

# THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME  
OWNERS LEAGUE

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## ***Attention***

***See Page 5: A message from your GSMOL Board of Directors about navigating these unprecedented times of COVID-19!***

**For updates on how COVID-19 is affecting GSMOL's legislative actions, follow "This Week at the Capitol". Sign up at [gsmol.org](http://gsmol.org).**

# GSMOL Board of Directors




*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 15 for  
Zone  
boundaries.**





Greetings to all our GSMOL members. I just want to take a minute to thank you for your support during the last year. We appreciate the faith you put in us.

On a personal note: I really cannot thank you enough for all the support you have given to me as your President for the last year. It has been a real learning experience but at the same time gratifying. It has been an honor to serve you.

At this time, I also need to address what has become an all-encompassing part of all our lives right now. And that is the virus that has shut down all our communities. None of us were ready for this and it has totally changed all our lives. My hope is that all of you are practicing social distancing and taking all the precautions you can. I know this is hard. We are in a position none of us have ever experienced before. But please practice safety first and we can all find a way to get together when this is over. Better days are coming. **We need to follow the science and be patient.**

By the time you read this, the election will be over. We are eagerly anticipating the results. We have not been able to count the ballots yet as our attorney is also on lockdown and cannot go into his office. And, of course, that is where the ballots are located. But the minute he gets approval to get into his office, we will be there to collect the ballots and do the count. In the meantime, please be patient.

We are still working from our homes and doing the best we can to serve you. We are trying to get the information from Sacramento, the counties and cities out to you as soon as we have it.

We are all looking forward to the rollout of the Mobilehome Residency Law Protection Program (MRLPP) (AB 3066) on July 1 this year. Our implementation team, led by Roger Johnson, has been working very hard for the past year with Housing and Community Development (HCD) to plan for a smooth rollout. Thank you so much, Roger. All signs point to this rolling out on time and seems to be one of the few things the virus has not shut down. Great news for you, our members.

At the same time, thanks to our hard-working lobbyist, we have multiple bills in the works. We are hoping these bills will ensure a better quality of life for all our members.

We also have our financial house in order thanks to continuing to be fiscally conservative.

All in all, it has been a very good year. (with only one **MAJOR HICCUP NAMED COVID-19**) And it looks like it will be even better in the coming year. So, fasten your seatbelts. I am so glad all of you are along for the ride.

In the meantime, please stay safe. You are all in my thoughts and prayers.

Thank you

Linda Nye

## GSMOL ELECTION/BYLAWS 2020 REPORT

### COVID-19 Delays GSMOL from Counting your Vote!

You made your voice heard by voting! Thank you. But due to COVID-19 we are unable to count your vote!

Due to the stay-at-home mandate, we have not been able to obtain the ballots to physically count them. All nominees are running unopposed and we are optimistic that each will win and be returned to their office. In the interim, and until it is official, be assured, your Board of Directors is active and continues to advocate for your best interests during these turbulent times. Current officers continue until the final results are reported.

The Editorial Team thanks you for your patience. The Election/Ballot official count will be posted in the April/May/June edition of *The Californian*.

## How COVID-19 is Affecting GSMOL's Legislative Efforts

The health crisis due to COVID-19 is affecting everyone and everything in ways we could not have imaged when the 2020 Legislative Session opened!

The Legislature took the unexpected emergency step to go into early recess by advancing a legislative recess. Under the Governor's "shelter in place" Executive Order as well as Sacramento's local strict "shelter in place" order, only "essential workers" are allowed in the Capitol. This means essential state work continues to get done. State legislators and staff continue to work with their constituents as they adjust to using remote and virtual methods such as phone conferencing, Facebook and Zoom. During this health crisis, they are also reprioritizing and reassessing their original bills.

Due to the need to preserve the state's Emergency Rainy Day Fund, most bills that would have a fiscal impact (i.e. require any state money to implement) may be placed on hold until next year. Legislators are reassessing their bills through the lens of what will be most helpful to address the COVID-19 health pandemic as well as how it could risk impacting the state's general fund during uncertain economic times.

As this issue of *The Californian* goes to print, the GSMOL Board, the LAT Committee and our Lobbyist are evaluating what legislative actions we need to take to protect vulnerable mobilehome seniors, low-income families and veterans during the COVID-19 crisis.

***We will keep you updated in our weekly legislative email bulletin, "This Week at the Capitol" – and on our website, [www.gsmol.org](http://www.gsmol.org).***

If you are a GSMOL member and have not already signed up for "This Week at the Capitol", go to [gsmol.org](http://gsmol.org) and click on the large yellow link to "Sign up for our email list". If your membership has expired, please renew and be part of our collective effort to protect you during these fluid and unsettled times.

Join our LC team if you would like to be part of our legislative efforts! Criteria are to be a GSMOL member in good standing and be ready to go into action to protect our mobilehome way of life. The work is rewarding. You attend our bi-weekly Saturday morning telephone meetings. We provide the most breaking news. We work collectively. We organize. And, we ask you to reach out to other residents in your park to do the same. You are the team leader. The united efforts of our LC team make a difference in protecting the rights of nearly one million mobilehome residents in California as we wade through this urgent health crisis and these uncharted waters!

To join the LC team, contact your local GSMOL or HOA Chapter President or GSMOL Zone VP or Region Manager and ask to be appointed to the Legislative Contact or LC team. We welcome your voice in our advocacy!

## MHP Clubhouses Should Temporarily Close During the COVID-19 Crisis

The *temporary* closure of mobilehome community clubhouses and common areas is in the best interest of all parties to protect the health and welfare of mobilehome residents and park managers alike in this time of COVID-19 health related issues. The closure of the clubhouse and common areas would not be considered a violation of the Mobilehome Residency Law (MRL) and is in compliance with Governor Newsom's March 19, 2020 emergency stay-at-home order. The Clubhouse and office should remain open for essential and emergency purposes. It is important to stay safe and practice social distancing including avoiding social and recreational activities in a closed public space such as a clubhouse. We want to be a part of the solution for "flattening the curve" of the spread of the COVID-19.

Your GSMOL Board of Directors

# A Message from your GSMOL Board of Directors:

## Navigating these Unprecedented Times

GSMOL is a statewide organization with leaders and members spread across the 700-mile length and 250-mile breadth of California. We are accustomed to communicating remotely across large distances. Therefore, we are, in part, prepared for working in the context of social distancing brought about by the COVID-19 crisis. We already have in place the infrastructure to handle workload and distance communications via teleconferencing, video, email, website, FaceBook and online communication channels. Currently the Board of Directors and all Committees routinely and effectively meet via the FreeConferenceCalling telephone app.

A significant challenge for GSMOL during this time is how we might continue our critical face-to-face outreach with our members, such as visiting aggrieved residents in their mobilehome parks or attending Regional Conferences. We are accelerating our transition to teleconferencing and video media and educating residents how to participate in this style of communication. At our regional conference in Orange last year, David Loop, GSMOL VP, our featured speaker, made an effective live presentation via Zoom video, followed by an energetic Q&A that was so seamless, it was as if he were standing in front of us. Our planned Regional Conference in Ventura was cancelled due to the uncertainty and confusion of social distancing restrictions. In order not to disappoint the 100+ registrants, we are organizing a substitute telephonic Townhall meeting that will provide a forum for each of the invited expert speakers to make their presentation and allow “attendees” to remotely listen in and ask their questions while sipping coffee in their recliners at home.

In lieu of speaking in person before City and County Councils and/or Boards of Supervisors, GSMOL will continue to advocate our point of view via letter and email. Past exchanges with their local legislators means many of our leaders are well known to them, so we expect this communication to be just as effective.

In Sacramento, we have adapted our legislative efforts to address the crisis. We are responsibly postponing those bills that would have a fiscal impact on California’s budget in order to preserve the state’s Emergency Fund that will be urgently needed in this crisis. The bills we are proposing will seek to codify emergency relief and protections for vulnerable mobilehome seniors, veterans and low-income families who will be financially, and otherwise, impacted by the COVID-19 crisis. This includes protection from termination of tenancy or eviction for residents whose income has been affected by the pandemic.

The uncertainty due to COVID-19 is threatening our everyday lives and our financial security, but GSMOL has long experience operating in crisis mode and we will adapt and innovate as needed to continue our commitment to preserve and protect mobilehome residents. We are with you, and we remain dedicated to working for you! Our prayers and well wishes go out to mobilehome residents everywhere to stay safe, healthy and well as we survive this turbulent time together.

Your GSMOL Board of Directors

During this COVID-19 pandemic, we must limit physical contact, but we can still stay in touch! GSMOL has two resources to keep you up to date on the impact of the pandemic as it relates to mobilehome issues. Go to our website [www.gsmol.org](http://www.gsmol.org) and click on the dedicated link, “COVID-19 Information for MH Owners”.

As GSMOL’s legislative response in Sacramento rapidly evolves, “Sign up for our email list” on our website, which will enable you to receive, “This Week at the Capitol”. This is our legislative bulletin, which is written weekly by our Lobbyist and contains the most current information about the actions GSMOL is taking to protect you in this time of anxiety and financial turbulence.

Even though we must limit physical contact, let’s stay connected!

1. **Elected a President, Linda Nye**, to maintain continuity of our outreach after the prior president unexpectedly resigned for health reasons early in the year.
2. **Held Member Information Programs:**
  - a. **Regional Conferences:** GSMOL produced 5 Regional Conferences featuring guest speakers who are experts in their respective fields, including: GSMOL Corporate Attorney, Bruce Stanton; Vice President of Resident Owned Parks, David Loop; HCD Regional Supervisor Matthew Weise, and local legislators, Senator Hannah Beth Jackson and Atascadero City Councilmember, Susan Funk. Follow-up Q&A allowed residents to ask questions and get specific answers for their unique needs. The Conferences were held in Stockton, Ventura, Templeton, Clovis and City of Orange, reaching over 500 residents.
  - b. **Conclaves:** Over 700 homeowners attended eleven monthly Sacramento (SAC) Conclaves from 20 different parks and five counties. Guest speakers included the GSMOL President, Eric Guerra of the Senate Select Committee on MH Communities, a Deputy District Attorney and others.
  - c. **Townhall Conferences:** GSMOEF (the Education Fund), GSMOL's partner nonprofit organization, initiated Townhall Conferences by teleconference for park leaders and interested MH residents to provide education, training and increased understanding of Mobilehome Residency Law (MRL) rules and regulations. GSMOL Corporate Counsel Bruce Stanton gave presentations on "Park Rules" and "Leases & Rental Agreements" and then answered questions providing residents the opportunity to directly engage with our corporate counsel.
3. **Sponsored and Supported Passage of 5 Bills in the Legislature:** Support included phone calls to targeted legislators, emails, letters, visits to local legislators offices, as well as witnessing in Sacramento in support of our bills.
  - a. **SB 274** (Bill Dodd): No park fee for live-in companion; Prospective Buyers' Opt-In to Demonstrate Ability to Pay; Homeowner First right of refusal of their park space after fires and natural disasters.
  - b. **SB 508** (Connie Leyva): Requires insurers to provide mobilehome appropriate disclosures to mobilehome owners in their standard residential property insurance disclosure form.
  - c. **AB 173** (Ed Chau): Extends, until January 2021, the "Register Your Mobilehome," for MH owners who cannot transfer title to their names due to delinquent taxes and fees that may have been incurred by prior owners.
  - d. **AB 338** (Kansen Chu): Requires each mobilehome sold or rented in California to have a smoke alarm approved by the State Fire Marshal and an emergency preparedness plan in a language the resident understands.
  - e. **AB 74** (Phil Ting): \$1,057,000 for support of HCD, payable from the Mobilehome Dispute Resolution Fund, to implement the Mobilehome Residency Law Protection Act (MRLPA) pursuant to AB 3066 (Stone).
4. **Amended bills detrimental to MH residents:** Equally important to passing bills, GSMOL amended two bills that were detrimental to mobilehome residents and obtained critical changes to protect our interests.
  - a. **AB 1482** (David Chiu): Amended to exclude mobilehomes from the Statewide Rent Cap which was prohibitively high for MH residents.
  - b. **AB 1010** (Eduardo Garcia): Amended to avoid impacting Mobilehome Park Resident Ownership Program (MPROP) funds.
5. **Supported State Audit of HCD:** Supported Senator Connie Leyva's request for a state audit of HCD's Mobilehome Park Inspection Program. Their findings are due in 2020 and will be publicly posted on the State Auditor's website.
6. **Formed the AB 3066 Implementation Team:** The I-Team was formed to represent GSMOL's viewpoint in the implementation of the MRL Protection Program (MRLPP) created by the passage of AB 3066 in 2018. *Starting July 1, 2020, homeowners may file a MRL complaint with HCD who will be required to select the most severe, egregious, materially and economically impacted alleged violations of the MRL for state evaluation and possible legal action by non-profit legal agencies, at no expense to the homeowner.* The Chair of the GSMOL Implementation team sits at the table with HCD (alongside the park owners' representatives) so we have an ongoing voice in the creation and execution of this landmark program.
7. **Reduced debt by 83%:** By incorporating severe belt tightening with fiscal conservatism, GSMOL substantially reduced the debt it inherited from prior administrations so that only two non-interest-bearing debts remain.



8. **Received \$15,000 from Member Donations:** \$15,000 of our debt was reduced by the generous contributions of our members, in five dollar and up increments, including a substantial donation from Mobile Homeowners Coalition (MOHOC) in memory of its former president, Merle Pitman.
9. **Facilitated Establishment and Improvement of MHP Space Rent Stabilization Ordinances (SRSOs):** GSMOL worked with resident coalitions in multiple Zone areas of California on actions to establish SRSOs and improve existing ones.
  - a. Zone A: Space rent ordinances are being pursued in the counties of El Dorado, Nevada and Amador as rent increases begin to reach higher percentages than in past years,
  - b. Zone B-1: Atascadero initiated their effort to enact a SRSO. Santa Barbara City, Santa Barbara County and Ventura are working on amendments to improve their existing SRSOs including restoring Vacancy Control in the case of Santa Barbara City to prevent the park owner from raising rents more than 10% for the buyer when a MH resident sells his home.
  - c. Zone C: Space rent ordinances are being pursued in Westminster, Fullerton, Anaheim and Long Beach.
10. **Assisted in Park Closure Protection Ordinances:** GSMOL worked with the Santa Cruz County Coalition to prevent threatened park closures. In December, the Santa Cruz County Board of Supervisors approved a Park Closure Protection Ordinance that will protect parks in the unincorporated areas of Santa Cruz County. GSMOL participated in the City of Santa Barbara's upgrading of its Closure Protection Ordinance.
11. **Supported Senior Park Overlay Zoning & Mobilehome Overlay Zoning:** Ventura County adopted a Mobilehome Park Overlay and Senior MHP Overlay Zoning for all 25 parks in unincorporated Ventura County. GSMOL and MOHOC supported this effort through email networks to protect the status of existing senior parks and helped deter MHPs from being converted to another use.
12. **Formed new and/or reactivated inactive GSMOL Chapters:**
  - a. Zone A: Reactivated Chapters #625, #680 and #748.
  - b. Zone B-1: Reactivated Chapter #1173, Villa Margarita in Atascadero and Chapter #1511, Patrician Estates in Ventura.
  - c. Zone C: Anaheim/Fullerton; Foothill Vista #0129 in Azusa; Mission Del Amo #0327 in Westminster; Friendly Village #0774 in Anaheim; Norwalk Mobile Lodge #1836 in Norwalk; Bali Hi Mobile Lodge #1866 in Santa Ana.
13. **Assisted many members in local Chapters:** Services included dealing with park issues involving violations of the Mobilehome Residency Law or local Space Rent Stabilization Ordinances. GSMOL also assisted residents on such issues as unfair rent increases, unfair evictions, interference with mobilehome sales, prejudicial rule enforcement and more.

GSMOL's advocacy goes throughout the state, including these counties: Alameda, Mendocino, Napa, El Dorado, Nevada, Orange, Humboldt, Sacramento, Santa Barbara, Los Angeles, Santa Clara, San Joaquin, Marin, San Luis Obispo, Sonoma, Ventura, Yolo, Placer, Butte, Shasta, Yuba, Paso Robles, Templeton, Morro Bay, Los Osos, Santa Maria, Santa Barbara, Carpinteria, Ojai, Oxnard, Fillmore, Anaheim, Fullerton, and Long Beach.
14. **Increased GSMOL membership:** For the first time in recent memory, membership increased by 93 people – just over 1% for the year. This modest growth has been due to local recruitment at Conferences and Conclaves and by individual members and leaders in their parks as more homeowners come to better understand the high value of a \$25 membership in GSMOL.
15. **Held the Annual GSMOL Strategy Session:** The Board of Directors held their annual strategy session in Clovis to develop plans for the upcoming year, 2020.
16. **Initiated the GSMOL Language Translation Program:** Recognizing the needs of ethnic communities who live in mobilehomes, GSMOL has dedicated a section of *The Californian* magazine to the concerns of the Vietnamese and Hispanic communities by writing articles in their native language. Additionally, GSMOLF translated the MRL's FAQs into Spanish and Vietnamese.
17. **GSMOL Bylaws were Reviewed with Recommendations for Changes:** The Bylaw Committee evaluated and recommended several bylaw amendments, additions and deletions to the Board of Directors for their approval. Final approval is decided by ballot vote of the GSMOL members during the 2020 elections.

# Zone Reports

## ZONE A-1 REPORT

By Dick Heine  
Zone A-1 Vice President

On March 7, 2020 a successful regional conference was held at Moon Valley MHP in Sonoma. 102 reservations were received and about 80 were in attendance. Speakers included GSMOL President Linda Nye, Matt Weise from HCD, GSMOL Legislative Advocate, Esperanza Ross and GSMOL Corporate, Counsel Bruce Stanton. Ann Colichidas and Alison Lucero of the Sonoma Super Chapter did an outstanding job of organizing the conference and keeping the program moving along. Linda Nye's husband, Joe, provided a delicious lunch of hot dogs, cheeseburgers and tri tip, all served with appropriate coronavirus protection in place.

Regional Manager Martha O'Connell spearheaded efforts in San Jose which resulted in an 11-0 vote by the San Jose City Council to apply new mobilehome designation to all parks. Congratulations to Martha and her team for all their hard work.

Bob Fleak's monthly Mobilehome Owners' lunch in Petaluma continues with great guest speakers. February's speaker was from Sonoma County Legal Aid. Lunches are held on the 4th Friday at noon at the Boulevard Café in Petaluma. The March lunch is cancelled due to the coronavirus and Bob will keep us informed about future lunches.

We have a great crew of Associate Managers in our Zone. You can find their contact information in the "Who's Who" on page 14, or at [www.gsmol.org](http://www.gsmol.org) on the Contact page. They are your first line point of contact and we urge you to contact them first with issues or problems. If they need additional resources they have the contacts to help you resolve your issue.

When you receive a GSMOL renewal reminder in the mail please take care of it promptly. Doing so will save us the expense of sending out additional reminders and save time for our office staff.

## ZONE B REPORT

By Ronnie Hulsey  
Zone B Vice President.

In Zone B we've been working with Vista Del Monte MHP in Sanger, California after a new management company took over and tried to make unreasonable changes to the Park rules. After four meetings, two with the residents and property management at the Park and two with Regency Property Management in their office, we were able to amend the rules in a way that both parties could agree. A letter from Corporate Attorney Bruce Stanton and GSMOL President Linda Nye helped. Thanks to their local GSMOL Chapter President and Board, and under our direction, we worked together to get this done. Vista del Monte MHP has a strong GSMOL chapter with 88 members out of 130 spaces.

## ZONE B-1 REPORT

By Anne Anderson  
Zone B-1 Vice President

### Region 8 – by Anne Anderson, Vice President for Zone B-1

The year started off with a bang as newly reactivated Chapter #231 at The Oaks Mobile Estates in **Santa Paula** submitted an appeal against a very large pass-through rent increase. GSMOL attorney Bruce Stanton is working with them. The week after I reactivated #231, I visited one of my favorite parks - Laguna Lake Mobile Estates in **San Luis Obispo**, where my Mom used to live, and spoke at their HOA meeting. Plans are underway to reactivate their Chapter. Residents of another park in San Luis Obispo are planning to have me visit in March, and I hope to get GSMOL going there.

**Space Rent Stabilization Ordinance** creation and amendment projects are still underway in **Atascadero**, **Santa Barbara** and **Ventura**, and we are hoping to unite **Morro Bay** MHP residents in a campaign for a **MH Park Closure Conversion Ordinance**.

Our Region leaders and I have been busy dealing with reports of mismanagement, neglect, harassment, interference with home sales, and frivolous eviction threats going on throughout the Zone. People we are helping include the residents of Vallecito MHP in **Newbury Park** who were without water for four days.

One of GSMOL's main functions is educating our members to know their rights so that they will be aware of the laws that relate to these cases. Toward that end, we encourage members to become "**MRL Masters**" (see Education Fund boxed area on page 12) to help themselves and their fellow residents prepare for the coming of the **MRL Protection Program** in July!

### Region 10 – by Henry Cleveland, Vice President at Large

In December, a group of about 50 GSMOL activists and other mobilehome residents convinced the **Santa Cruz County** Board of Supervisors to make park closures much harder. The County had worked with Attorney **Will Constantine** to write the new ordinance so a park couldn't just close. Park owners now have to justify any proposed closures in light of the County's need to preserve low income housing. Any closures must comply with County requirements to protect the residents. All supervisors endorsed the **new ordinance**.

In February, CA Housing and Community Development (HCD) had a **Mobile Office** in **Aptos** to help people with the **Title Fee and Tax Waiver program** that GSMOL supported. 35 residents were helped to resolve their home's title issues. One of the happiest residents was a homeowner who had been trying to get their title corrected since 1992. Having a meeting with real, knowledgeable and authoritative State staff did in 20 minutes what countless letters and calls could not. HCD puts on these Mobile Office events in various places throughout the State.

*(Continued on Page 11)*



## Zone A-1 Regional Conference Report

By Dick Heine

March 7, 2020

### Moon Valley MHP, Sonoma, CA

The conference was a resounding success. We had 102 reservations and 78 in attendance. Considering the concerns about the Coronavirus and some light rain on the day of the conference it was an excellent turnout. If all 102 had come we would have taxed the capacity of the meeting room.



In back of room on stage:

**Ann Colichidas, Alison Lucero, Dick Heine**

Ann Colichidas and Alison Lucero did an outstanding job of organizing the conference and keeping it moving along. They put together a great group of volunteers to help with registration and lunch. To alleviate Coronavirus fears gloved servers served lunch with attendees not touching

the food until it was placed on their plates. Individual condiment cups were used to avoid several hands touching condiment containers. Many compliments were heard about the hot dog, cheeseburger and tri tip lunch prepared by Linda's husband Joe.

Presenters were GSMOL President Linda Nye, Matt Weise from HCD, Esperanza and Bruce – all did an outstanding job. We were able to give Bruce some extra time for questions from the audience.



**Matt Weise**



**Bruce Stanton**

Eight new memberships were received at the \$20 Conference Special rate including a three year Associate Membership and \$30 Legal Fund contribution from a former Sonoma Legal Aid attorney now in private practice. Although we were prepared to accept credit card payments all membership fees were either cash or check.

We asked for donations to help with expenses and donation cans were available. We received \$297 in donations and \$200 was given to Linda and Joe to cover their expenses for the lunch.

**The conference would not have been the success it was without the work of Ann and Alison – thank you!**

## GSMOL OFFICE STAFF CHANGE

We sadly bid farewell to our patient, knowledgeable, and faithful Office Staff Membership Coordinator, **Judy Dockrell**. She is in the process of moving to Hemet, California, which is way too far to drive each day to the La Mirada GSMOL Office.

For over two years, Judy has been responsible for processing new member and renewal applications, organizing office forms and publications and distributing hundreds of GSMOL flyers - with the assistance of the office volunteers. She answered the phone, answered your questions and directed members to their Region and Zone leaders if they needed additional assistance.

Welcome our new Office Staff Membership Coordinator, **Lorraine Diaz**. She will be taking over the numerous responsibilities previously handled by Judy.

Lorraine has experience in our office systems, is a quick learner and has an engaging personality and a smile you can "hear" over the phone!



**Lorraine Diaz**

**GSMOL Membership Coordinator**



## National Manufactured Home Owners Association News

By Tim Sheahan, NMHOA At Large Member and former NMHOA President

While most laws protecting mobile/manufactured home owners are at the state and local level, advocacy at the federal level is becoming increasingly important, considering the growing number of corporate conglomerates owning MH properties in multiple states.

In December, the **HUD Manufactured Housing Modernization Act of 2019** (H.R. 926 / S. 1804) authored by Rep. Norma Torres (D-CA) and Sen. Catherine Cortez Masto (D-NV) was added to the 2020 budget bill, which was signed by President Trump on December 20. Rep. Paul Cook (R-CA) had agreed to co-sponsor the bill with the urging of constituent Len Tyler of Yucaipa, who knows Colonel Cook. Both Rep. Torres and Rep. Cook had previously served in the CA State Legislature where they were also supportive. The “Act” encourages state and local jurisdictions to include manufactured housing in their Consolidated Plans. These plans are designed to assess affordable housing and community development needs. Inclusion of these plans allows projects involving manufactured housing to seek support through federal funding programs.

Other bills still pending in Washington, D.C. include:

**Manufactured Housing Community Preservation Act** (H.R. 5547) would create a program to provide up to \$1 million grants to help nonprofits, resident-formed cooperatives, and other local entities to purchase park communities. It would be the first federal program to invest in the preservation of manufactured housing communities. As a match program, the legislation encourages states, localities and private actors to start or expand their roles in the preservation of one of the nation's largest sources of affordable housing.

**Frank Ademann Manufactured Housing Community Sustainability Act** (H.R. 2832 / S. 1581) would provide a tax credit to encourage land owners to sell their communities to home owners. areas.

I have remained on the board of GSMOL's national partner, **National Manufactured Home Owners Association** (NMHOA) after “terming-out” as president at the end of 2018. Last year, I made two trips to Washington, D.C. to partner with other consumer advocates as part of Consumer Federation of America's (CFA) Consumer Lobby Day and Consumer Assembly. These events have been great opportunities to educate and network with other advocates and meet with members of Congress and staff to explain the need for added consumer protections. I've also met with staff of the House of Representatives Financial Services Committee to encourage an investigation of the predatory business practices of many MH community operators. As you know, owning “captive investments” makes we homeowners in MH communities some of the most vulnerable of all consumers!

In November, I participated in Prosperity Now's “I'm Home” conference, along with NMHOA's convention in Portland, OR. I had to leave the convention early to make a presentation in Los Angeles regarding **Federal Housing Finance Agency's** “Duty to Serve” mandate for **Fannie Mae** and **Freddie Mac** to create more viable loan products for manufactured housing. I complained that much of the effort so far has enabled some of the worst industry players to purchase more MH communities, with the help of **Fannie Mae** or **Freddie Mac** backed loans. It's time they start helping MH owners obtain loans with reasonable rates and blacklist the bad operators from receiving support.

For more information about NMHOA, visit its website at: <http://www.manufacturedhomeowners.us>. I hope you will consider joining as an individual for \$15/year and/or encourage your HOA or GSMOL chapter to join as a group for \$35/year.

## GSMOL REGIONAL CONFERENCES

All planned Regional Conferences have been **postponed** to comply with Governor Newsom's order to stay at home and keep social distancing. **GSMOL** is evolving alternative plans to continue our outreach to you via remote conferencing. Details will follow. Keep up to date on our website: [www.gsmol.com](http://www.gsmol.com)

March 28: Region 8, in Santa Maria (Anne Anderson)  
April 18: Region 7, in San Marcos (Tim Sheahan)  
May 9: Region 12, in Sanger (Ron Hulsey)  
May 30: Region 3, in Carson (Mary Jo Baretich)  
August 29: Region 8, in Ventura (Anne Anderson)  
October 30/31: Region 14, in Sacramento (John Bertaut)

The **Website and Social Media Committee** wants to thank all our members for their patience during our recent **malware crisis!** I know that you all got tired of seeing the Red Screen of Death, but you will be glad to know that our webmaster has moved us to a new web hosting service that will provide better service, stronger security, and many more advantages.

Please check out our website **www.gsmol.org** for MH-related news, resources, and information. We are posting information related to COVID-19 as it affects MH owners. Track our **2020 bills** in the State Legislature. Sign up for our **Legislative E-Blast** weekly email bulletins (GSMOL members only). Find answers to the most frequently asked questions about **MH issues** and other topics in our **Knowledge Base**. Get information on **Space Rent Stabilization** and **MH Park Closure/Conversion Ordinances**. Download GSMOL's helpful **handouts, forms and booklets** under the RESOURCES tab. Learn the outcome of the **2020 GSMOL Election**.

Did you know that our website can be translated into four other languages besides English? Click on the globe in the upper righthand corner. And we also have an Accessibility feature to change the look of the website to make it easier for those who are visually impaired. Click on the little man in the circle at the right edge of the page.

By the time you read this, it is possible that our new Member Services features will be up and running. Due to damage caused by the malware, we had to completely replace the online payment and member login systems. This has been a long and difficult process. When everything is ready, we will post instructions on the website for online payments and for requesting a login for access to "Members Only" features (you will need your GSMOL Member Number to sign up for a login).

## Zone Reports *(continued from Page 8)*

Check the HCD Mobile Office sub-tab under the Events tab at [www.gsmol.org](http://www.gsmol.org) for upcoming dates. The program expires Dec. 31st this year. For more info on the **Title Fee & Tax Waiver program** anyone can call HCD at 916-838-8613 or go to <http://registeryourmobilehome.ca.org>.

### ZONE C REPORT

By Mary Jo Baretich  
Zone C Vice President

Chapter #0129 Foothill Vista Mobile Home Park in Azusa has requested the correction of several problems in the park, including a few health and safety issues. The Chapter is planning to meet with the Besire & Casenhiser Region Manager in March to get an implementation timeline for the requested items.

Chapter #0061 Belmont Shores Mobile Estates in Long Beach has been assured that they will be receiving written documentation in March related to the commitment made by park ownership attorney, Matt Rips, to incorporate language agreed upon between him and BSME/GSMOL Residents' Attorney Bruce Stanton. A "Letter of Clarification" will be provided as an addendum and attached to BSME resident rental agreements. This would ensure the enforceability of the four-year rent credit that was deemed binding by Long Beach District 3 City Council Member Suzie Price at the meeting on December 10, 2019.

### Zone D Report

Tim Sheahan  
Zone D Vice President

I want to thank all who attended our Region Nine meetings in Hemet and Desert Hot Springs in February. Little did we know at the time, those would be last large meetings for a while. We had hoped to report on the finalized plans for activating the **Mobilehome Residency Law Protection Program (MRLPP)** that starts July 1, but we are still waiting on the finalized and complete details of the program.

**Seasonal MH park residents:** Is your MH not your principal residence? Have you seen rent increases higher than the inflation rate or more than once per year? If so, please contact me so we can document how broad the rent disparity within the same communities has gotten and how all residents have potentially been affected, such as with rent increases when homes are sold. Most of our seasonal residents are in the desert areas of Riverside county and we are hoping to amend the County MH Rent Stabilization Ordinance that affects those unincorporated areas.

Unfortunately, the COVID-19 virus has forced us to indefinitely postpone future meetings, including a Zone D conference that had been scheduled for April 18 in

*(Continued on Page 12)*





## Golden State Manufactured-Home Owners Education Fund (GSMOEF)

GSMOL's partner nonprofit, wants GSMOL members to know about opportunities we offer for homeowners to learn about the Mobilehome Residency Law (MRL) and CA Housing and Community Development (HCD) Title 25 Health and Safety Codes. A better awareness of what the laws say can help homeowners avoid being treated unfairly.

Visit our website at <http://mobilehomeresidentadvocate.blogspot.com>, which we call the “**Ed Fund Academy**”. On this website you can take “courses” on the MRL and Title 25, and after passing an exam, receive a certificate as an “**MRL Master**” or “**Title 25 Master**”. We also publish “**Your Rights Bytes**” articles on the website blog and coordinate **Telephone Townhall** conference calls with experts such as GSMOL attorney Bruce Stanton and representatives from HCD.

We also encourage you to check out the **Knowledge Base** at [www.gsmol.org](http://www.gsmol.org). See how many questions you can answer without clicking on the checkbox! Questions and answers are drawn from the MRL, Title 25, the MRL Protection Program, and other topics. For more information on these programs contact Anne Anderson (see page 2).

## Zone Report *(Continued from Page 11)*

San Marcos. We hope to reschedule for later in the year. A positive result of the delay is that we should have the finalized details of the MRLPP to report to homeowners when the re-scheduled meetings are held.

Many MH communities have shuttered their clubhouses and common area facilities so the days ahead will certainly alter social and physical activities. Hopefully, once things get back to normal, park owners will use the money they've saved to throw a celebratory party or give a rent rebate for homeowners' loss of amenities!

If you live in unincorporated San Diego county and have

endured space rent increases higher than the inflation rate, please contact me to help document the need for a rent ordinance to protect homeowners in the unincorporated areas, like similar areas of Riverside and Los Angeles counties.

If a “legislative contact” has not been selected to represent your MH park on our Saturday legislative calls, I hope yours will select one. Contact me for information or to sign up.

**I wish you health, happiness and peace of mind in the days ahead.**

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Rev 04/20



# GSMOL "WHO'S WHO"

## ZONE A

### REGION 4

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

#### REGION MANAGER VACANT

**Tamara Janeis**  
5840 Pony Express Trail, #15  
Pollock Pines, CA 95726  
Phone: (530-) 391-1423  
tjaneis@comcast.com

### 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.

#### ASSOCIATE MANAGER

**Bob Van Cleef,**  
381 Spreading Oak Ln,  
Rancho Cordova, CA 95670  
Phone: (408) 391-6406  
bob@vancleef.com

## 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@comcast.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 MANAGERS

**Ernesto Ponce de Leon**  
300 Stonypoint Rd. #515  
Petaluma, CA 94952  
Phone: (707) 981-7605  
ernest\_deleon@comcast.net

#### Carol Werner

115 Merida Drive  
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) 586-3888  
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  
jjcrafts123@yahoo.com

## 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  
jainrod@aol.com

#### ASSOCIATE MANAGER *Ventura County*

#### Jill Martinez

213 Iris Way  
Ventura, CA 93004  
Phone: (805) 982-0013 Cell  
jillmartinez2010@gmail.com

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

#### Valerie Watt

Blue Skies MHP  
4280 Calle Real #98  
Santa Barbara, CA 93110  
Phone: (805) 722-8518  
sunnywatt21@gmail.com

### REGION 10

COUNTIES: *Monterey, San Benito and Santa Cruz*

#### REGION MANAGER

**Richard Halterman**  
1099 38th Ave. #16  
Santa Cruz, CA 95062  
Phone: (831) 476-0337

#### ASSOCIATE MANAGERS

**John Mulhern**  
1555 Merrill St. #117  
Santa Cruz, CA 95062  
Phone: (831) 476-7066  
Jemul62@crucio.com

#### Candi Walker

2395 Delaware Ave. #32  
Santa Cruz, CA 95060  
Phone: (831) 713-5054  
Ckwalk.walker@gmail.com

## ZONE C

### REGION 3

*Los Angeles County*

#### REGION MANAGER

**Martha Vazquez**  
17350 E. Temple Ave. #379  
La Puente, CA 91744  
Phone: (626) 820-3909  
vmargmol@yahoo.com

#### ASSOCIATE MANAGERS

**Chuck Loring**  
8250 Lankershim Blvd., Olive 7  
North Hollywood, CA 91605  
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#### Morena Padilla

17350 Temple Ave. #235  
La Puente, CA 91744  
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morenap\_65@yahoo.com

### REGION 5

*Orange County*

#### REGION MANAGER

**Bobbie Magnusson**  
300 N Rampart St. #167  
Orange, CA 92868  
Phone: (714) 937-1656  
hmmbamco@earthlink.net

#### ASSOCIATE MANAGER

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

## REGION 6

*San Bernardino County*

#### REGION MANAGER

**Carl Laughman**  
9800 Baseline Rd. #7  
Rancho Cucamonga, CA 91730  
Phone: (626) 497-5775  
Kallkarl43@netzero.net

#### Julie Bell

2598 Ayala Dr. #75  
Rialto, CA 92377  
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**  
200 N. El Camino Real #422  
Oceanside, CA 92058  
Phone: (760) 439-0069  
victoryawaitsyou2@hotmail.com

### REGION 9

*Riverside County*

#### REGION MANAGER VACANT

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

#### ASSOCIATE MANAGER

**Bill Seaton**  
27250 Murrieta Rd. #365  
Menifee, CA 92586  
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billseaton949@gmail.com

Refer to Map on Page 15 for Zones and Regions.

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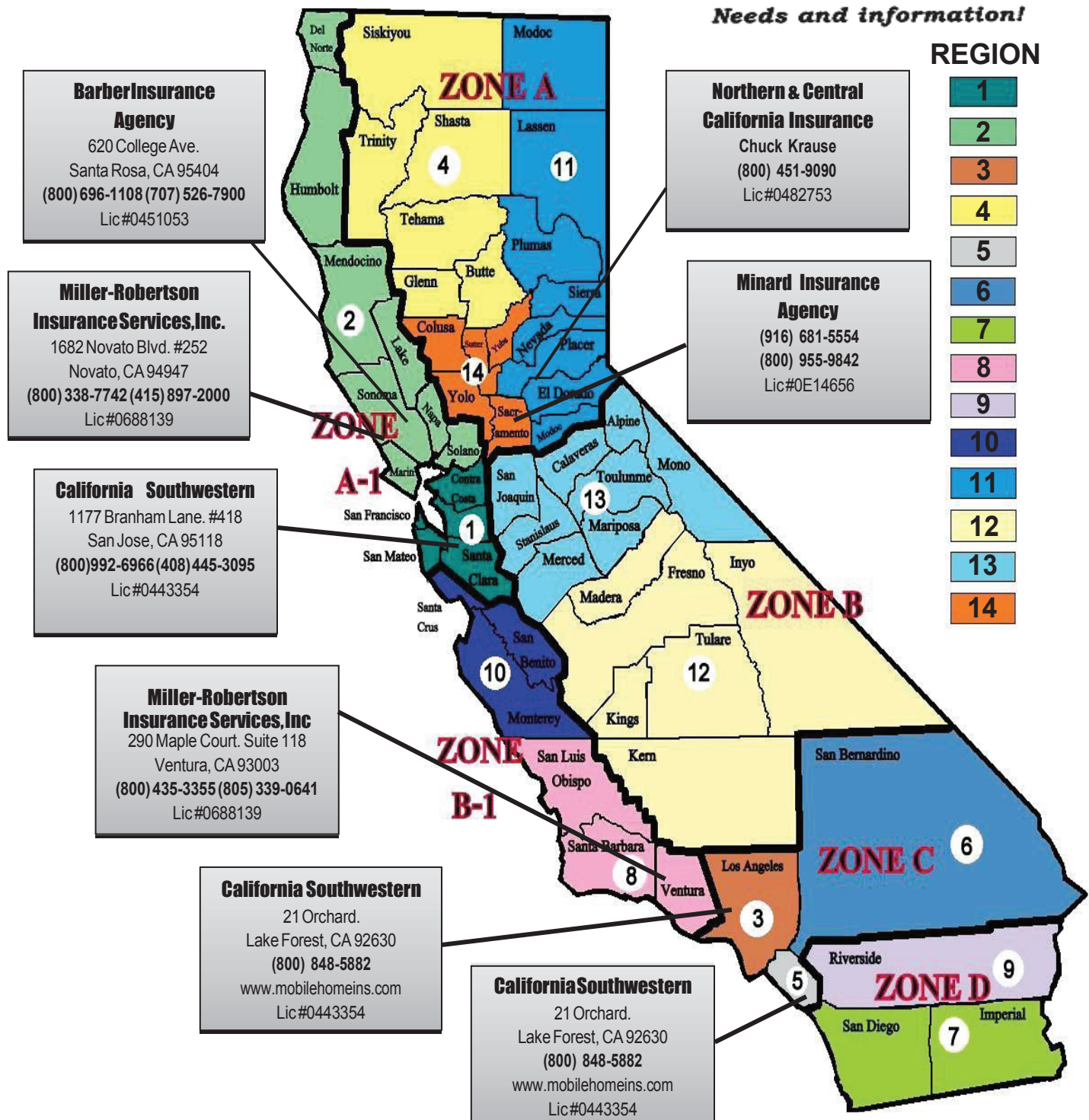
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