE FOR OFFICE OF: SECRETARY

**NAME:** CAROL BRINKMAN    **ADDRESS:** 27703 Ortega Hwy., #96, San Juan Capistrano, CA 92675

**PARK NAME:** El Nido Estates    **NUMBER OF YEARS AS GSMOL MEMBER:** 4

### PREVIOUS GSMOL POSITIONS HELD, INCLUDING YEARS HELD:

GSMOL State Secretary - December 2017 to present

Chair, Legislative Action Team (LAT) - September 2018 to present

Communications Committee - 2018 to present

Publications Committee - 2018 to present

GSMOL Chapter 1094 President in El Nido Estates, San Juan Capistrano - 2019 to present

GSMOL Legislative Contact (LC), El Nido Estates, Chapter 1094 - 2014 to present

### WORK EXPERIENCE:

I began my career as a teacher before I transitioned those skills to sales, and just when I thought I would retire, a GSMOL warrior was born! It was a reluctant birth, born of anger when my park owner tried to double my rent. Once born, my passion to fight injustice could not be unborn. I accepted the appointment of Secretary on the statewide Board.

I am Chair of the LAT where the fight continues in Sacramento to enact bills to protect the rights of mobilehome residents and fight against bills that are detrimental to us.

### IF ELECTED, WHAT DO YOU HOPE TO ACCOMPLISH?

The Minutes are **your window** into the workings and decisions of the Board you've elected to represent you. They are the historical transcript that will be archived and provide a record of what your Board of Directors does. I take that responsibility seriously and am committed to the integrity of my words so that the window through which you view our performance is both accurate and informative!

*(Continued on Page 7)*



(Continued from Page 6)

## CANDIDATE FOR OFFICE OF: TREASURER

**NAME:** SHELLY PARKER      **ADDRESS:** 200 N. El Camino Real, #124, Oceanside, CA 92058

**PARK NAME:** Rancho San Luis Rey      **NUMBER OF YEARS AS GSMOL MEMBER:** 8

### PREVIOUS GSMOL POSITIONS HELD, INCLUDING YEARS HELD:

GSMOL State Treasurer - April 2018 to present

Chapter 708 Membership Chair - 2015 to present

Chapter 708 Member at Large - 2015 to present

### WORK EXPERIENCE:

I have been an Independent Corporate Bookkeeper for the last 20 years. My background is that of a CFO for small businesses with total interface between client and all government agencies, as well as accountants for those businesses. My work is completely by remote access as all of my clients are in the Bay area in Northern California. Prior to the 20 years I spent my time as a Business Manager for a large veterinary practice and a telephone Interconnect company.

### IF ELECTED, WHAT DO YOU HOPE TO ACCOMPLISH?

In my previous term (finishing out past treasurer's term that was vacated) I was able to guide and support the Board of Directors (BOD) to fiscal responsibility. We paid off 82% of the inherited debt left by the past BOD. So in this term I will continue to adhere to the Budget that is annually adopted (timely) as well as continue to respect and spend wisely the membership dues that are given us to administer.

---

## CANDIDATE FOR OFFICE OF: ZONE A VICE PRESIDENT

**NAME:** JOHN BERTAUT      **ADDRESS:** 8665 Florin Road, #41, Sacramento, CA 95828

**PARK NAME:** Golf Green      **NUMBER OF YEARS AS GSMOL MEMBER:** 8

### PREVIOUS GSMOL POSITIONS HELD, INCLUDING YEARS HELD:

Zone A Vice President - 2015 to 2019

Chapter President - 2015 to 2019

Region Associate Manager for Region 14 - 1985 to 1987

### WORK EXPERIENCE:

Retired USAF Officer and business owner. Chapter President and Zone A Vice President for three and a half years.

### IF ELECTED, WHAT DO YOU HOPE TO ACCOMPLISH?

I plan to continue my work in Zone A.

(Continued on Page 8)

## Save the Date! GSMOL REGIONAL CONFERENCES FOR 2020

**January 31 / February 1** - Sacramento - Zone A

**March 7** - Sonoma - Zone A-1

**March 28** - Santa Maria - Zone B-1

**April 18** - San Marcos - Zone D

**May 9** - Sanger - Zone B

**May 30** - Carson - Zone C

**August 29** - Ventura - Zone B-1

**October 30 / 31** - Sacramento - Zone A

Refer to Page 19 in *The Californian* for Zone locations.

(Details for each Conference will appear under the Events tab, Conferences sub-tab at [www.gsmol.org](http://www.gsmol.org) when we have everything confirmed.)

# CANDIDATE STATEMENTS

(Continued from Page 7)

## CANDIDATE FOR OFFICE OF: ZONE C VICE PRESIDENT

**NAME:** MARY JO BARETICH **ADDRESS:** 21752 Pacific Coast Hwy., #23A, Huntington Beach, CA 92646

**PARK NAME:** Cabrillo Beachfront Village **NUMBER OF YEARS AS GSMOL MEMBER:** 17

### PREVIOUS GSMOL POSITIONS HELD, INCLUDING YEARS HELD:

Zone C Vice President - April 2018 to present

Region Manager for Region 5 - 2010 to 2011

Zone C Vice President - 2011 to 04/2013

State GSMOL President - 04/24/2013 to 04/2014

Region Manager for Region 5 - 04/2014 to 04/2018

### WORK EXPERIENCE:

GSMOL Zone C Vice President

Publications Committee Chair

Editor of *The Californian* magazine

President of Golden State Manufactured Home Education Fund (GSMOEF)

President of GSMOL Chapter 1824, Cabrillo Beachfront Village, Huntington Beach

President of Cabrillo Wetland Village Home Owners Association, Inc.

Former Member of the City of Huntington Beach Mobile Home Advisory Board

Treasurer of the Huntington Beach Mobilehome Owners Association

Avionics Engineering Manager and Configuration Manager with extensive experience developing products for aircraft, missiles and flight control systems.

Former Manager of Cabrillo Mobile Home Park

### IF ELECTED, WHAT DO YOU HOPE TO ACCOMPLISH?

Build trust and establish relationships with homeowners by establishing strong communication and support. Educate homeowners on their rights and show how GSMOL can help achieve this goal.

Keep members informed and up to date on GSMOL Legislative Advocacy activities.

## MEMBERSHIP REPORT by John Bertaut, Membership Chair

Membership has increased in the first 11 months of this year ... by 2%!

That may not seem like much, but on the basis of comparison with the past 20 years, it is BIG news. Because ...this is the first time the membership count has increased during that length of time!

So, the reasonable question is: why?

From what I hear from other Board members, it is due to:

- ◆ Zones and their Regions paying more attention to getting renewals.
- ◆ Advocacy work on issues like Space Rent Stabilization (SRS).
- ◆ In-park advocacy with park problems.
- ◆ An assertive stance on new legislation.

Additionally, it doesn't hurt that the numerous Region Conclaves and Conferences conducted this past year have served to bring GSMOL "out of the closet", so-to-speak, moving from the previous format of one Convention every two years.

This Board, its region staff and the members at Chapter level are responsible for this rare condition we now enjoy ... increasing membership.

We are going in the right direction, and, remember: GSMOL needs you and you need GSMOL.



# 2020 CANDIDATE AND BYLAWS BALLOT- ENGLISH

Cut this sheet from the magazine. Do not add any personal information to the ballot, **but include your return address (and GSMOL member number if you know it) on the envelope.** Please mail completed ballot to: Bruce E. Stanton, Esq., 6940 Santa Teresa Blvd., Suite 3, San Jose, CA 95119. **Ballots must be postmarked by March 17, 2020!**

---

## PRESIDENT

☐

Linda Nye

☐

Write-in Candidate \_\_\_\_\_

## ZONE A VICE PRESIDENT

☐

John Bertaut

☐

Write-in Candidate \_\_\_\_\_

## SECRETARY

☐

Carol Brinkman

☐

Write-in Candidate \_\_\_\_\_

## ZONE C VICE PRESIDENT

☐

Mary Jo Baretich

☐

Write-in Candidate \_\_\_\_\_

## TREASURER

☐

Shelly Parker

☐

Write-in Candidate \_\_\_\_\_

---

YES	NO	
		<b>MEASURE 1. Amend 1.02: Location of GSMOL Office</b>
		<b>MEASURE 2. Delete 2.02(a)(2): Remove "Joint" Membership Category</b>
		<b>MEASURE 3. Amend 2.08(a)(2): Home Office Fulfill Requests for Member Information</b>
		<b>MEASURE 4. Add 2.08(e): Board of Directors Records Shall Be Available in Electronic Form</b>
		<b>MEASURE 5. Various Sections: Remove or Amend References to a Statewide Biennial Convention</b>
		<b>MEASURE 6. Amend 2.16(b): Replacement Ballots</b>
		<b>MEASURE 7. Amend 3.07(a): Meetings of the Board of Directors</b>
		<b>MEASURE 8. Amend 3.10©7: New duty of Secretary to Provide Agendas</b>
		<b>MEASURE 9. Add 7.08: Balanced Budget</b>
		<b>MEASURE 10. Various Sections: Remove Job Title of Assistant Manager</b>

# 2020 BOLETA DE CANDIDATOS Y REGLAMENTOS - ESPAÑOL

Cortar esta hoja de la revista. No agregue ninguna información personal a la boleta electoral, **pero incluya su dirección de devolución en el sobre (y el número de miembro de GSMOL si lo sabe).** Envíe la boleta completa a Bruce E. Stanton, Esq., 6940 Santa Teresa Blvd., Suite 3, San Jose, CA 95119. **¡Las boletas deben enviarse por correo antes del 17 de Marzo de 2020!**

## PRESIDENT

☐

Linda Nye

☐

Write-in Candidate \_\_\_\_\_

## ZONE A VICE PRESIDENT

☐

John Bertaut

☐

Write-in Candidate \_\_\_\_\_

## SECRETARY

☐

Carol Brinkman

☐

Write-in Candidate \_\_\_\_\_

## ZONE C VICE PRESIDENT

☐

Mary Jo Baretich

☐

Write-in Candidate \_\_\_\_\_

## TREASURER

☐

Shelly Parker

☐

Write-in Candidate \_\_\_\_\_

YES	NO	
		MEDIDA 1. Modificación de la Sección 1.02: Ubicación de la oficina GSMOL
		MEDIDA 2. Eliminar la Sección 2.02 (a) (2): Eliminar la Categoría de Membresía "Conjunta"
		MEDIDA 3. Modifique la Sección 2.08 (a) (2): Las solicitudes de información de los miembros de la oficina central deben complementarse
		MEDIDA 4. Agregue 2.08(e): Los registros de la Junta Directiva estarán disponibles en forma electrónica
		MEDIDA 5. Diversas Secciones: Eliminar o Modificar Referencias a una Convención Bienal Estatal
		MEDIDA 6. Enmendar 2.16 (b): Boletas de reemplazo
		MEDIDA 7. Enmienda 3.07 (a): Reuniones de la Junta Directiva
		MEDIDA 8. Enmienda 3.10 (c) 7: Nuevo deber del secretario de proporcionar agendas
		MEDIDA 9. Agregar 7.08: Presupuesto equilibrado
		MEDIDA 10. Varias Secciones: Eliminar el título del puesto de Subgerente

# PHIẾU BẦU CỬ ỨNG VIÊN GSMOL NĂM 2020 VÀ CÁC ĐIỀU LỆ - TIẾNG VIỆT

Hãy cắt tờ này từ tạp chí. Đừng thêm vào bất cứ thông tin cá nhân nào cả vào phiếu bầu, nhưng cần cho địa chỉ nhận thư gửi trả lại trên phong bì (và mã số hội viên GSMOL nếu bạn nhớ hay biết). Xin gửi phiếu bầu đã điền đầy đủ cho: Bruce E. Stanton, Esq., 6940 Santa Teresa Blvd., Suite 3, San Jose, CA 95119. **Phiếu bầu phải có dấu đóng bưu điện chậm nhất là ngày 17 tháng 3 năm 2020!**

## PRESIDENT

☐

Linda Nye

☐

Write-in Candidate \_\_\_\_\_

## ZONE A VICE PRESIDENT

☐

John Bertaut

☐

Write-in Candidate \_\_\_\_\_

## SECRETARY

☐

Carol Brinkman

☐

Write-in Candidate \_\_\_\_\_

## ZONE C VICE PRESIDENT

☐

Mary Jo Baretich

☐

Write-in Candidate \_\_\_\_\_

## TREASURER

☐

Shelly Parker

☐

Write-in Candidate \_\_\_\_\_

YES	NO	
		BIỆN PHÁP 1. Tu Chính Mục 1.02: Vị trí của Văn phòng GSMOL
		BIỆN PHÁP 2. Bỏ Mục 2.02 (a) (2): Xóa bỏ loại mục hội viên “kết hợp”
		BIỆN PHÁP 3. Tu Chính Mục 2.08 (a) (2): Văn phòng thường trực cung cấp yêu cầu về thông tin hội viên
		BIỆN PHÁP 4. Thêm mục 2.08(e): Hồ sơ của Hội đồng quản trị sẽ có thể cung cấp tài liệu ở dạng điện tử;
		BIỆN PHÁP 5. Trong các chương khác nhau: Xóa bỏ hoặc tu chính các tham chiếu về Hội Thảo hai năm một lần trên toàn tiểu bang.
		BIỆN PHÁP 6. Sửa đổi 2.16 (b): Phiếu thay thế
		BIỆN PHÁP 7. Sửa đổi 3.07 (a): Các cuộc họp của Hội đồng quản trị;
		BIỆN PHÁP 8. Sửa đổi 3.10 (c) 7: Nhiệm vụ mới của Thư ký cung cấp chương trình nghị sự
		BIỆN PHÁP 9. Thêm 7.08: cân bằng Ngân sách
		BIỆN PHÁP 10: trong Các Chương khác nhau: Xóa chức danh công việc của Trợ lý quản lý

# 2020 BYLAWS AMENDMENTS SUMMARY - ENGLISH

Full text of proposed changes may be viewed at [www.gsmol.org](http://www.gsmol.org) under the GSMOL ELECTION 2020 tab.

## **MEASURE 1. Amend Section 1.02: Location of GSMOL Office; Proponent: Henry Cleveland; GSMOL recommends.**

**What this amendment does:** Removes the requirement that the GSMOL Office be located in Orange County and allows the location to be specified by a majority vote of the Board of Directors.

**Rationale:** *Allows the Board to establish the location of the office. Provides flexibility for the location of the office.*

## **MEASURE 2. Delete Section 2.02(a)(2): Remove “Joint” Membership Category; Proponent: Martha O’Connell; GSMOL recommends.**

**What this amendment does:** Removes the category of “Joint” membership, where two adults in the same household share a membership in GSMOL.

**Rationale:** *Joint membership offers no member benefits or revenue to GSMOL. Other membership categories offer benefit to multiple people when joining.*

## **MEASURE 3. Amend Section 2.08(a)(2): Home Office Fulfill Requests for Member Information; Proponent: Anne Anderson; GSMOL recommends.**

**What this amendment does:** Makes it the job of the GSMOL Office, rather than the Secretary, to provide member information as required under the Inspection of Records laws, with the Secretary’s authorization.

**Rationale:** *The Home Office is the place where member records are kept. This allows the Secretary to authorize the office to fulfill requests for member information.*

## **MEASURE 4. Add 2.08(e): Board of Directors Records Shall Be Available in Electronic Form; Proponent Martha O’Connell; GSMOL recommends.**

**What this amendment does:** Adds language saying that when a member requests copies of minutes or financial reports, these copies may be provided in electronic form.

**Rationale:** *Specifically allows electronic distribution of these records to save costs.*

## **MEASURE 5. Various Sections: Remove or Amend References to a Statewide Biennial Convention. Proponent Henry Cleveland; GSMOL recommends.**

**What this amendment does:** Changes or removes all references to a Statewide Convention.

**Rationale:** *These changes reflect the fact that GSMOL no longer holds Statewide Conventions every two years; instead, the “meeting of members” at which voting takes place is now done by mail-in ballot, new Directors are sworn in at the next Board meeting, and Regional Conferences in multiple locations around the State have replaced the one Statewide Convention.*

## **MEASURE 6. Amend 2.16(b): Replacement Ballots; Proponents Martha O’Connell and Dick Heine; GSMOL recommends.**

**What this amendment does:** Allows one authorized replacement ballot per member which may be obtained from any GSMOL Board member, Region or Associate Manager, or Chapter/Super-Chapter Officer if the member has lost their ballot or did not receive it by mail.

**Rationale:** *This bylaw addition will facilitate an increase in the percentage of GSMOL members voting.*

## **MEASURE 7. Amend 3.07 (a): Meetings of the Board of Directors; Proponent Henry Cleveland; GSMOL recommends.**

**What this amendment does:** Gives the Board of Directors flexibility to hold meetings by teleconference as well as in person, and removes the requirement to meet in different parts of the state.

**Rationale:** *Board meetings in different parts of the state are too expensive. Teleconference board meetings are available to all and provide accountability.*

## **MEASURE 8. Amend 3.10(c)7: New duty of Secretary to Provide Agendas; Proponent: Martha O’Connell; GSMOL recommends.**

**What this amendment does:** Requires the Secretary to provide the agenda and attachments, if any, for each Board of Directors meeting to members who have requested to receive these. An email list shall be created for this purpose.

**Rationale:** *The duty to provide these documents needs to be assigned and specified.*

## **MEASURE 9. Add 7.08: Balanced Budget; Proponent: Henry Cleveland; GSMOL recommends.**

**What this amendment does:** Adds language that requires that any budget approved by the Board of Directors shall be “balanced” such that projected expenses for the budget year will not exceed projected revenue.

**Rationale:** *When expenses exceed revenue, the very existence of GSMOL is endangered.*

## **MEASURE 10: Various Sections: Remove Job Title of Assistant Manager; Proponent Henry Cleveland; GSMOL recommends.**

**What this amendment does:** Removes all references to Assistant Managers. GSMOL no longer has this job title. Duties previously assigned to Assistant Managers are now assigned to Associate Managers.

**Rationale:** *Improves communication and lines of responsibilities in zones by removing duplication of recruiting efforts and duties of current assistant and associate classifications. More efficient to have one class of volunteer to directly support Regional Managers.*



# RESUMEN DE ENMIENDAS DE LOS ESTATUTOS 2020 - ESPAÑOL

El texto completo de los cambios propuestos se puede ver en [www.gsmol.org](http://www.gsmol.org) en la pestaña,

**MEDIDA 1. Modificación de la Sección 1.02: Ubicación de la oficina GSMOL; Propone: Henry Cleveland; GSMOL recomienda.**  
**Qué hace esta Enmienda:** Elimina el requisito de que la Oficina GSMOL esté ubicada en el Condado de Orange, y permite que la ubicación se especifique por mayoría de votos de la Junta de Directores.

**Justificación:** *permite a la Junta establecer la ubicación de la oficina. Proporciona flexibilidad para la ubicación de la oficina..*

**MEDIDA 2. Eliminar la Sección 2.02 (a) (2): Eliminar la Categoría de Membresía "Conjunta"; Propone: Martha O'Connell; GSMOL recomienda.**

**Lo que hace esta Enmienda:** elimina la categoría de membresía "conjunta", donde dos adultos en el mismo hogar comparten membresía en GSMOL.

**Justificación:** *La membresía conjunta no ofrece beneficios o ingresos para miembros a GSMOL. Otras categorías de membresía ofrecen beneficios a varias personas cuando se unen.*

**MEDIDA 3. Modifique la Sección 2.08 (a) (2): Las solicitudes de información de los miembros de la oficina central deben complementarse; Propone: Anne Anderson; GSMOL recomienda.**

**Lo que hace esta Enmienda:** hace que el trabajo de la Oficina GSMOL, en lugar del secretario, proporcione la información del miembro según lo requerido por las leyes de Inspección de Registros, con la autorización del secretario.

**Justificación:** *La oficina principal es el lugar donde se guardan los registros de los miembros. Esto le permite al secretario autorizar a la oficina a cumplir con las solicitudes de información de los miembros.*

**MEDIDA 4. Agregue 2.08.e: Los registros de la Junta Directiva estarán disponibles en forma electrónica; Propone Martha O'Connell; GSMOL recomienda.**

**Lo que hace esta Enmienda:** Agrega un lenguaje que dice que cuando un miembro solicita copias de actas o informes financieros, estas copias se pueden proporcionar en forma electrónica.

**Justificación:** *Específicamente permite la distribución electrónica de estos registros para ahorrar costos.*

**MEDIDA 5. Diversas Secciones: Eliminar o Modificar Referencias a una Convención Bienal Estatal. Propone Henry Cleveland; GSMOL recomienda.**

**Qué hace esta Enmienda:** Cambia o Elimina todas las referencias de una Convención Estatal.

**Justificación:** *Estos cambios reflejan el hecho de que GSMOL ya no celebra Convenciones Estatales cada dos años; en cambio, la "Reunión de Miembros" en la que se lleva a cabo la votación ahora se realiza por votación. Los nuevos Directores juran en la próxima reunión o junta. Las Conferencias Regionales han reemplazado la Convención Estatal en múltiples ubicaciones en todo el Estado.*

**MEDIDA 6. Enmendar 2.16 (b): Boletas de reemplazo; Los defensores Martha O'Connell y Dick Heine; GSMOL recomienda.**

**Lo que hace esta Enmienda:** Permite una boleta de reemplazo autorizada por miembro, que se puede obtener de cualquier miembro de la Junta de GSMOL, Gerente de Región o Asociado, u Oficial de Capítulo / Super Capítulo si el miembro perdió su boleta o no la recibió por correo.

**Justificación:** *Esta adición de estatutos facilitará un aumento en el porcentaje de votantes de GSMOL.*

**MEDIDA 7. Enmienda 3.07 (a): Reuniones de la Junta Directiva; Propone Henry Cleveland; GSMOL recomienda.**

**Qué hace esta Enmienda:** Le da a la Junta Directiva flexibilidad para celebrar reuniones por teleconferencia, así como en persona, y elimina el requisito de reunirse en diferentes partes del Estado.

**Justificación:** *Las junta o reuniones en diferentes partes por el Estado son demasiado caras. Las Junta o reuniones de Teleconferencia son disponibles para todos, y brindan responsabilidad.*

**MEDIDA 8. Enmienda 3.10 (c) 7: Nuevo deber del secretario de proporcionar agendas; Propone: Martha O'Connell; GSMOL recomienda.**

**Lo que hace esta Enmienda:** Requiere que el secretario proporcione la agenda y los archivos adjuntos, si corresponde, para cada reunión de la Junta Directiva a los miembros que hayan solicitado recibirlos. Se creará una lista de correo electrónico para este propósito.

**Justificación:** *El deber de proporcionar estos documentos debe ser asignado y especificado.*

**MEDIDA 9. Agregar 7.08: Presupuesto equilibrado; Proponente: Henry Cleveland; GSMOL recomienda.**

**Lo que hace esta Enmienda:** Agrega un lenguaje que requiere que cualquier presupuesto aprobado por la Junta de Directores sea "Balanceado" de manera que los gastos proyectados para el año no excedan el presupuesto de los ingresos proyectados.

**Justificación:** *Cuando los gastos exceden los ingresos, la existencia misma de GSMOL está en peligro.*

**MEDIDA 10: Varias Secciones: Eliminar el título del puesto de Subgerente; Propone Henry Cleveland; GSMOL recomienda.**

**Qué hace esta Enmienda:** Elimina todas las referencias a los Subgerentes. GSMOL ya no tiene este título de trabajo. Los deberes previamente asignados a Asistentes de Gerentes ahora se asignan a Gerentes Asociados.

**Justificación:** *Mejora la comunicación y las líneas de responsabilidades en las zonas al eliminar la duplicación de los esfuerzos y deberes de reclutamiento de las actuales clasificaciones de asistentes y asociados. Es más eficiente tener una clase de voluntarios para apoyar directamente a los Gerentes Regionales.*

# TÓM TẮT TU CHÍNH NỘI QUY 2020 - VIETNAMESE

Toàn bộ bản văn những tu chính này có thể coi ở địa chỉ [www.gsmol.org](http://www.gsmol.org) dưới mục **BẦU CỬ GSMOL 2020**

**BIỆN PHÁP 1. Tu Chính Mục 1.02: Vị trí của Văn phòng GSMOL; Người đề xuất: Henry Cleveland; GSMOL khuyến nghị.**

**Mục đích sửa đổi này:** Xóa bỏ yêu cầu đòi hỏi Văn phòng GSMOL phải được đặt trong Quận Cam và cho phép địa điểm được chỉ định theo đa số phiếu bầu của Hội đồng quản trị.

**Luận điểm:** Cho phép Hội đồng quản trị thiết lập vị trí của văn phòng. Cho phép linh hoạt khi chọn vị trí cho văn phòng.

**BIỆN PHÁP 2. Bỏ Mục 2.02 (a) (2): Xóa bỏ loại mục hội viên “kết hợp”; Người đề xuất: Martha O O’Connell; GSMOL khuyến nghị.**

**Mục đích sửa đổi này:** Xóa danh mục hội viên “kết hợp”, khi hai người lớn trong cùng một hộ gia đình cùng chung là hội viên GSMOL.

**Luận điểm:** Hội viên “kết hợp” không có lợi ích gì cho hội viên hoặc gia tăng thu nhập cho GSMOL. Các loại mục hội viên khác cung cấp lợi ích cho nhiều người khi tham gia.

**BIỆN PHÁP 3. Tu Chính Mục 2.08 (a) (2): Văn phòng thường trực cung cấp yêu cầu về thông tin hội viên; Người đề xướng: Anne Anderson; GSMOL khuyến nghị.**

**Mục đích sửa đổi này:** Giao cho Văn phòng thường trực GSMOL, chứ không phải là Thư Ký, công việc cung cấp thông tin hội viên theo yêu cầu của luật Kiểm tra Hồ sơ, với sự cho phép của Thư Ký.

**Luận điểm:** Văn phòng thường trực là nơi lưu giữ hồ sơ hội viên. Điều này cho phép Thư ký ủy quyền cho văn phòng thực hiện các yêu cầu về thông tin hội viên.

**BIỆN PHÁP 4. Thêm mục 2.08.e: Hồ sơ của Hội đồng quản trị sẽ có thể cung cấp tài liệu ở dạng điện tử; Người đề xướng Martha O’Connell; GSMOL khuyến nghị.**

**Mục đích sửa đổi này:** thêm điều khoản rằng khi một thành viên yêu cầu bản sao biên bản hoặc báo cáo tài chính, những bản sao này có thể được cung cấp dưới dạng điện tử.

**Luận điểm:** Cụ thể cho phép cung cấp dưới dạng điện tử các hồ sơ này để tiết kiệm chi phí.

**BIỆN PHÁP 5. Trong các chương khác nhau: Xóa bỏ hoặc tu chính các tham chiếu về Hội Thảo hai năm một lần trên toàn tiểu bang. Người đề xướng Henry Cleveland; GSMOL khuyến nghị.**

**Mục đích sửa đổi này:** Thay đổi hoặc xóa tất cả các tham chiếu liên quan đến Hội Thảo toàn bang.

**Luận điểm:** Những thay đổi này phản ánh thực tế rằng GSMOL không còn thực hiện các Hội Thảo toàn bang hai năm một lần; thay vào đó sẽ là “những cuộc họp của các hội viên”, nơi mà việc bỏ phiếu diễn ra hiện đang được thực hiện bằng phiếu bầu, các Giám đốc mới sẽ tuyên thệ tại cuộc họp Hội đồng Quản Trị tiếp theo và Hội nghị khu vực tại nhiều địa điểm khác nhau ở toàn Bang sẽ thay thế cho một cuộc Hội Thảo toàn bang.

**BIỆN PHÁP 6. Sửa đổi 2.16 (b): Phiếu thay thế; Những người đề xướng Martha O’Connell và Dick Heine; GSMOL khuyến nghị.**

**Mục đích sửa đổi này:** Cho phép một lá phiếu thay thế được cấp cho bất kỳ hội viên nào từ Hội đồng GSMOL, Giám đốc khu vực hoặc Phó giám đốc, hoặc Viên chức trách nhiệm tại từng cư xá / siêu cư xá nếu hội viên bị lạc mất phiếu hoặc không nhận được phiếu qua bưu điện.

**Luận điểm:** Việc thêm vào quy định này sẽ tạo điều kiện tăng tỷ lệ phiếu bầu của các hội viên GSMOL.

**BIỆN PHÁP 7. Sửa đổi 3.07 (a): Các cuộc họp của Hội đồng quản trị; Người đề xướng Henry Cleveland; GSMOL khuyến nghị.**

**Mục đích sửa đổi này:** Cho Ban Giám đốc sự linh hoạt để tổ chức các cuộc họp qua phương cách viễn liên cũng như qua trực tiếp và loại bỏ yêu cầu phải gặp gỡ ở các khu vực khác nhau của Bang.

**Luận điểm:** Các cuộc họp của hội đồng quản trị ở các khu vực khác nhau của Bang quá đắt đỏ. Các cuộc họp hội đồng qua viễn liên cho phép có được sự quy kết trách nhiệm.

**BIỆN PHÁP 8. Sửa đổi 3.10 (c) 7: Nhiệm vụ mới của Thư ký cung cấp chương trình nghị sự; Người đề xuất: Martha O’Connell; GSMOL khuyến nghị.**

**Mục đích sửa đổi này:** Yêu cầu Thư ký cung cấp chương trình nghị sự và các tài liệu đính kèm, nếu có, cho các thành viên đã yêu cầu nhận những thứ này cho mỗi cuộc họp Hội đồng quản trị. Một danh sách điện thư (email) sẽ được tạo ra cho mục đích này.

**Luận điểm:** Nhiệm vụ cung cấp các tài liệu này cần được chỉ định và xác định cụ thể.

**BIỆN PHÁP 9. Thêm 7.08: cân bằng Ngân sách; Người đề xuất: Henry Cleveland; GSMOL khuyến nghị.**

**Mục đích sửa đổi này:** Thêm ngôn ngữ yêu cầu bất kỳ ngân sách nào được phê duyệt bởi Hội đồng quản trị phải được cân bằng, sao cho chi phí dự kiến cho ngân sách của năm sẽ không vượt quá doanh thu dự kiến.

**Luận điểm:** Khi chi phí vượt quá doanh thu, sự tồn tại của GSMOL sẽ bị đe dọa.

**BIỆN PHÁP 10: trong Các Chương khác nhau: Xóa chức danh công việc của Trợ lý quản lý; Người đề xướng Henry Cleveland; GSMOL khuyến nghị.**

**Mục đích sửa đổi này:** Xóa tất cả các tham chiếu về Trợ lý quản lý. GSMOL không còn có chức danh công việc này. Nhiệm vụ trước đây được giao cho Trợ lý Quản lý giờ được giao cho Phó Giám đốc.

**Luận điểm:** Cải thiện thông tin và dòng trách nhiệm trong các khu vực bằng cách loại bỏ sự trùng lặp các nỗ lực và nhiệm vụ tuyển dụng trong sự phân loại giữa trợ lý và phó giám đốc hiện nay. Sẽ hiệu quả hơn khi chỉ có một loại tình nguyện viên hỗ trợ trực tiếp cho các Quản trị viên khu vực.

## ZONE A REPORT

By John Bertaut  
Zone A Vice President

Rent Increases and Trees continue as our number One and Two issues in the Zone.

To address the Rent Increase issue, we have begun a Rent Increase Survey with 15 of the parks represented at the monthly SAC (Sacramento Area Coalition of MHP Associations, Inc.) Conclaves. These 15 parks will report rent increases from 2014 to the present. When all the numbers are in, we'll crunch the numbers and come up with a descriptive report detailing the percentage of annual rent increase as compared with the CPI and COLA.

Dealing with Tree issues, we turn to California Department of Housing and Community Development (HCD) in an effort to persuade them to enforce their part of the health and safety aspects involved when trees rub on rooftops, carports and siding, and their roots push up on skirting and driveways.

The Zone maintains a large FYI email roster to which it sends out useful information on law changes or legal opinions and/or tactics successfully employed in correcting park management issues. This kind of information, coupled with the extensive training materials on the GSMOL.org website helps keep our resident-members as knowledgeable as possible.

Zone VPs and Region Managers are your best pipeline to learning corrective actions you may employ when dealing with in-park issues. I encourage all members to refer to them often, and ... don't forget to renew your membership when it is due. \$25-a-year is cheap insurance for getting good advice from all the right sources.

And don't forget to vote. This is an important time of the year in GSMOL.

## ZONE B-1 REPORT

By Anne Anderson  
Zone B-1 Vice President

It seems that **every time we plan a Conference in Ventura, fires break out.** In 2018 the Hill and Woolsey Fires prevented about a third of our audience from attending. In 2019 we had 200 people in the audience for our Conference on October 12, but one of our presenters, **Matthew Weise from HCD**, was unable to come due to fires in Southern California. Nevertheless, our Conference was a great success because **GSMOL attorney Bruce Stanton** did Matt's presentation as well as his own, and we were able to honor our **Senator Hannah-Beth Jackson** for her many years of support for people who live in mobile/manufactured homes. And, yes, the **Ventura Super-Chapter** is planning for a **Conference 2020**, and we will hope for NO fires this time! There will also be a **Conference in Santa Maria on March 28, 2020, with Bruce Stanton, David Loop, and HCD.** Keep an eye on [www.gsmol.org](http://www.gsmol.org) under Events for more details on our Conferences. In our last issue, I reported on several ordi-

nance efforts going on in our Zone which are still ongoing: **Chapters 1317, 659 and 1173 in Atascadero** are working on enacting a Space Rent Stabilization Ordinance; **Chapter 1102 in the City of Santa Barbara** is fighting to restore vacancy control to their SRSO and establish MHP Zoning; **Chapter 49 in unincorporated Santa Barbara County** is proposing much needed amendments to their SRSO; and **Chapter 1511, along with the coalition VMRC** in the City of Ventura are struggling to fix problems with their SRSO. I am happy to report that the **County of Ventura has PASSED a MHP Zoning ordinance and a Senior MHP Zoning ordinance** covering the 25 MHPs in the unincorporated areas! This was sparked by **Chapter 30 officer Liz Cole. Chapter 1864 in Ojai**, in a park which is excluded from the Ventura County SRSO because they are "**new construction**" (built after 1990), seeks legislation to change the "new construction" law. These Chapters show what GSMOL members can do when they "think outside the park" and work with their local governments to make a difference for all MHPs in their community!

## ZONE C REPORT

By Mary Jo Baretich  
Zone C Vice President

The good news is – we reactivated a Chapter in Region 3, Foothill Vista in Azusa, and will be reactivating another Region 3 Chapter, Belmont Shores Mobile Estates in Long Beach, some time in January.

The disappointing news is that the Anaheim City Council majority tabled indefinitely any further discussion on an Interim Moratorium Ordinance for Space Rent Stabilization. In Fullerton, rather than pass an Interim Moratorium Ordinance, the City Council passed a Tenant Based Rental Assistance for Senior Mobile Home Residents primarily because of the outrageous rent lease options given by the park owner to the homeowners of Rancho La Paz which is situated between Anaheim and Fullerton. The two lease options are either a 6-year or 10-year lease agreement. The 6-year agreement starts the rent increases at 19% for the first two years, a 15% increase the third year, and 9% for the remaining three years. The 10-year lease adds three more years at 7% rent increases. To protect the rest of the parks in the city, Fullerton still has the option of voting an Interim Moratorium Ordinance in place, followed by a Space Rent Stabilization Ordinance (SRSO). We first met with Senator Umberg regarding outrageous rent increases in Long Beach and we are setting up a meeting with him regarding similar problems in Westminster where they still have a possibility to pass an Interim Moratorium Ordinance. We are continuing to have meetings with the individual council members there. We have also met with Senator Ling Ling Chang regarding outrageous rent increases in her District.

On October 1, 2019 the homeowners of Belmont Shores Mobile Estates in Long Beach were given a rent increase notice that gave them a choice to either have a \$355 per month increase, or sign an agreement to have a \$155 per

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month increase the first year and \$255 per month the second year. The homeowners contacted me and I helped them organize their GSMOL Chapter. They are a dynamic group. After a few meetings with their new leadership, they hired Bruce Stanton to work with their District Council Member Suzie Price and the City Attorney to assist in placing an Interim Moratorium Ordinance on the Agenda with the hopes that the Council would vote it in place by January 1, 2020 while a permanent Space Rent Stabilization Ordinance could be written.

The park owner then revised their offer and lowered the yearly increases to \$88 the first year, \$88 the second year, \$88 the third year and \$91 the fourth year, but they would **only receive these credits if an interim moratorium ordinance was not voted in place by the City Council.** Otherwise the \$355 increase would occur. Bruce had numerous conference calls with the homeowners, City Council member, City Attorney and the park owner's attorney. At a Council meeting this month, the Belmont Shores GSMOL leaders asked City Council member Suzie Price to pull the Agenda Item.

## ZONE D REPORT

By Tim Sheahan  
Zone D Vice President

I hope you, your GSMOL chapter and/or homeowner association will make 2020 the year to learn and help educate other homeowners on the **Mobilehome Residency Law (MRL)**. With the much-anticipated activation of **MRL Protection Program (MRLPP)** July 1, 2020, NOW is the time to become fully familiar with the important homeowner protections provided by the MRL and how the MRLPP will work. Include time in your meetings to highlight some of the common MRL violations and the importance of documenting violations to make complaints more credible. Visit the [gsmol.org](http://gsmol.org) website for information on the MRL/FAQs, and the MRLPP.

I will welcome the opportunity to speak to groups of residents in Zone D and have tentatively scheduled the following meetings:

### Region Nine (Riverside County):

**February 14, 10:00 AM**—(Region Meeting)

HEMET WEST MOBILE ESTATES  
5001 W. FLORIDA AVE.  
HEMET, CA 92545

**February 29, 1:00 PM**—(Coachella Valley)

HIDDEN SPRINGS COUNTRY CLUB  
15500 BUBBLING WELLS RD  
DESERT HOT SPRINGS, CA 92240

### Region Seven (San Diego and Imperial Counties):

**April 18**—times and locations still being secured

I encourage those of you who are fortunate to live in areas subject to Space Rent Stabilization Ordinances (SRSOs) to calculate your "Rent Control Dividend," thanks to GSMOL and others who helped establish and protect those valuable ordinances. Considering that last year, **Star Management** gave notice of rent increases ranging from 45-60% for the residents of Rancho La Paz, where no rent protections exist; your "dividend" could be reasonably calculated as saving you from a 50% rent increase. Calculate your rent savings each month and how much you saved last year. For instance, if your monthly rent is \$600, your rent ordinance saved you roughly \$300 per month, or \$3,600 last year. Share those figures with fellow homeowners to remind them how much they are saving thanks to GSMOL and how cheap membership dues are by comparison. Encourage them to give a donation to GSMOL to help support our programs.

MH owners in the unincorporated areas of San Diego County are still suffering from unreasonable space rent increases and we continue to document those increases in the hope of ultimately achieving support of the County Supervisors for rent protections applied in those areas. If you are willing to assist in that effort, please contact either region manager Buddy Rabaya, or me.

I want to wish everyone a happy, healthy and safe 2020 !

## HELP KEEP DOWN THE COSTS OF PRINTING AND MAILING *The Californian*

Sign up for electronic versions of *The Californian* each month. These arrive earlier than the printed and mailed copies, and can then be kept in your own separate Folder for reference to important past Articles. Just call the GSMOL Office Toll-Free Mainline (800) 888-1727 and request that you be placed on the electronic distribution list for *The Californian*.

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# Tributes and Remembrances

## MOHOC Donates Treasury to GSMOL in Memory of Merle Pitman

Merle Pitman died September 24, 2016 in Ojai, following a long illness. He was Founder and President of the Mobile Homeowners Coalition (MOHOC) based in Ojai (Zone B-1), and worked tirelessly for more than twenty years to secure a better place for mobilehome owners in Southern California. In 2016 Merle received a special commendation from the Ventura County Board of Supervisors on behalf of the Coalition.

MOHOC has allied with GSMOL in recent years. In particular, the two organizations worked together to support the Ojai Valley Estates homeowners in their battle against a \$588/month rent raise in 2017, which they won.

Sadly, MOHOC disbanded earlier this year. However, they very kindly donated their treasury to GSMOL in memory of Merle. We are grateful to our friends at MOHOC for their generosity, and look forward to maintaining our association with these good people as we continue to fight for the rights of homeowners in Ventura County.

THANK YOU, MOHOC!

## Ray Downing's Celebration of Life

Our friend and former GSMOL Zone C Vice President Ray Downing passed away on October 1, 2019. His great personality, his devotion to helping people, and his wonderful accomplishments and sense of humor will be remembered in our hearts forever. He will be forever missed by his friends. He was buried at Forest Lawn in Cypress on October 14, 2019. He is survived by his wife Kathy Downing and their family.

## A Memoriam to Leonard Carlson

By Terri Pohrman, former Zone A-1 Vice President

The world lost a very special person recently.

He leaves behind three children and his wonderful wife Betty and families and friends.

His Memorial Service was held on October 20, 2019 at his mobilehome park, Rancho Grande, in Rohnert Park, California.

He was a great help and dedicated to the mobilehome community. He fought to get the best Rent Stabilization that the state has; and he served on the rent board and fought for all the mobile home parks in Santa Rosa and Rohnert Park. His best friend was Bob Fleak. Both guys put together 40 plus years in the mobilehome park business. They fought for all the mobilehomes throughout California!

Leonard Carlson should have been an attorney. He fought for everybody: the little guy and the guy that had no money. He always said "If you were right, you were right!" He was one of the fellas that I learned the mobilehome park business from some 15 years ago. Anytime I wanted information or needed help with something, I spoke with Lenny. He was my friend, he was my knowledge, he was my mentor. And now he is gone. I still have Bob Fleak, God bless him.

Bob Fleak is still at the other end of my phone calls helping me with things that I need to know! My dear friends it's not easy living in a mobilehome. It's always a fight for something: a new manager and or a greedy park owner. There are not many of us left in this mobilehome park business, so after we go you're on your own!

Yes I always remember that Lenny always told me "Don't Trust Managers", "Don't Trust Owners". "Keep them at arm's length". You will be dearly missed, Mr. Lenny!

To Lenny's Family & Friends, My Thoughts and Prayers Are With You All.

# 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 VACANT

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

### 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  
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#### ASSOCIATE MANAGERS

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**Carol Werner**  
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Sonoma, CA 95476  
Phone: (707) 935-1235

## ZONE B

### REGION 12

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

#### REGION MANAGER VACANT

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

#### ASSOCIATE MANAGERS Ronnie and Debra Hulsey

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

### REGION 13

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

#### REGION MANAGER Joe Nye

550 W. Hermosa St. # 17  
Lindsay, Ca 93247  
Phone: (209) 373-8122  
j.crafts123@yahoo.com

## ZONE B-1

### REGION 8

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

#### REGION MANAGER

**Jamie Rodriguez**  
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Santa Maria, CA 93458  
Phone: (805) 478-8356  
jamirod@aol.com

#### ASSOCIATE MANAGER Ventura County

**Jill Martinez**  
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#### ASSOCIATE MANAGER South Santa Barbara County

**Valerie Watt**  
Blue Skies MHP  
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sunnywatt21@gmail.com

### REGION 10

COUNTIES: *Monterey, San Benito and Santa Cruz*

#### REGION MANAGER Richard Halterman

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Santa Cruz, CA 95062  
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#### ASSOCIATE MANAGERS John Mulhern

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**Candi Walker**  
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## ZONE C

### REGION 3

*Los Angeles County*

#### REGION MANAGER Martha Vazquez

17350 E. Temple Ave. #379  
La Puente, CA 91744  
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#### ASSOCIATE MANAGERS Chuck Loring

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**Morena Padilla**  
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### REGION 5

*Orange County*

#### REGION MANAGER Bobbie Magnusson

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### REGION 6

*San Bernardino County*

#### REGION MANAGER Carl Laughman

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## ZONE D

### REGION 7

COUNTIES: *San Diego and Imperial*

#### REGION MANAGER Buddy Rabaya

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#### ASSOCIATE MANAGERS Victor Roy

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victoryawaitsyou2@hotmail.com

### 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 18 for Zones and Regions.**

## Attention Chapter Leaders: We Need Your Email Address!

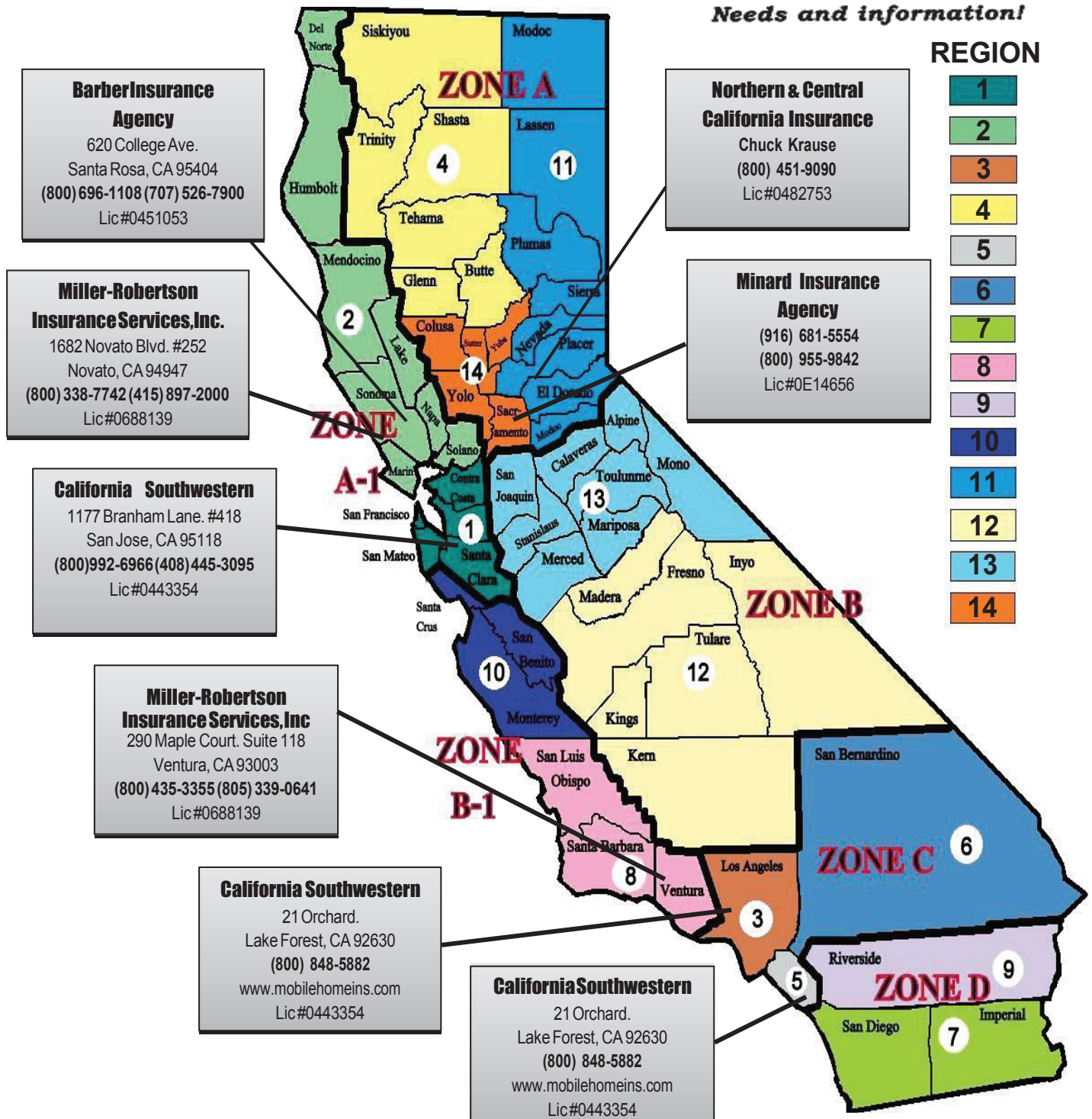
Don't miss out on important communications from GSMOL. In order to streamline our communication with chapters and their members we are encouraging every chapter to provide an email address for at least one chapter officer. We will only use this for official GSMOL communications.

*As always, you can call the home office at 1-800-888-1727, or email: [gsmolgoldenstate@gmail.com](mailto:gsmolgoldenstate@gmail.com)*

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