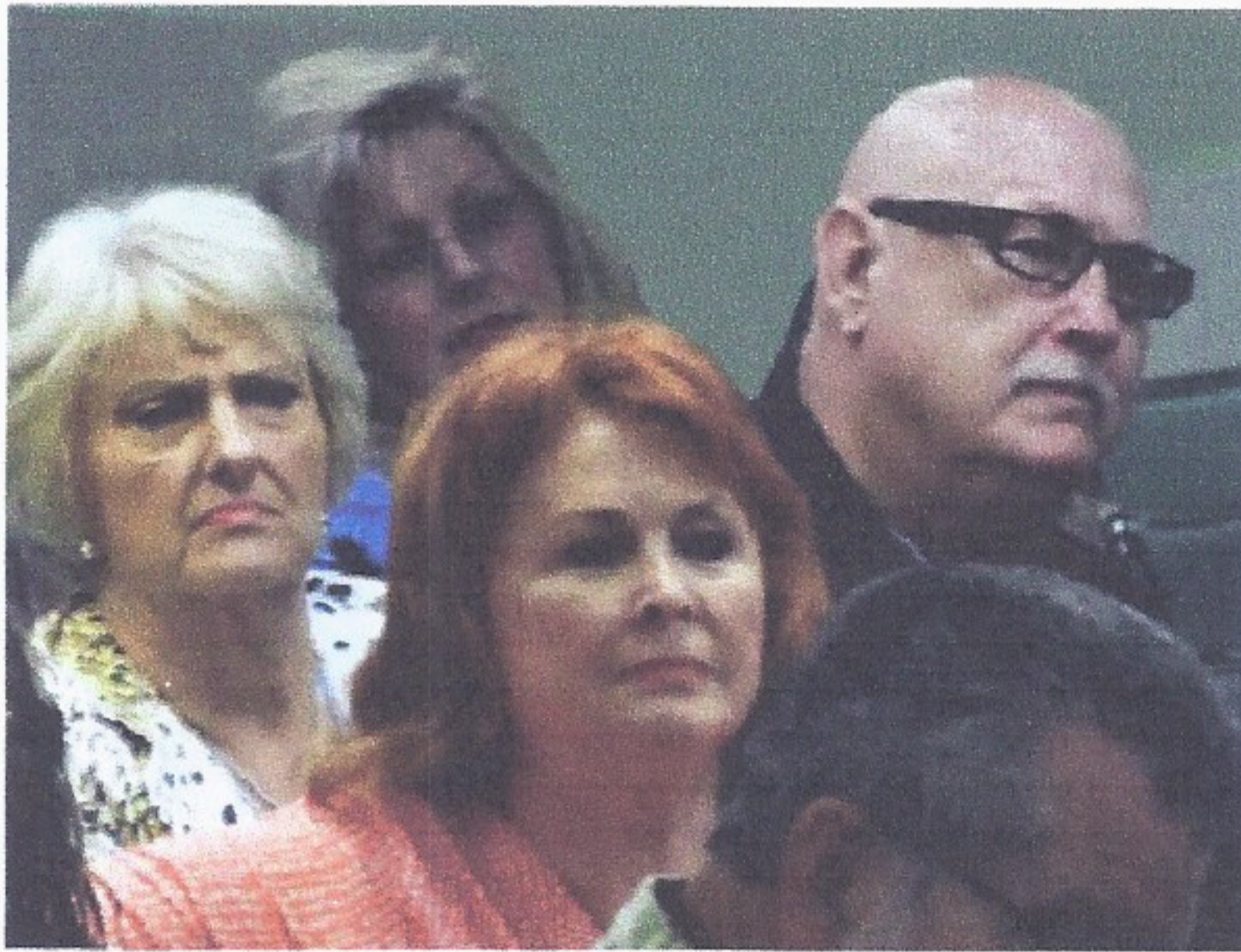


THE CALIFORNIAN

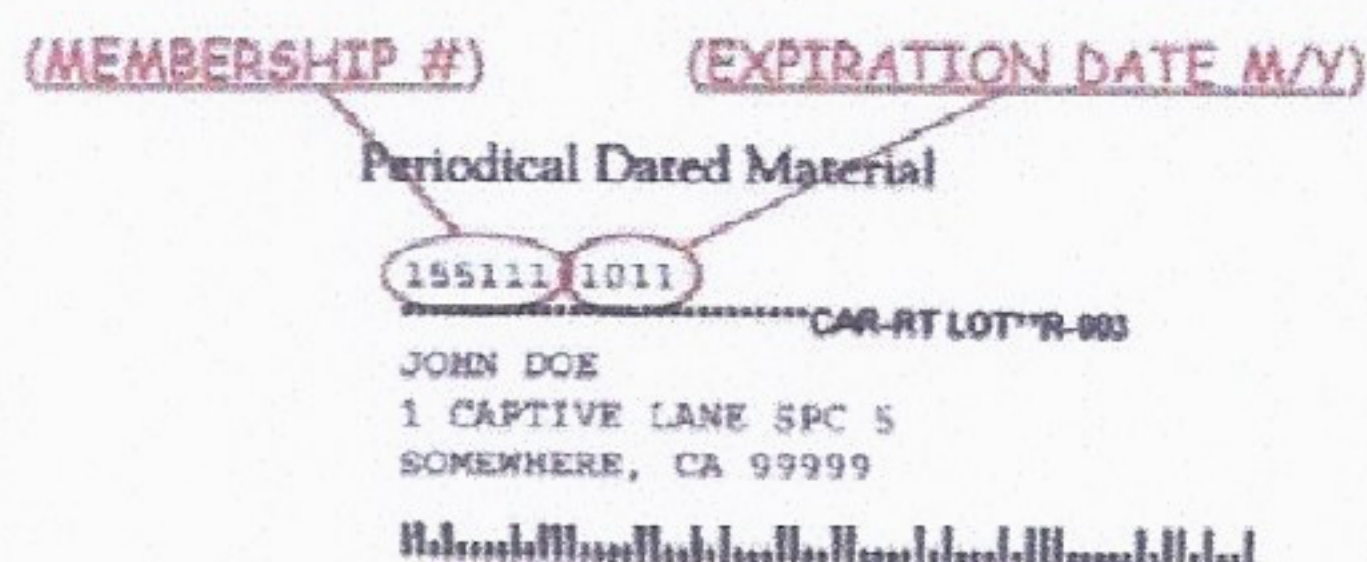
GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE

Volume 49 Issue 3 GSMOL— Advocates for Homeowner Rights Since 1962

May/June 2014



What are those extra numbers on the address label?



THE CALIFORNIAN (USPS 898-320)

*Official bi-monthly publication of the Golden State
Manufactured-Home Owners
League, Inc.*

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Periodical Postage Paid at Cypress, CA
and at additional mailing offices.

GSMOL Annual Dues: \$25 yearly, includes
annual subscription to the *CALIFORNIAN*

POSTMASTER: Send address changes to:

THE CALIFORNIAN
6101 Ball Road, Suite 202
Cypress, CA 90630

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(See map on page 19 for Zone boundaries)

PRESIDENT'S REPORT

GSMOL 2014 CONVENTION

Our 2014 Biennial Convention, with the theme of **REBUILD, RENEW, RESTORE**, was a big success as we celebrated GSMOL's leadership in manufactured homeowner rights advocacy in California. Representatives from throughout the state gathered at the Crowne Plaza Hotel in Costa Mesa to participate in training seminars, officer elections, exchange of information and experiences, and the camaraderie of good friends sharing a common purpose, not to mention a delicious Saturday night banquet meal.

The Crowne Plaza was an excellent location for our event, its facilities more than met all our Convention needs, and the staff was very helpful in assisting us in conducting the Convention.

A very big recognition and thank you to the organizing job done by the members of the Convention Committee: Craig Hull, Bruce Stanton, Tom Lockhart, Ray Downing, Ray Deniston and Mary Jo Baretich. Also, a very, very special thank you to Mary Ann Coleman and Katie Coleman, whose work leading up to and including the Convention was remarkable. We would have been lost without them!

Another big thank you goes to all the knowledgeable and dedicated people who conducted the very well attended "Breakout Session" training seminars:

Bruce Stanton, Henry Heater, Carl Leivo, Will Constantine, Ron Javor, Dave Loop, Tim Sheahan, Tim Geddes, Anne Anderson, Darrow Sprague, Sharon Rose, Craig Hull, Marie Pounders, and from the Orange County District Attorney's Office Marc LeBrege and Damon Tucker.

These presenters made very good use of the Friday afternoon and Saturday morning sessions to pass their extensive knowledge on to our members, who can then take that information into their own parks, cities and counties, and use it to promote and defend our manufactured homeowner rights. In addition, attendees were given numerous printed packages of information that will prove very useful in their future efforts as GSMOL representatives. This

information will also be incorporated into the GSMOL website and the CALIFORNIAN.

Also a much deserved thank you to Pat Taylor and her Election Committee members, Don Hart, Catheryne Manning, La Vonne Perez, Maria Laurienzo, Don & Carol Neely, Gene & Deloris West and Evelyn Gregor for supporting the conduct of the Board of Directors elections and voting on the Bylaws proposals.

One of the many highlights of the Saturday evening banquet was the presentation of awards.

Brian Augusta introduced the winner of the **2014 GSMOL Legislator of the Year Award**, State Senator Hannah-Beth Jackson of Santa Barbara. Senator Jackson is the sponsor of SB-510, the landmark bill that allows local governments to consider the opinions of park residents when considering a subdivision conversion. Her tireless efforts to round up support for this bill provided the winning margin in both the Assembly and Senate. Mobilehome owners throughout the state are very appreciative of her support of this much needed legislation.

Senator Jackson also gave the Convention Keynote address, entertaining the audience with the story of the struggle to get SB-510 passed. She addressed the members on the importance of continuing GSMOL's long record of defending manufactured homeowner rights and the role the State Legislature plays in those efforts, and that we must always work together, be positive in our thinking and optimistic about the outcome of our efforts.

Legacy Awards

We are pleased to announce the winners of the 2014 GSMOL Legacy Awards:

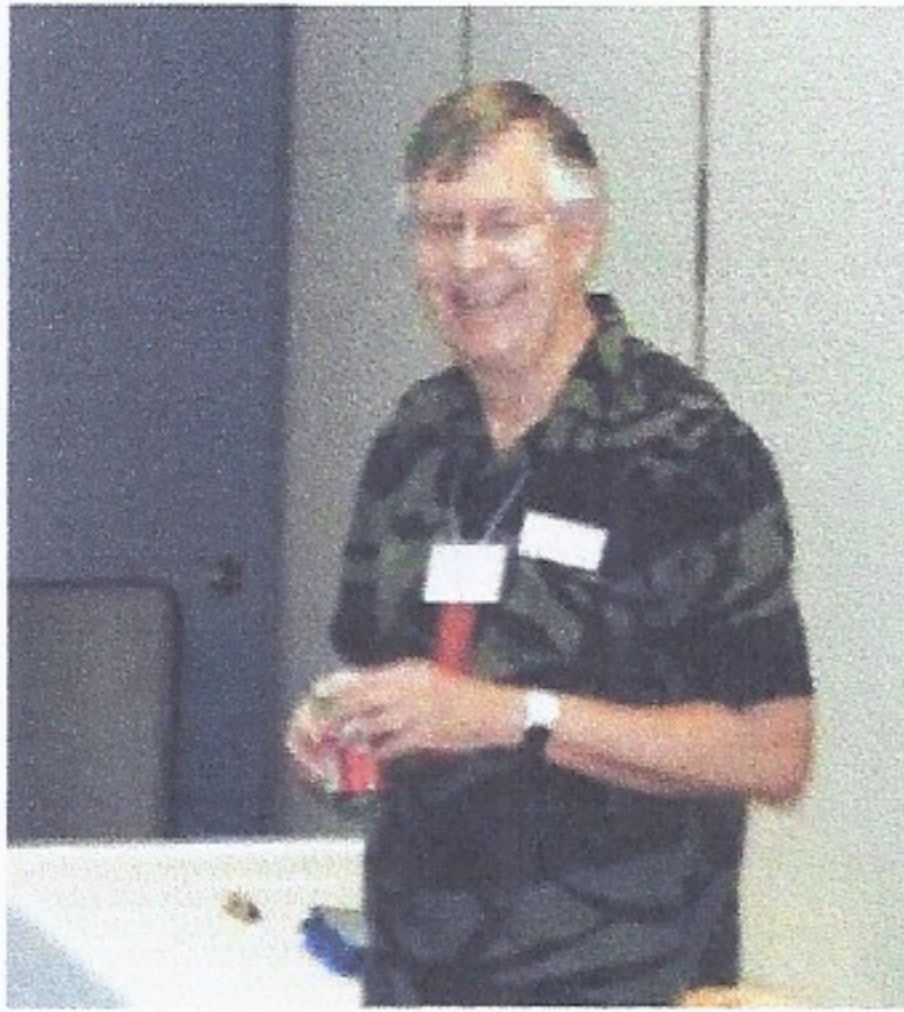
Terri Pohrmann, Gary Smith, Anne Anderson, Shirley Bales, Larry Graves and Suzanna Ray.

Congratulations to all of you for these very much deserved awards and thank you for your significant contributions to making GSMOL a far more effective organization.

(Continued on Page 8)

CAPITOL REPORT

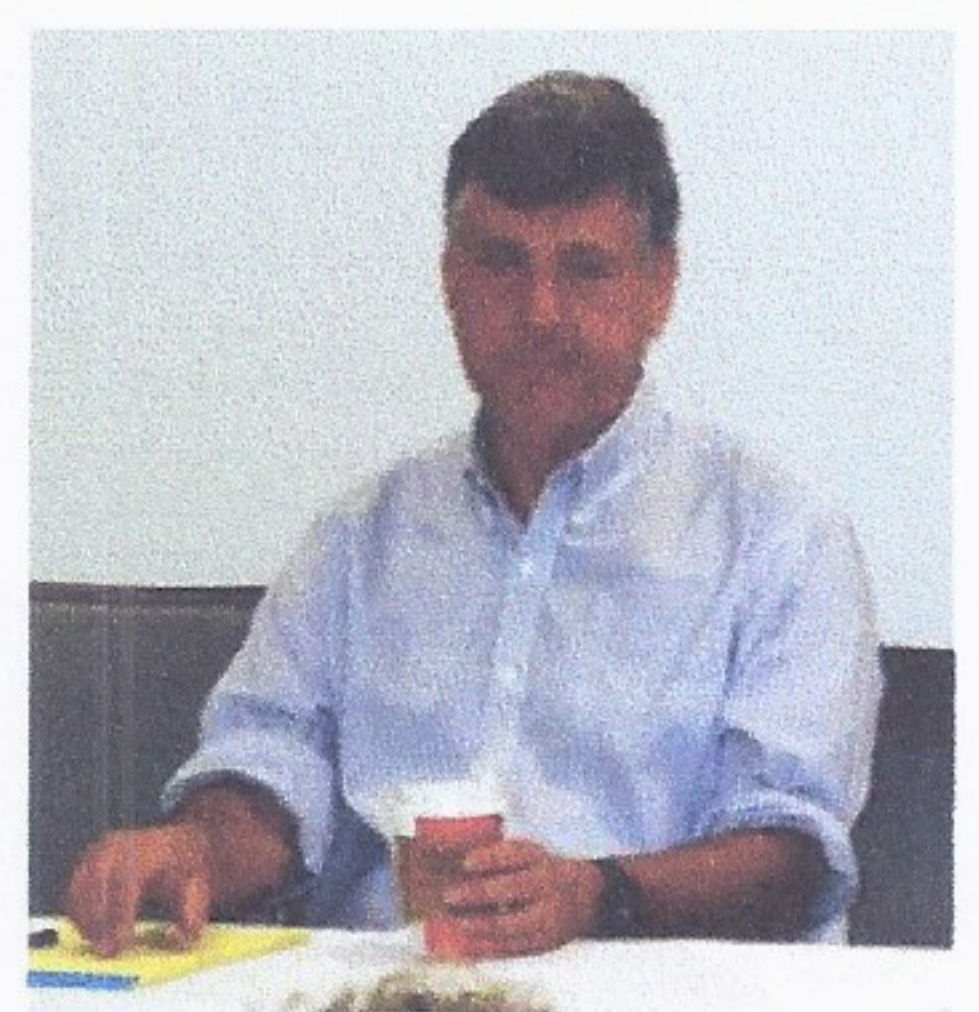
CONVENTION HIGHLIGHTS



RESIDENT OWNED PARKS
David Loop



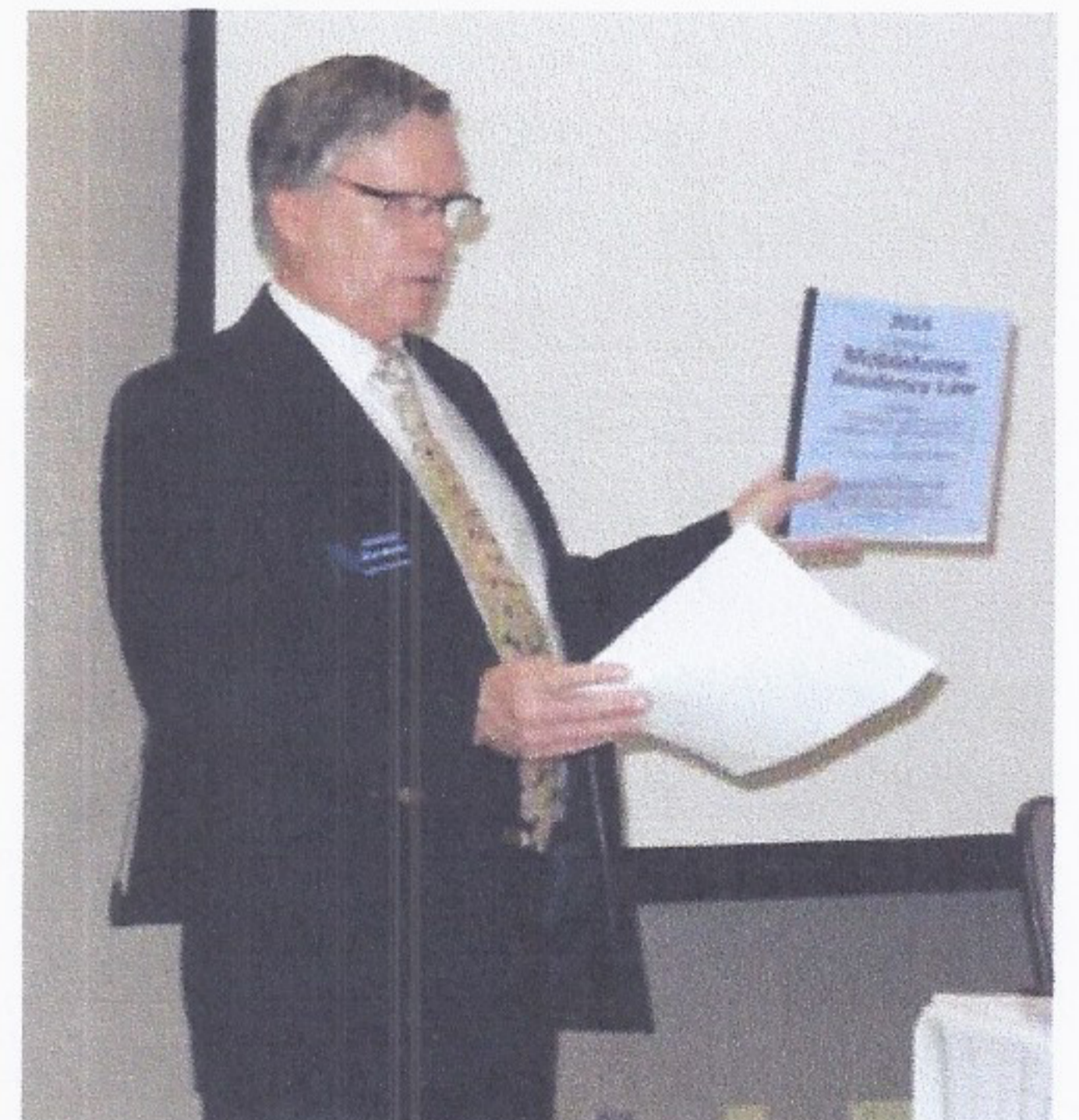
Legislator of the Year Award
Senator Hannah-Beth Jackson



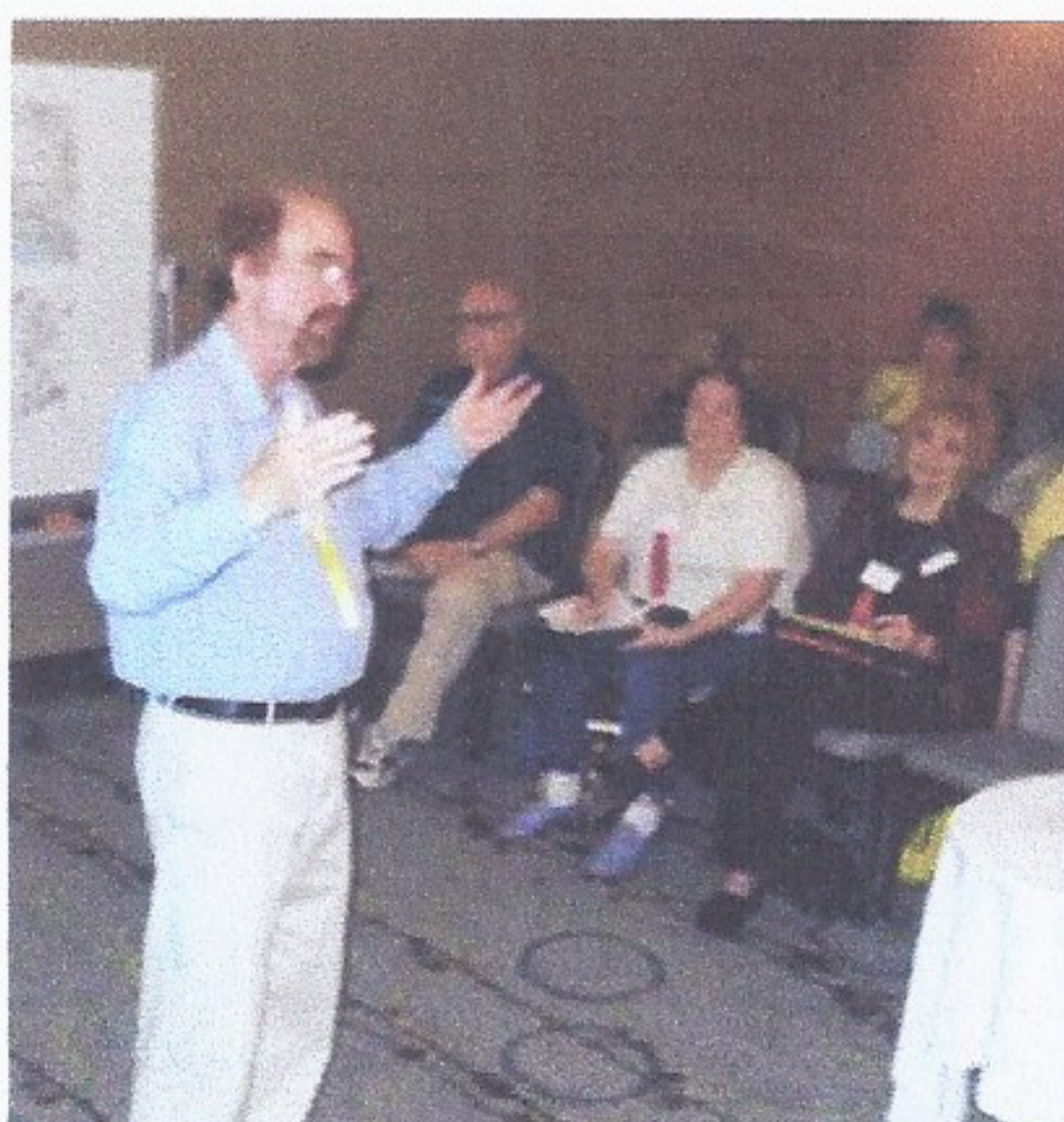
**RENT CONTROL ORDINANCES and
CLOSURE/CONVERSION PROTECTION**
Will Contantine



Installation of GSMOL Board of Directors by Bruce Stanton
From left to right: Bruce Stanton, Jim Sullivan, Ray Downing
Terri Pohrman, Ronnie Hulse, Jean Crowder, Craig Hull



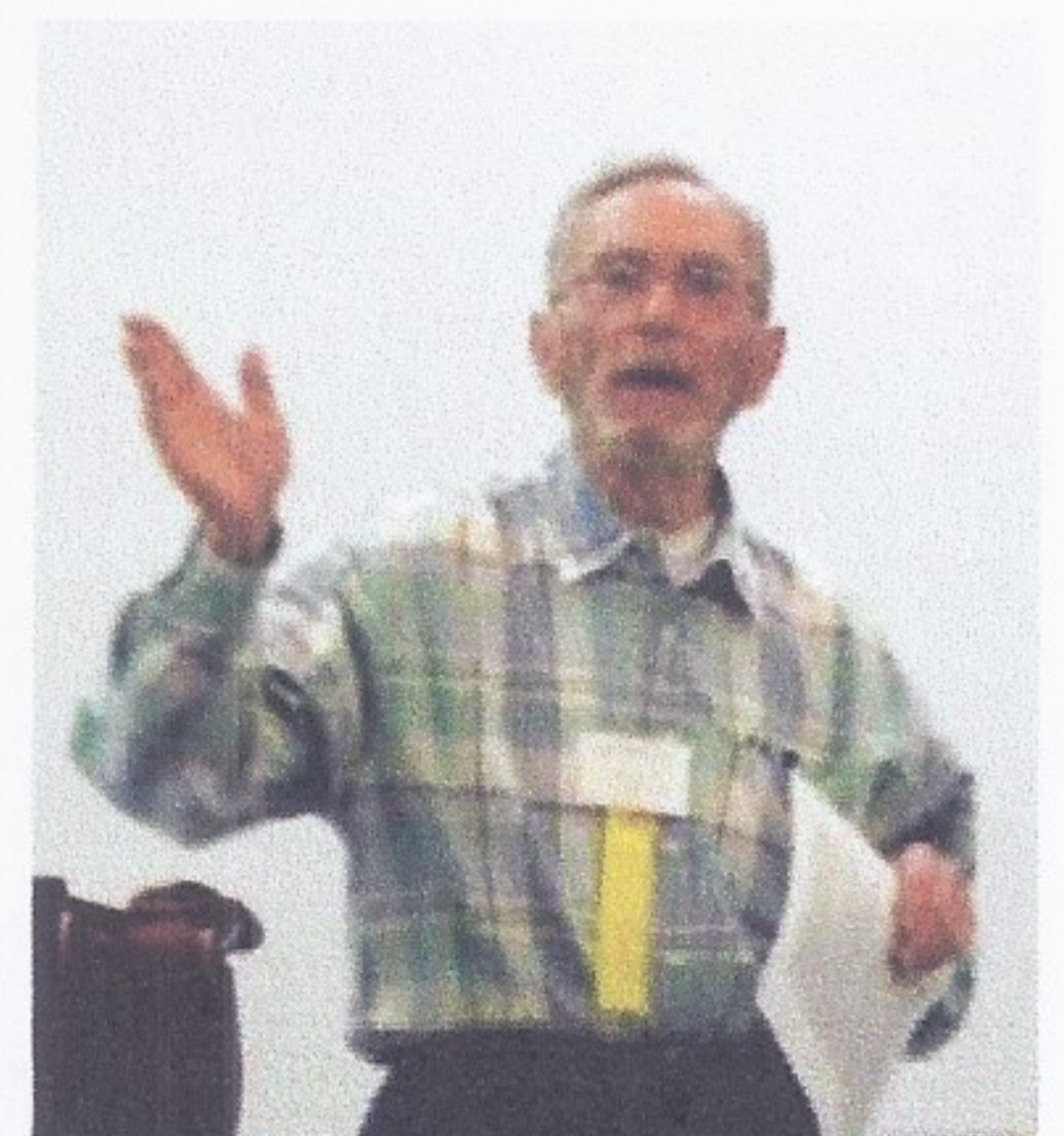
MRL 101
Bruce Stanton



COALITIONS/ALLIES
Tim Geddes, Tim Sheahan



FAILURE TO MAINTAIN
Henry Heater



SMALL CLAIMS/MHRF USAGE
Ron Javor

CONVENTION HIGHLIGHTS



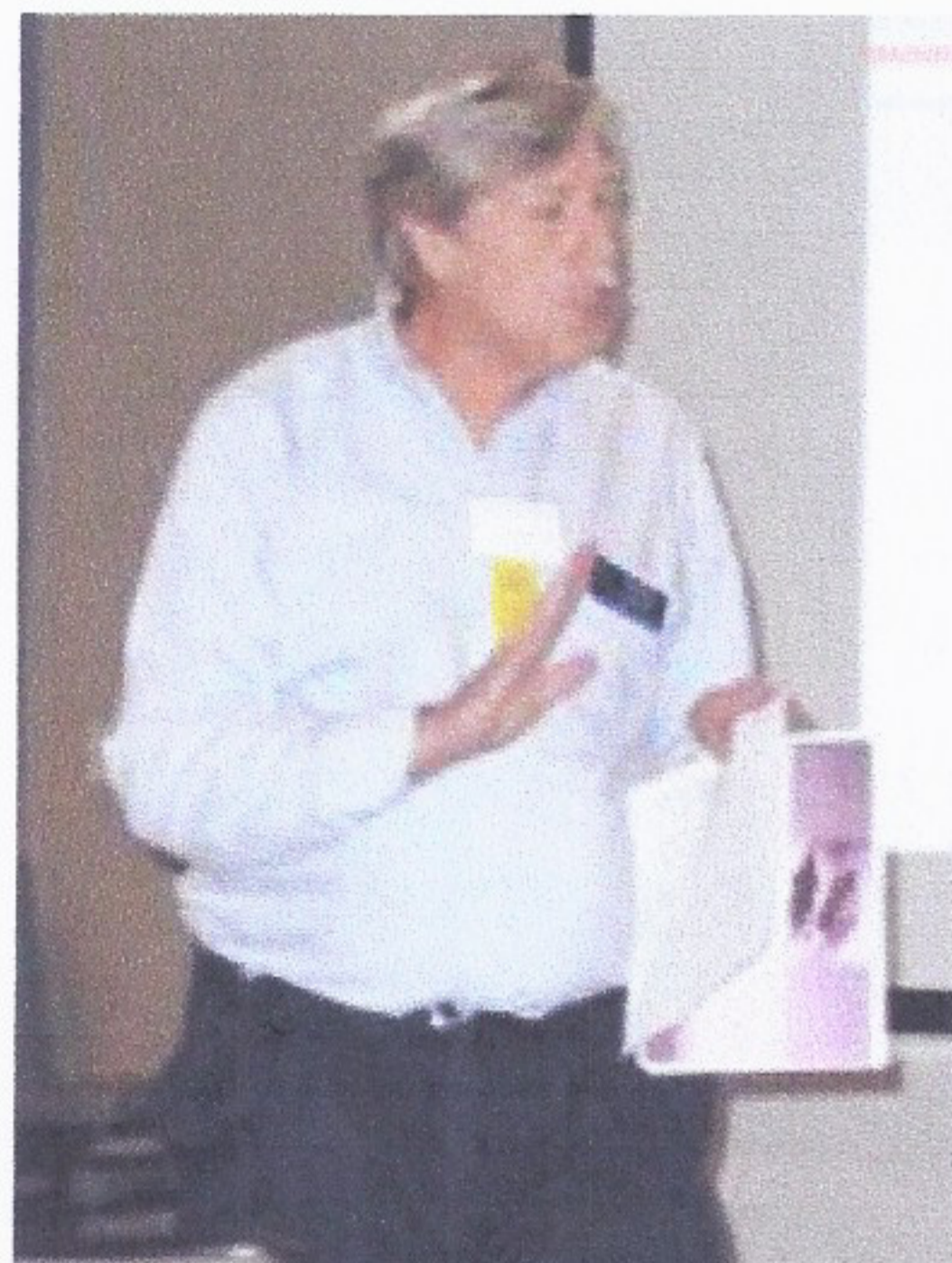
IDENTIFY THEFT, FRAUD & SCAMS and ELDER ABUSE

Officer Damon Tucker and
Assistant DA Mark LeBreche.



GRASSROOTS ADVOCACY/MEMBER RECRUITING/FUNDRAISING

Victor Roy, Anne Anderson, Darrow Sprague



GRANT PROPOSAL WRITING

Carl Leivo



PANEL OF TOP HCD EXPERTS

Sal Poidomoni, Ron Javor, Brad Harward



GSMOL LEGISLATIVE ADVOCATE

Brian Augusta



LAT and PAC

Marie Pounders and Craig Hull

2014 CONVENTION (Cont'd)

(Continued from Page 4)



The Pines MHP in Stockton; Rancho Santa Barbara in Santa Barbara; Seven Flags of Sonoma in Sonoma; and San Luis Rey MHP in Oceanside

GSMOL Exemplary Park Owner Recognition Awards

The annual Exemplary Park Owner Recognition Awards were presented at the banquet to acknowledge park owners who demonstrate concern for the health, safety and well being of the manufactured home residents in their parks. They own, operate and maintain their parks in a manner that promotes a high quality of life and fosters cooperation between owners and residents.

This year, four mobilehome parks were nominated for our Exemplary Park Owner Awards. *San Luis Rey MHP* in Oceanside, *Rancho Santa Barbara* in the unincorporated area of Santa Barbara, the *Pines MHP* in Stockton and *Seven Flags of Sonoma* in Sonoma, CA. The Awards Committee was headed by Craig Hull, VP of Zone B-1, and included Marie Pounders and Karen Bisignano. A group from the Ventura Mobilehome Residents Council of Ventura, CA comprised the Selection Committee. All four parks have owners and managers who are the kind of people we all would like to own and manage our parks!

The winner for 2014 is *Seven Flags of Sonoma MHP*, a 292 space Senior Park, nominated by Daryl Blanton, who is also on our GSMOL PAC Committee. Resident are on month-to-month rental agreements, protected by the Sonoma County Rent Stabilization Ordinance. State inspector Eugene Lichtenstein rated Seven Flags of Sonoma a five star park after his inspection. The management team is always friendly; they protect the MRL. The park owners support Section-8 residents.

A Certificate of Achievement was awarded to the three runners up as they also had amazing park owners and managers!

Membership Awards:

Ken McNutt then presented four members with awards for their length of GSMOL membership: Jerry Bowles (40 years), Suzanna Ray (25 years), Jim Anderson (15 years), Ron Hoyt (31 years).

In addition, the following members received Certificates of Recognition at the Saturday morning Zone Caucuses for 5 years continuous membership: Terri Pohrmann, Carolyn Vance, Lawrence Clem, Jim Sullivan, Penny Vaughn, Diane Hanson, Shirley Shiffer, Vernon Bergfalk, Karen Bisignano, Marie Pounders, Cathy Small, and Shirley Bales. Region 14 members Rose Sveinbjornson and Robert Forest received 30 year Certificates of Recognition.

Votes on Proposed GSMOL Bylaws Changes:

Twenty proposed changes to the GSMOL Bylaws were presented at the Convention for consideration by the delegates. The results are as follows (please see the March/April 2014 CALIFORNIAN for specific of the changes):

1, 4, 15 were not approved; 2, 3, 5-14, and 16-20 were approved.

Election Of Board of Directors Officers:

We offer our heartiest congratulations to the following GSMOL members who were elected to positions on the Board of Directors:

President – Jean Crowder, Vice President At Large – Jim Sullivan, Vice President for Resident Owned Manufactured Housing Communities – Dave Loop, and the following Zone Vice Presidents:

Zone A-1 Terri Pohrmann; Zone B Ron Hulsey, Zone B-1 Craig Hull, Zone C Ray Downing

All in all, this was a very successful and enjoyable Convention to mark another GSMOL anniversary of advocating for the dignity and well being of manufactured homeowners throughout California.

LAW AND ORDER

RESIDENT OWNED MH COMMUNITIES REPORT

Resident MH Park Purchases Creating a "Win-Win" for the Residents and the Park Owner

By Dave Loop, GSMOL VP for Resident Owned Manufactured Housing Communities

For MHP resident groups, the big question is always, "Where can we find a mortgage lender to help us buy our park?"

One California resident group recently came up with a solution that worked well for them and for their park owner. As you know, successful real estate deals generally benefit the seller *and* the buyer.

The park in question was a "mom and pop" operation. The park owner was in his 70's. He'd owned the park for almost 20 years. He wanted to retire. He put the park on the market, at a price close to its fair market value. Some real estate investors had shown interest and made offers. The resident group was well-organized and motivated to buy the park, if a sensible arrangement could be made with the park owner.

The solution? The resident group asked the park owner to be the "bank." That is, they asked him to carry a mortgage to finance most of the group's purchase of the park. This was the perfect solution for both sides. The resident group got its long-term mortgage, and the former park owner deferred his capital gains through an "installment" sale.

Here are the facts:

The Park: A 46-space family park in a central coast county.

The Goal: Convert the park into a resident-owned cooperative, with title to the park real estate held by the residents' homeowners association (a nonprofit, mutual benefit corporation or "NPMB").

Membership Shares: The NPMB offered 46 membership shares for sale to the residents (one share for each household).

Share Price: \$9,250

Share Purchase Terms: Either (1) pay cash or (2) finance a membership share by putting \$500 down, then making payments of \$64/month. The share loan is assumable, and can be prepaid without penalty at any time.

Member Monthly Assessment ("rent"): Members pay 4.5% more than the amount they paid as renters under the county's RSO.

Governance: By a 5-person board of directors, elected by association members. Regular open board meetings to be held in the park clubhouse.

Park Management: by a professional property management company, chosen by the homeowners. At close of the park purchase escrow, 35 households bought membership shares in their NPMB. The 11 households that didn't purchase a share simply became tenants of the NPMB, protected by local rent stabilization.

This real estate transaction was a "win" for buyer and seller. The deal solved problems and benefited both sides.

It was a "win" for the park residents because:

- Their NPMB now owns the park;
- They have stabilized their rents over the long term;
- They have protected the value of their homes;
- They select the company that will manage the park day-to-day;
- Those residents who didn't participate still have the protection of the local RSO;
- The park will never be closed or converted to some other use;
- They have taken control of their futures.

(Continued on Page 13)

HCD UPDATE

GET FINANCIAL JUSTICE: FILE A "MHRF" CLAIM

By Ron Javor

(Ronald Javor is the former Assistant Deputy Director for HCD's Division of Codes and Standards and is a former HCD Chief Counsel who provides assistance regarding mobilehome park matters.)

Common problems: Someone purchases a new or used manufactured home, and the seller and/or dealer do not honor their promises or warranties? Someone purchases a pre-owned manufactured home in a park and then finds out either that it has been sold to others as well and/or the conditions and appliances are not consistent with the disclosure. Someone buys a home, and then finds out about back fees and penalties and interest when trying to register it.

In each case, the aggrieved person can sue the person who violated these legal rights and get a court judgment. But what if, when they try to enforce that judgment (execute on assets, for example), they find out that the perpetrator is either living out of the country or cannot be found; or filed for bankruptcy; or is judgment-proof (no assets to execute against and no apparent job). Is that the end? No, there's another option: HCD's Manufactured Housing Recovery Fund, or "MHRF". Operated since 2007, 59 claims have been filed, requesting almost \$4.5 million. Of those claimants, 20 have received \$1,018, 632.

Why should GSMOL members care? GSMOL members who have owned their homes for a long time may not have direct need for this resource (unless they are sellers), but all of your new neighbors (who are potential GSMOL members) should be apprised of this option if they complain about problems in their home purchase.

Basic Requirements

Who can file against whom? (a) A buyer, seller, or investor of (b) a manufactured home used or to be used as a personal or family residence (not an RV or real property) (c) who deals with a licensed OL dealer or salesperson, a "Realtor", or directly with a private

party may (d) file a MHRF claim if losses cannot be recovered from (e) the person who caused the loss. Forms, information, and FAQ's in several languages can be obtained from the MHRF website, which is located on HCD's website at <http://www.hcd.ca.gov/codes/ol/mhrfmenu.htm>.

What kinds of claims are compensable? (a) Failure to honor warranties or guarantees. (b) Fraud or willful misrepresentation related to (i) any financial provision or (ii) the kind or quality of the product sold or purchased. (c) Conversion (theft of money or property). (d) Any willful violation of the Manufactured Housing Act (ranging from home defects to dealer/salesperson violations). (e) Any violation of warranty provisions in Civil Code section 1797 and following.

How much can be claimed? The maximum payment related to one sales transaction on a new or used mobilehome or manufactured home is \$75,000, or, if less, the amount of "actual and direct loss". What is counted as an "actual and direct loss"?

(a) Any actual financial losses directly related to the transaction (not, for example, possible loss of value in a future resale). Most claims focus on the manufactured home itself, but on a case-by-case basis, HCD may consider personal property or injury losses if the claimant can prove that the loss was a direct consequence of the harm (warranty violation, fraud, etc.) attributable to the home or transaction.

(b) Interest at the statutory rate of 10% from the date of loss.

(c) Court costs and reasonable attorney's fees related to pursuing a judgment and court costs related to a bankruptcy petition.

(d) Costs related to identifying assets and trying to collect on assets.

The only costs expressly excluded from claims by the statute are punitive damages or damages awarded for negligent or intentional infliction of emotional distress.

(Continued on Page 12)

HCD UPDATE (Cont'd.)

(Continued from Page 11)

When must the claim be filed? (a) Within 2 years of a final court judgment or the end of a bankruptcy proceeding or from the date of sale, whichever is latest; or (b) if not based on a judgment, within 2 years of the date of discovery of the violations, but not later than 5 years from the date of sale.

Procedural Requirements

What legal action must claimants take before filing a claim? There are 6 general options:

(a) (i) File a lawsuit in Superior Court (any amount) or Small Claims Court (up to \$10,000; (ii) win the lawsuit AND have the judge specifically state that the basis for the claim occurred (e.g., fraud or misrepresentation or warranty violation)—this must be specifically requested, especially in small claims court!

(b) (i) Pursue and be part of a public prosecutor's criminal action against the person causing the harm; (ii) win the case AND have the judge specially state that the basis for the claim occurred and, if possible, the amount of harm to the claimant; [Note: losing doesn't disqualify the claimant because of the different standards of proof...remember O.J. Simpson].

(c) Obtain and participate in an HCD administrative prosecution against a dealer or salesperson causing the harm, and ask the HCD attorney to include a request for findings specific to the cause and amount of your losses.

(d) Without having to sue, prove that the person who caused the harm is bankrupt, or has filed and completed a bankruptcy action which includes the person's claim; AND independently prove to HCD (rather than a court) the basis of the claim.

(e) Without having to sue, prove that the person who caused the harm either is judgment proof (e.g., has no assets that can be collected against, such as Social Security or SSI payments as income, or all assets are outside the country), or the cost of collection exceeds the likely value of assets; AND

independently prove to HCD (rather than a court) the basis of the claim.

What collection efforts must claimants take before filing a claim? The law requires "diligent efforts". Generally, the first step is doing an asset search. If you find assets, you must attempt to "execute" against them with liens, garnishments, execution sales, and other options unless you prove the cost of collection exceeds value of assets. You may get assistance in each step from professionals, from the lawyer who handled your civil or criminal lawsuit, or on the Internet under "Debt Collection" for example

What documentation is necessary? Generally, provide as much as possible. The most important are the following:

- (a) A written purchase agreement, either on a form or an informal document or letter, and all related documents, disclosures or letters.
- (b) Proof of payment: receipts, or copies of checks or money orders.
- (c) Proof of actual costs/losses: written or other proof of the cost of repairs, corrections, cost of attorney's fees and court costs, etc.
- (d) For cost of repairing substantial defects in the home or accessories, at least two itemized written estimates by licensed contractors to repair those defects (and/or proof of payment of those amounts)
- (e) Claimant's written statement of facts describing how the failure to honor warranties, fraud, misrepresentation, conversion and/or wilful violations occurred and how costs were calculated.
- (f) Proof of court action and judgment, with a clear reference (in the minute order or other declaration by the judge) to the judgment being based on the basis of the claim (e.g., fraud) and the amount attributable to that portion of the claim (if there are damages, for example, attributable to "mental distress", those should be identified separately from the claim damages).
- (g) Copy of bankruptcy documents showing the amount claimed being released in bankruptcy and/or other proof that the bankruptcy covered the claim.
- (h) Statement of claimant of efforts to collect and/or identify assets, and documents identifying all asset searches and collection efforts, including costs, if any.

(Continued on Page 13)

HCD UPDATE (Cont'd.)

(Continued from Page 12)

Is an attorney necessary? No. Usually, an attorney should assist with any Superior Court lawsuit, especially if the person being sued has an attorney; your attorney also can help with the MHRF filing since his/her attorney's fees may be paid from the claim payment.

What are the most common problems precluding or reducing payment. Common and avoidable problems cause most MHRF denials. They may be ineligible (past the 2-year statute of limitations); they may be incomplete (no court judgment, court judgment doesn't identify fraud as basis, no final bankruptcy, no diligent efforts to identify assets or collect, inadequate proof of damages or their costs); there are missing documents; or there is a civil or criminal "stipulation" waiving liability or payments in excess of a settlement figure.

The MHRF claim may not make you whole, especially if your loss is over \$75,000, and may not cover all potential damages; however, it is a valuable and underutilized source of assistance. OL staff are available to assist you or your new friend with filing the claim, and provide direction where claim applications are incomplete.

ROMHC (Cont'd.)

(Continued from Page 10)

It was a "win" for the park's former investor-owner because:

- He received a fair price for his property;
- He has guaranteed cash flow for himself (and his heirs) for many years to come;
- He can retire from the mobilehome park business;
- By using an installment sale, he avoided a large capital gains tax obligation.

Might a transaction like this work for your resident group and your park owner? Think about it. If you have questions, feel free to send me an e-mail or give me a call.



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NEWS AROUND THE STATE

By Tom Lockhart
GSMOL State Secretary

Zone B-1 Region 8

A program to repair homes for low-income residents of Ventura County during National Women Build Week this May will involve a cooperative effort among Habitat for Humanity and the Women Build program. Among the recipients, usually senior citizens, of this valuable construction assistance are several residents of the Casa del Norte MHP in Camarillo. The much needed work will involve repairing parts of seven homes in the MHP to improve health and safety conditions, and to make the homes more comfortable to live in. Work such as repairing windows, entrance ramps and porch screening, bathroom repairs, and installing new doors will be completed.

The work allows local women to volunteer their time and efforts to help upgrade homes, and at the same time learn valuable construction skills under the supervision of professionals.

ZONE/REGION REPORT



COVINA HILLS MOBILE COUNTRY CLUB WINS DENIAL OF SUBDIVISION AT LOS ANGELES COUNTY BOARD OF SUPERVISORS

Zone C Report

by Mary Jo Baretich
Region 5 Co-Regional Manager

On April 22, 2014, the Los Angeles County Board of Supervisors voted to Deny the proposed Subdivision of the Covina Hill Mobile Country Club, a 500 space park located in La Puente. Supervisor Gloria Molina read the Motion to Deny the Subdivision of the Covina Hill Mobile Country Club and all 5 Supervisors voted **APPROVAL of the Denial**. The LA County Planning Commission had previously Denied this Subdivision and recommended the Denial to the Board of Supervisors. It was interesting that the Supervisors apologized for keeping the Covina Hills people waiting so long to be heard.

Ed Souza, President, and Martha Vazquez, Vice President, of Chapter 806, had arranged for a bus for their homeowners for both the Planning Commission Hearing and the Board of Supervisors Hearing. 30 people road the bus with an additional 10 people carpooling to the Hearing. Under Ed Souza's guidance, he has increased the GSMOL membership from the beginning 2 people to 17 at Reactivation to today's figure of 160 GSMOL Members. Following

this WIN, Ed believes he may see 50 or more new members to fight the next fight for their rights.

Ray and Kathy Downing and Mary Jo Baretich also attended both Hearings. We GSMOL Leaders are very proud of the five brave Covina Hills homeowners for getting up and speaking. Each of them gave explicit examples of the devastating effects that Subdivision would have on them.

As the Representative from GSMOL, Mary Jo spoke about our GSMOL Mission, explaining how we are Advocates for the mobilehome homeowners, including fighting for their rights in the courts, and working in Sacramento to get good laws passed to help the homeowners maintain a Quality of Life. She also showed the MRL with an explanation of its origin by GSMOL attorneys, and significance. Previously, she had sent 3 pages of Court Cases showing the failed subdivisions and their serious ramifications. The Covina Hills homeowners could not afford an attorney, so the homeowners and Mary Jo took on the task of confronting the Park Attorney, Richard Pech.

Mary Jo also cited Shorecliffs as an example of the destruction of lives of poor Seniors and disabled Veterans who spent their life-savings on their homes only to have their rents raised up to almost double their incomes, following an approval of Subdivision. At Shorecliffs MHP, after it had been approved for Subdivision 4 years ago, nearly 150 people out of 304 spaces have now left this once Senior Park, abandoning their homes and everything they could not fit into a small apartment, all because of the extreme rent increases by the park owner prior to any lots being offered for sale. It was explained that the same owner is now doing this to Pacific MHP. Now, with the passing of SB 510, there may not be as many Subdivisions proposed for parks.

The Covina Hills homeowners (500 spaces) are low income Seniors, disabled Veterans and families struggling to pay the \$1000 to \$1100 per month space rents now, and there is no way that 51% of the park

(Continued on Page 16)

ZONE/REGION REPORT (Cont'd)

(Continued from Page 15)

could ever purchase the lots at \$150,000. And there is no way to stop this park owner from raising up the rents to whatever he considers "MARKET RENT" prior to selling the first lot as was done at Shorecliffs and other parks. Los Angeles County does not have Rent Control for mobilehome parks. It did at one time, but that Code is no longer in effect. Now, with a sympathetic Board of Supervisors, it might be a good time to push for this once more.

In order to get a loan, the homeowners would first have to put in a foundation at \$15,000 or more. Then they would have to find \$15,000 to cover the down payment, that is, IF they could qualify for the loan. These people don't have that kind of money.

Also, of interest, the La Puente earthquake blind thrust fault that caused the March 28th 5.1 La Habra earthquake is beneath the Covina Hills Mobile Country Club. This is the same fault that caused the 1987 Whittier Narrows earthquake and the 2008 Chino Hills earthquake. According to seismologists, **the Puente Hills Fault is one of the most significant hazards in Southern California.** Any foundation systems to be placed under these mobilehomes will require extensive engineering studies, expensive earthquake bracing and possibly pilings. It could exceed the normal costs for foundations estimated at \$15,000.

It was a good win for the Covina Hills homeowners, and unless the park owner wishes to sue the County of Los Angeles, I do believe this will be the end of his quest for Subdivision of this park.

SENIOR RESIDENTIAL PARK OVERLAY ORDINANCE HUNTINGTON BEACH

by Mary Jo Baretich
Region 5 Co-Regional Manager

On March 17, 2014, "the Senior Residential Mobilehome Park Overlay Ordinances" were approved by the Huntington Beach City Council to help protect the 10

Senior Parks primarily occupied by seniors 55 years of age and older from conversion to family (non age-restricted) parks, and **preserve affordable senior housing** in the City of Huntington Beach. These Ordinances will favorably affect the lives of thousands of Huntington Beach Senior Citizens including numerous Veterans.

It was ten years ago, 2004, when the City passed the Mobilehome Conversion Ordinance which gave an "in-place" value for the homes or relocation within 20 miles. That Ordinance has been used as an example throughout the State by other municipalities for their own forms of Mobilehome Conversion Ordinances. It is believed that the Senior Residential Mobilehome Park Overlay Ordinances will be also used as examples. A sample Ordinance, along with its Moratorium Ordinance has already been requested by Norma Bohannon, Vice President of Zone A for possible use in the City of Sacramento.

Six months ago, Betsy Crimi of Rancho Huntington had asked how we could save the Senior Parks in Huntington Beach from becoming All-Age parks. Mary Jo had just read about the City of Yucaipa winning the rights of the Seniors to keep and enjoy their quality of life in their Senior Mobile Home Parks. She scheduled a meeting with Betsy, Bruce Binder and Council member Jim Katapodis and provided Jim with the City of Yucaipa Court information, along with information from the City of Hayward. He presented it to The City Attorney and some members of the City Council. Then Mayor Connie Boardman placed the issue on the August 5, 2013 City Council Agenda to be voted on by the Council to proceed with an Overlay and following Ordinances. She then asked the City Attorney to place a moratorium on it as of that night since one park owner was going to turn his park into an All-Age park the next day. This stopped that park, and now the City Council has approved the Ordinances.

Most of the Senior park owners in the City prefer keeping their parks as Senior Parks mainly because there is little or no damage in the park, people pay their space rents on time, and the homeowners take more pride in their homes. Incidentally, those remaining 8 All-Age family parks in the City will not be affected by this SR Overlay, but could apply to have the SR Overlay designation in the future.

Great things can happen when you are united and work together towards one goal.

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- 6
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- 8
- 9
- 10
- 11
- 12
- 13
- 14

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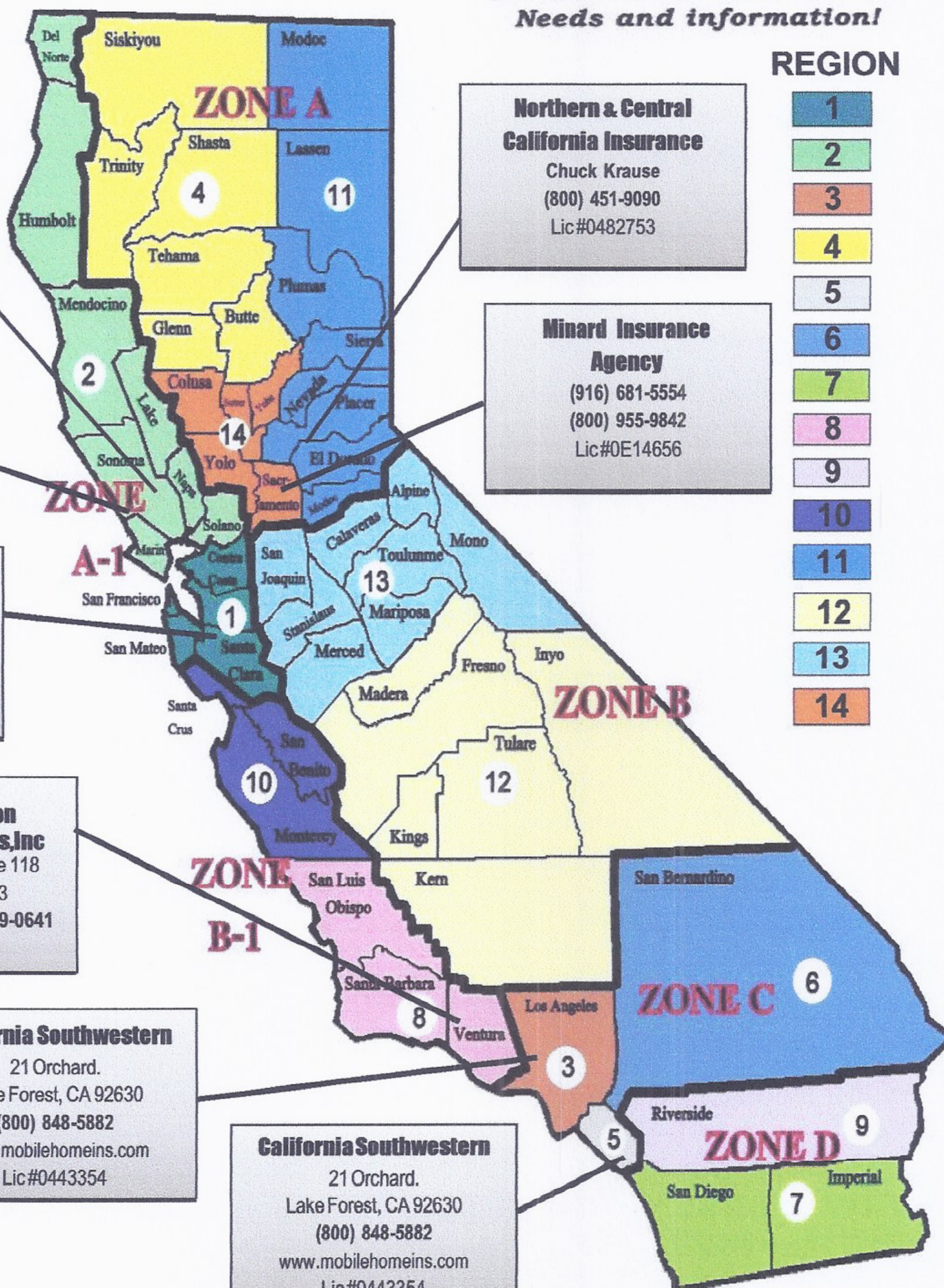
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FIVE FOR FIVE REWARDS PROGRAM

APPLICATION FOR REWARD

(New members only - no renewals)

Mail or fax completed form to the home office, Fax No. (714) 826-2401

Please fill in new members' names, park, space number, and when they joined, below and mail or fax to the home office. After verifying by the home office, a \$5 reward check will be mailed to the individual or chapter named at the bottom of this form. Please send in all new membership applications as soon as you receive them. Do not hold them for this program. This program only requires that you keep track of who they are, and list them on this form.

(More than one person living in the same home and paying one membership dues count as one member for this program.)

PLEASE PRINT LEGIBLY

NEW MEMBERS' NAMES

PARK NAME

SPACE NO. MONTH AND YEAR JOINED

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Please send \$5 reward check to:

_____ name _____ address

(Note: If the reward is going to a chapter's treasury and the chapter does not have a bank account, the check should be made out to and mailed to a chapter officer. The officer can then cash the check and put the money into the chapter treasury.)

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Form 100
Rev 01/14