

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

Volume 52 • Issue 1
January/February/March 2017

Feels Like Spring!



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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.

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

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

POSTMASTER: Send address changes to:

THE CALIFORNIAN
14802 Beach Boulevard
La Mirada, CA 90638

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See map on
page 15
for Zone
boundaries

Focus on the Future

“Rebuild, Renew
and Restore
is our Motto;
honesty and
transparency
is our promise.”

My report for this issue will be very short to make room for other very important information. I would like to remind you about the various committees which have been formed. We are looking for more members to participate on these committees. Remember, the best way to have a voice in what YOUR organization does is to volunteer and serve. A list of active committees can be found on the website at www.gsmol.org/about/committees, along with who to contact if you are interested in serving on any one (or more) of them. Most of the work that these committees do is done by conference call meetings. You don't have to leave your home to contribute.

Further in this issue of *The Californian* you will see the article on our Membership Drive. Membership allows mobilehome homeowners to have access to the latest information regarding mobilehome living, including issues which have been solved in other parts of the state that may be relative to the problems that you are experiencing in your own park. Staying aware is a key to protecting your quality of life.

Remember that you can give gifts of Regular membership to others in your park who are

over the age of 18. Also, you can give gifts of Associate membership to those who do not live in a mobile home park. These can be your relatives or friends. We will need their support when it comes time for a vote on local ballot measures related to mobilehome living, and they can also write letters to the Legislators to get them to cast their vote for the Bills that we support.

Please read the Capitol Report in this issue for the latest information on Bills currently submitted to the Legislature and notice the Bills that we support or oppose. Some are still in review at this time. We will keep you posted weekly on the latest information in the state legislative email report, "This Week at the Capitol."

Sign up for our email list at www.gsmol.org if you are not receiving these bulletins and the "Your Rights Bytes" bulletins. Our email list also enables us to get important information to our members when it happens, not just when *The Californian* is mailed. In addition to signing up on the website, please be sure that the Home Office has your email address. ■



Capitol Report

By:
By Craig Hull
Chair of Legislative Action Team

The following Bills have been submitted by our Legislators. Our Legislative Advocate and the GSMOL Legislative Action Team (LAT) are working with the authors on the specific wording to some of the Bills. At this time, as noted below, we are already recommending support and opposition of a few Bills.

AB 294 (Mike Gipson – D) Mobilehome parks: disclosure. The MRL requires park management to disclose the name, business address, and business telephone number of the park owner upon a homeowner's request. This bill would require the disclosure to be made within 10 business days.
Recommended GSMOL Position: Support.

AB 1269 (Mark Stone – D) Mobilehome Residency Law. This bill would make changes to the MRL.
Recommended GSMOL Position: Support

SB 46 (Connie Leyva – D) Mobilehome: enforcement actions: sunset provision. The inspection and enforcement program for health and safety violations within mobilehome parks is set to expire January 1, 2019. This bill would remove this sunset date and extend the provisions of the inspection and enforcement program indefinitely.
Recommended GSMOL Position: In Review

SB 136 (Connie Leyva – D) Mobilehome parks: mobilehome park program funding. The Mobilehome Park Rehabilitation and Purchase Fund (MPRP) is a loan program for mobilehome park residents, resident organizations, and nonprofit housing sponsors. This bill would authorize HCD to contract directly with nonprofit corporations with statewide or regional capacity to deliver technical assistance to mobilehome park residents in order to assist them in acquiring, financing, operating, and improving mobilehome parks.
Recommended GSMOL Position: Support

SB 147 (Bill Dodd – D) Mobilehome parks: residency. The MRL authorizes a homeowner who lives alone to share his or her mobilehome with one guest without the imposition of a fee by management for that person. This bill would authorize any homeowner to share his or her mobilehome with not more than two guests without the imposition of a fee by management.
Recommended GSMOL Position: In Review

SB 429 (Jeff Stone – R) Manufactured housing: park model homes. The HCD is required to license and regulate dealers of manufactured homes, mobilehomes, and commercial coaches. This bill would authorize a dealer to offer park model homes.

Recommended GSMOL Position: In Review

SB 470 (Jeff Stone – R) The Mobilehome Residency Law: tenancy: termination. This bill would authorize mobilehome park management to evict tenants for acts that are outrageous in the extreme, on the mobilehome park premises or in the immediate vicinity of the premises, including, various acts of violence or threats against a person.

Recommended GSMOL Position: In Review

SB 542 (Connie Leyva – D) Manufactured Housing Act of 1980: notice of transfer and release of liability. A manufactured home owner who sells or transfers ownership of their home would not be subject to civil or criminal liability, including tax liability, after transfer of possession and title of the home and after appropriate notice and documents are filed with HCD.

Recommended GSMOL Position: Support

SB 722 (John Moorlach – R) Mobilehomes: principal residences: exceptions. This bill would eliminate, from the exemption to rent control, mobilehome spaces that are not the principal residence of the homeowner, even when the homeowner has rented the home to another party.

Recommended GSMOL Position: Oppose

The LAT will be carrying out campaigns of support or opposition regarding these bills in a different way this year. Each park will need to have a person who has email acting as Legislative Contact. Chapters should have already appointed their LC. In parks without a chapter, any GSMOL member can volunteer. This person will be the liaison between the LAT and the residents in their park. The LAT will email instructions and sample letters for each campaign to the LCs for distribution to their residents; the LCs will collect the letters and send them to the GSMOL LAT by way of their Region Manager; and GSMOL LAT will deliver them by hand to the legislator they are addressed to. If your park has no chapter and you wish to volunteer as LC, please email to the LAT by way of Anne Anderson, a.bushnell.anderson@gmail.com ■

“ Each park will need to have a person who has email acting as Legislative Contact. ”

Want to run for a state-level position in GSMOL?

There are several state-level positions within GSMOL that are up for election in the spring of 2018. If you have been reading your copy of *The Californian*, you know that the election will be done by mail-in ballot, with every membership allowed one vote.

The positions up for election in 2018 are:

- President
- Zone A-1 Vice President
- Zone B Vice President
- Zone B-1 Vice President
- Vice President for Manufactured Housing Communities
- Zone D Vice President
- Vice President at Large

If you are interested in one of those positions, you should be thinking about how your qualifications compare with the duties of the office in which you are interested. The duties of each office are shown in the GSMOL League bylaws, which are located on the GSMOL website. To see the GSMOL state bylaws, visit the GSMOL website at www.gsmol.org. Then click on the "About" tab near the top of the page. Then, on the drop-down menu, click on "Important Documents." Then, click on "GSMOL state bylaws (2016)." This is the latest version of GSMOL's state bylaws.

The duties of GSMOL's state-level positions are shown in section 3.10 of the state bylaws.

The only thing you need to do now is learn everything you can about GSMOL and the position you are interested in. The incumbent in the position may or may not be willing to

help you, depending on whether or not they are planning to run for re-election.

Eventually, you will need to prepare a description of your qualifications for the position, keeping the duties in mind. Your description will be included in the election issue of *The Californian*, along with the same document from other candidates. The number of words that will be allowed for the description of your qualifications has not been decided yet, but it will probably not be enough for you. Brevity is good, but make sure you cover all of your qualifications.

As the election draws nearer, you will read more in these pages about what is required of candidates and the deadlines you will need to meet. Good luck and stay tuned. ■

HELP WANTED

Members for GSMOL Election Committee. Experience with elections of any type is helpful but not required. Most helpful will be experience with mail-in ballots.

Interested parties should contact:
Bob Markley
Election Committee Chairman
760.435-.126
Email: rmarkley33@yahoo.com

THEY'RE OFF AND RUNNING!!

The 2017 MEMBERSHIP DRIVE officially began on February 1 although any new members or chapters added in January will count!

CONTESTS RUN FROM FEBRUARY THROUGH THE END OF JULY!

ALL MEMBERSHIP DRIVE MATERIALS are available ONLINE!!!

Membership forms, the Membership Drive 2017 flyer and all our standard Membership Handouts can be DOWNLOADED from www.gsmol.org/resources/membership-resources

Most of these are available in both English and Spanish.

THREE CONTESTS WITH PRIZE DRAWINGS FOR EACH - MEMBERS, CHAPTERS AND LEADERS CAN ALL PARTICIPATE!

- **MEMBERS Bringing in New Members – Members can WIN by filling up at least two “5 for 5” forms or one “10 for 10” form!** (The “5 for 5” is on the back cover of this magazine, and you can download the “10 for 10” at the website given above.) The drawings will be by region.
- **CHAPTERS Net Growth - Chapters can WIN by increasing their net membership growth by at least 10%!!** (“Net” membership means you have to subtract any members you lose during the drive from those you gain.) The drawings will be by region.
- **LEADERS Creating or Reactivating Chapters and Super-Chapters!** “Leaders” can be GSMOL Region, Associate or Assistant Managers, but since **chapter officers are also considered “Leaders”** for this contest, **Chapters can also WIN by “adopting a park” and helping them to create or reactivate a super-chapter or a chapter of their own!** (A super-chapter is a chapter which has members in more than one park.) The drawings will be by zone.

We have set up a Membership Ideas page at

www.gsmol.org/resources/membership/membership-idea

We are posting ideas here that members, chapters and leaders can use for bringing in new members and ensuring that current members renew!

If you NEED ideas, come here and look around!

If you HAVE ideas that have been successful, we want them!

**Send them to the Membership Committee through Anne Anderson,
a.bushnell.anderson@gmail.com**

By:
Karilee Shames
Patti Rose
Zone A-1

News Around the State

Humboldt County RSO Victory

Karilee Shames - Zone A-1 Vice President

As GSMOL Zone VP, I spent a half dozen nights in the City of Arcata and Humboldt County during the pre-election period, speaking with the Arcata City Council and the County Board of Supervisors.

We stood in the rain to get petitions signed to get Measure V (a ballot measure for a county rent stabilization ordinance) on the ballot, working hard to educate local citizens about what was at risk.

I sent a packet of information to every Humboldt County Board member, helping to fill them in. I spoke opposite Western Manufactured Housing Communities Association (WMA) representative Doug Johnson twice, contradicting his "facts" as necessary.

Since this area had two GSMOL groups, one working with the City and one with the County, I supplied their leaders with legal advice from Bruce Stanton and information, as requested, to help them know how to proceed.

Despite park owners / WMA spending over \$200,000 against this ordinance, including half-time advertising at a major San Francisco sporting event and misleading billboard signs across the area, residents of this area supported our mobilehome homeowners and voted for the ordinance.

The City of Arcata continues to explore this option, so we continue to help them understand why this is necessary.

Patti Rose - Zone A-1 Associate Manager

In 2014 a national investment trust, Follette USA, purchased their first park in Humboldt County, the Lazy J. The rents went up by \$40 over the next few months. The next year they purchased Ocean West and increased their rent \$27. That is when the home owners began to ask for help from their elected officials. After many steps in the process to reach the County Board of Supervisors who continued to ignore us, we had no choice but to use the initiative process. Fortunately, California has this process so

that THE PEOPLE can bypass stubborn politicians. We borrowed the money to hire Bruce Stanton to write a rent stabilization ordinance. We cobbled together more funds to get an initiative printed and we began getting signatures.

Part of any initiative is getting money for printing, advertising, artwork and professional advice. Most of the people affected by the proposed law were seniors who had limited resources as well as health issues which limited how much they could participate. Although GSMOL did not donate money, they donated time getting signatures and phone banking. We got donations from all of the local labor unions, the Democratic Party and numerous concerned citizens.

This was never an easy process. First we had no idea how to do anything other than reading web pages. In fact our elections people were vague. Secondly, all political campaigns require filings with the Federal Political Practices Campaign to account for every cent earned and spent (read government paperwork) and third the opposition, Western Manufactured Housing Communities Association (WMA) donated nearly \$220,000 to oppose a Rent Stabilization Ordinance in comparison to our raising \$13,000 in favor of an ordinance. But, we had the commitment of some very knowledgeable people who gave us valuable advice along the way and campaign leadership who knew how to use the advice wisely.

So, today the unincorporated parts of Humboldt County have the Mobile Home Rent Stabilization Ordinance. We won by 55% to 45%. One of the 7 incorporated cities, Arcata, where the Lazy J is located, is in required negotiations with the park owners because the City Council knew MHP rents were important enough to do something about it. They realize that MH parks are one of the few sources of unsubsidized low-income housing. GSMOL is working with the Lazy J leaders in support of their negotiations. Once they have their rent stabilization, we will begin work with the City of Fortuna as their park, Royal Crest, has some of the most egregious increases in Humboldt County. ■

Zone Reports

ZONE A REPORT

*By Betty Storey
GSMOL Zone A Vice President*

Welcome to the 25 new members of GSMOL chapter #928 of Olive Hill Mobile Park in Oroville. It was my pleasure to swear in the officers on January 4th and to be their guest speaker for the meeting. Congratulations to the chapter president, Kathleen O'Neal, and her staff.

Zone A has two additional GSMOL chapters forming and two Super Chapters organizing.

If your park is experiencing a serious dispute between two or more residents, other residents in the park should not just remain passive. If left alone, such issues can escalate into disruptive physical encounters even affecting neighbors. In most cases, one or more of the participants is in violation of the park's Rules and Regulations (R&Rs) and/or the Mobilehome Residency Laws (MRL). The park management should be informed immediately so they can take steps to mediate and enforce their rules, if necessary.

For example, if a mobilehome park resident is offending their neighbors, a Complaint Form should be sent to the park management as soon as possible. It is then up to the park management to investigate the problem and determine the proper action.

The park management may find that the offending resident is not capable of living alone and is putting themselves or other park residents in danger. Management may elect to contact their county's Adult Protective Services (APS), a state-mandated program that provides evaluation, assistance and intervention to seniors age 65 or older or age 18-64 and physically or mentally impaired. (Refer to Welfare & Institutions Code Section 15610.10 or to the 2017 MRL, page 71, Section 32.1)

If APS finds no issue, the park management has an obligation to issue a 7-day Notice advising the offending resident that they

are in violation of a mobilehome law or regulation and failure

to cease the violation could cause a Termination of their Tenancy. (Refer to the 2017 MRL Section 798.56 (a), (b), (c), (d), or Section 799.70 (b), (c), (d), (e).

It should be noted that park management has an obligation to provide for the "Quiet Enjoyment" (QE) of their residents. QE does not merely refer to noise violations. The common law refers to the right of an occupant of real property, particularly of a residence, to enjoy and use in peace and without interference or disturbance.

This concept has been tested and upheld numerous times in California courts. Reference the *Andrews v. Mobile Aire Estates*, Case B166491 in the Court of Appeal of California, Second Appellate District, Division Three. The judgment reads (paraphrased): The mobilehome park breached contractual duty as landlord to preserve tenants' quiet enjoyment of their premises, which duty was implied in their lease and explicitly imposed by a written lease provision and the Mobilehome Residency Law (MRL) by failing to take action against the troublesome neighbor.

ZONE A-1

*By Karilee Shames
Zone A-1 Vice President*

Zone A-1 has seen positive progress in many directions and we are excited to greet a new year.

Thankfully, new leaders are stepping up as they see the need.

We welcome the following members who are all joining our zone leadership team as Associate Managers:

Patti Rose in Humboldt County
Debra Boivin in Lake County
Albert DesRuisseau in Oakley area
Martha McConnell in San Jose
Maureen Smart-Calderon in San Leandro

“Zone A has two additional GSMOL chapters forming and two Super Chapters organizing”

Our GSMOL Membership drive is on. We are excited to reach out to nearby parks to help chapters reactivate or form. Join the drive...

Our first class of MRL graduates has received certificates. In March we will study together by phone for our next class.

Our Sonoma Super Chapter has completed their Rent Control Revision and Update, a multiyear project. Hats off to Sonoma!

Our **Bimonthly Luncheons** are the 2nd Saturday of odd number months: March 11, May 13, July 8, Sept 9, Nov 11, and our every other month **Conference Calls** are held in even months, on the 2nd Saturday at 10 am.

We now have secured our own Zone A-1 Conference Call line to increase our zone communications.

We hope to see you at the next GSMOL Luncheon at the Boulevard Cafe in Petaluma, where great speakers help us to better understand our unique plight as manufactured home owners.

ZONE B-1 REPORT

*By Jamie Rodriguez
GSMOL Associate Manager / GSMOL LAT Representative
President, North Santa Barbara
Manufactured Home-owner Team*

NSBMHT(North Santa Barbara Manufactured Homeowner Team) After several years with only three board members, we are beginning 2017 with a full board of officers, including our new Outreach Coordinator, and -providing some newfound excitement to the board.

*Pinto Lake Mobile Estates Report
By Chris Girard
GSMOL Chapter Co-President*

The residents of Pinto Lake Mobile Estates were not surprised last April to receive our yearly "rent adjustment," which has consistently been the maximum allowable under Santa Cruz County's Mobilehome Rent Adjustment Ordinance. Another year, another rent increase. No increase in services or noticeable maintenance, just more money to the LLC which owns the park.

One person, Pat Thompson, our GSMOL chapter treasurer, noticed something different this time: A page 3, which contained a "Notice of Special Rent Adjustment." This time they were asking for an extra \$210.77 per month from each

of the park's 176 households, or \$445,146.24 total more income for the park owner per year! Pat was shocked. She called her neighbor, serial do-gooder Maureen "Mo" Curry. "Did you read page 3?"

Mo knew what to do. She immediately called the proper authority at the County, Mary Thurwalker, liaison to the Santa Cruz County Mobile Home Commission. The park owners had acted improperly, hiding the increase on page 3. Separate notification to the homeowners was required. The county acted quickly, and the park owners sent us all a proper notice.

Something became clear immediately: we needed to unite and organize! Having gone through three different incarnations of Homeowners Association, the board realized that we were just not strong enough to go it alone. We sought the greater strength of GSMOL. Enter again Mo Curry, who knew just what to do: Hold a Membership Drive!

After a general park meeting which attracted over 100 anxious and angry folks, and had to be interpreted as the park is 80% Hispanic, Mo put the peddle to the metal, pushing her Membership Committee to find as many people as she could to join our chapter. GSMOL had officials who were ready to help with direction and advice, most notably Henry Cleveland who also is a County Mobile Home Commissioner, and Rick Halterman, a font of valuable information and a veteran of rent control battles.

Mo kept up the drive, recruiting co-president Saul Rivas to sign up 2 or 3 mostly Spanish speaking people per home! These two homeowners were also responsible for getting the word out with personally delivered notices of upcoming meetings - the hard work of our mission!

The process of two settlement conferences, a probable hearing, and possible lawsuit drags on. Park lawyers delay showing their expenses, and slowing any progress.

As the park owners continue their drive to take more of our money, Mo is still signing people up! To date (February 3, nine months after the page 3 notice), we have 206 members from 176 households!!! When asked why she keeps at it, Mo says, "UNITED WE STAND, DIVIDED WE FALL!" She and Saul are still after the few dozen holdouts. Why? Because GSMOL gives us Hope!! And that's a good thing!

See Zone Reports on page 10 ►

ZONE C REPORT

By Mary Jo Baretich
Region 5 Manager

REGION 3

Report from Vista Del Monte near Monrovia

Homeowners are enraged to hear that rents to new homeowners will be \$450 higher than current homeowners. That will make the rents around \$1250 per month to the new buyers in this senior park. "Selling homes will be almost impossible" said GSMOL Chapter/ HOA President Mai Ling Thomas. Fears are that the park owner will turn the park into an all-age park.

At a meeting on January 26, 2017, attended by Mary Jo Baretich, the park manager said that he based the \$450 increase on an average of rents in the Monrovia area. He included apartments in his survey. Homeowners objected, stating it was not correct to use apartments in his survey. It was pointed out that apartment dwellers do not have mortgages plus space rents and utilities to pay, and do not have to pay for repairs or replacements such as roofs, furnaces, hot water heaters, plumbing, appliances, etc. They only pay a set rent and have no responsibilities of the apartment upkeep. The homeowners stated that the average rent in the mobile home parks in the Monrovia area is \$775 per month, not including utilities.

This park is in the unincorporated part of Los Angeles County, and currently the Rent Stabilization Ordinance (RSO) which was in place prior to 1995 is no longer active. GSMOL is working on re-establishing the RSO in LA County and researching the parks affected. A list is being compiled for this purpose. Bruce Stanton, GSMOL Corporate Counsel has been conferred with regarding this effort. Plans are to possibly form a Citizens Advisory Committee to work on and organize the RSO efforts.

Report from Reseda Mobile Home Park in Reseda

The Failure to Maintain lawsuit is still active and progressing against Kort & Scott Financial and Sierra Management.

Report from the Pacific Palisades Bowl Mobile Estates in Pacific Palisades

Homeowners living in the Pacific Palisades Bowl are keeping watch on possible landslides. Landslides happened in 2007, covering portions of 11 mobilehomes and a service road. The Park Owner had to install

MiraDrains and pumps, but there have been on-going problems with those since their installation. Also, the California Coastal Commission (CCC) had requested retainer walls to be built to help curb any landslide, but the type of walls being built are not the same as the CCC requested. The park owner had started additional required work on the hillside, but as of the last rains, the park owner had not completed the work, and the people are in fear of landslides occurring during the night. The homeowners have written to the state agencies in charge of monitoring the work, stating their fears about the health and safety of the homeowners.

REGION 5

We have reactivated three Chapters this quarter - all senior parks:

Playport Mobile Village in Costa Mesa, Goforth Mobile Home Village in Orange, and Rancho Fullerton Mobile Estates in Fullerton.

After their big win at the city council hearings against the last rent increase requested by the park owner, the GSMOL Chapter of the El Nido Mobile Estates in San Juan Capistrano is maintaining their super strong Chapter with 130 members out of 156 spaces in this senior park.

On February 21, 2017, the San Juan Capistrano City Council voted to draft a Senior Mobile Home Park Overlay District Ordinance to protect the four senior parks in the City from being turned into family parks. They are basing this ordinance on the Yucaipa Senior Mobile Home Park Overlay District Ordinance and the Huntington Beach Senior Residential Overlay District Ordinance. The City of Yucaipa had been sued by one of the park owners, but the City won at the 9th Circuit Court of Appeals to keep the ordinance intact.

Hundreds of seniors attended the San Juan Capistrano City Council meeting and many spoke in favor of the ordinance. Of course representatives from MHET and WMA spoke against this ordinance since they represent the park owners. The City Attorney placed a 45-day moratorium to keep any of the four senior parks from being turned into family parks while the ordinance is written.

Two park owners who own senior parks, El Nido Mobile Estates and Rancho Alipaz Mobile Home Park, have already threatened to turn their parks into family parks even though these parks are not built for children. As many of the speakers stated, they chose to purchase their homes in these senior communities because of the quiet lifestyle

and companionship of a senior community. There was concern also that the limited supply of senior parks that now exists in the City could be greatly diminished or even eliminated if they are not now protected.

ZONE D REPORT

Tim Sheahan
Zone D Vice President

I have continued to work with homeowners in seeking support of the Riverside County Board of Supervisors to address the unfair burden of homeowners "footing the bill" for property tax increases when mobilehome (MH) communities are sold, ownership share among partners changes, or possibly even when land leases for some communities are renegotiated.

Since these increases are not happening in Riverside County only, I am also scheduled to meet with a State legislator to discuss amending the State Revenue and Taxation Code to either prevent community (park) owners from forcing residents to pay the increases or applying a discount factor to property assessments. The State has already set a precedent by allowing certain nonprofit operators to enjoy a discounted property tax assessment/rate and I feel homeowners in all MH communities should be similarly protected. My experience has been that residents of investor-owned (for profit) communities are generally just as financially challenged as residents of nonprofit communities and are perhaps even less able to afford rent increases tied to property tax pass-throughs because their rents are likely already higher than nonprofit communities; therefore, they shouldn't be the helpless victims of a business transaction they had no control over. I want to thank those who attended our GSMOL Region Nine meeting at Hemet West Estates in Hemet to hear representatives of the County Assessor's office explain the County's position on assessing both the MH communities and individual manufactured homes.

Riverside County is considering possible updates to its MH Rent Stabilization Ordinance (RSO), which applies to MH communities in the unincorporated areas of the County. We are seeking homeowner input and documentation of problems with current administration of the RSO from communities covered by the County ordinance, so if you have suggestions or documented rental abuses, please contact me.

One of my goals for this year is to help form more local MH owner coalitions, especially in jurisdictions with rent

ordinances or to create GSMOL Super Chapters that would include all MH communities in such jurisdictions. In San Diego County we've seen the value of having local MH owner advocacy groups serve as the "voice" of MH owners in their particular cities. Oceanside, San Marcos, Escondido, Santee and Chula Vista each have advocacy groups that help educate, network and represent the interests of MH owners at the local level.

We have started an effort in Hemet to reactivate their local advocacy group. If you live in RSO cities including Calimesa, Menifee, Riverside, Indio, Rancho Mirage, Cathedral City, Palm Desert or Palm Springs and would like to coordinate a local networking effort in your city, please let me know. The same offer applies to areas without RSOs in the hope we can achieve RSOs in your areas too. We still have a continuing need for more GSMOL leaders and if you are willing to serve merely at your local level, or a broader area, please contact me. ■



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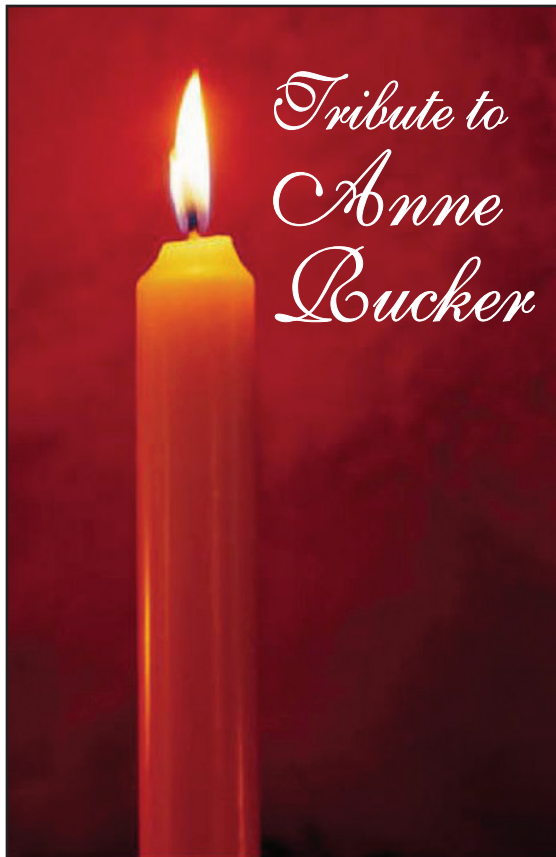
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GSMOL Zone A regrets to announce the passing of Anne Rucker the Regional Manager for GSMOL Zone A Region 4, as well as an active member of her Chico Mobile Country Club chapter. Anne had been a member of GSMOL since 2005. She and her husband Keith were well known to GSMOL members throughout the state.

Anne Rucker was born on December 7, 1925 and she passed away on February 2, 2017 in Chico. Unfortunately her health had been failing recently after a bout with pneumonia last year which put her in the hospital. Both Jean Crowder, the GSMOL president, and I were pleased to have had a pleasant visit with her and her husband recently in January.

Anne's daughter Jane Phillips said that she knows her parents would be pleased if their GSMOL friends could attend her mother's memorial service. Cards may be sent to her family at 1901 Dayton Rd., (Space 132), Chico, CA. 95929.

Services will be held on Sunday, February 12th at 1:00 p.m. at the Brusie Funeral Home, 626 Broadway, Chico, California. The funeral home telephone is 530-342-5642. Their website is Brusie Funeral Home where there are driving directions.

Regards, Betty Storey
GSMOL Vice President

New MRL Masters Program

Eight home owners can now call themselves Mobilehome Residency Law (MRL) Masters. They completed a multiple week training course that explored every section of the Residency Law.

Our new MRL Masters are:

Carol Balch, Debra Boivin, Ann Colichidas, JoAnn Duncan, Sharon Lieberman, Diane McPherson, GSMOL Treasurer Patti Rose, and Karilee Shames, Zone 1A Vice President

Karilee Shames, GSMOL Zone 1A Vice President put the course together. Participants studied on their own, took part in conference calls and successfully passed an MRL Master exam.

Carl Leivo of the Golden State Manufactured-home Owners Education Fund established a MRL blog. Each blog post focuses on a section of the MRL. The blog title page is at <http://mobilehomeresidentadvocate.blogspot.com/>. Visitors can pick from one of three general topics: the MRL, Space Rent Stabilization, and Title 25 and the Mobilehome Parks Act. Click on one of these topics in the left hand box.

A separate 501(c)(3) non-profit corporation, the Education Fund can accept tax-exempt donations and grants. The Education Fund has been using technology to make educational information available to manufactured home residents.

Please mail donations to:

Golden State Manufactured-home Owners Education Fund
P.O. Box 2067
Cypress, CA 90630

For more information, contact:

Golden State Manufactured-home Owners Education Fund

Carl Eric Leivo
leivoc@gmail.com
www.mhpliving.com
707-293-8290

GSMOL "Who's Who"

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

ZONE A

REGION 4

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

REGION 11

COUNTIES: Amador, El Dorado, Lassen, Modoc, Nevada, Placer, Plumas and Sierra

VACANT

If you would like to volunteer, please contact Zone VP

REGION 14

COUNTIES: Colusa, Sutter, Sacramento, Yolo and Yuba

VACANT

If you would like to volunteer, please contact Zone VP

ZONE A-1

REGION 1

COUNTIES: Alameda, San Mateo, Contra Costa, Santa Clara and San Francisco

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REGION 2

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

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ZONE B

REGION 12

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

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REGION 13

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

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ZONE B-1

REGION 8

COUNTIES: San Luis Obispo, Santa Barbara and Ventura

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COUNTIES: Monterey, San Benito and Santa Cruz

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ZONE C

REGION 3

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Orange County

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ZONE D

REGION 7

COUNTIES: San Diego and Imperial

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REGION 9

Riverside County

ASSOCIATE MANAGER

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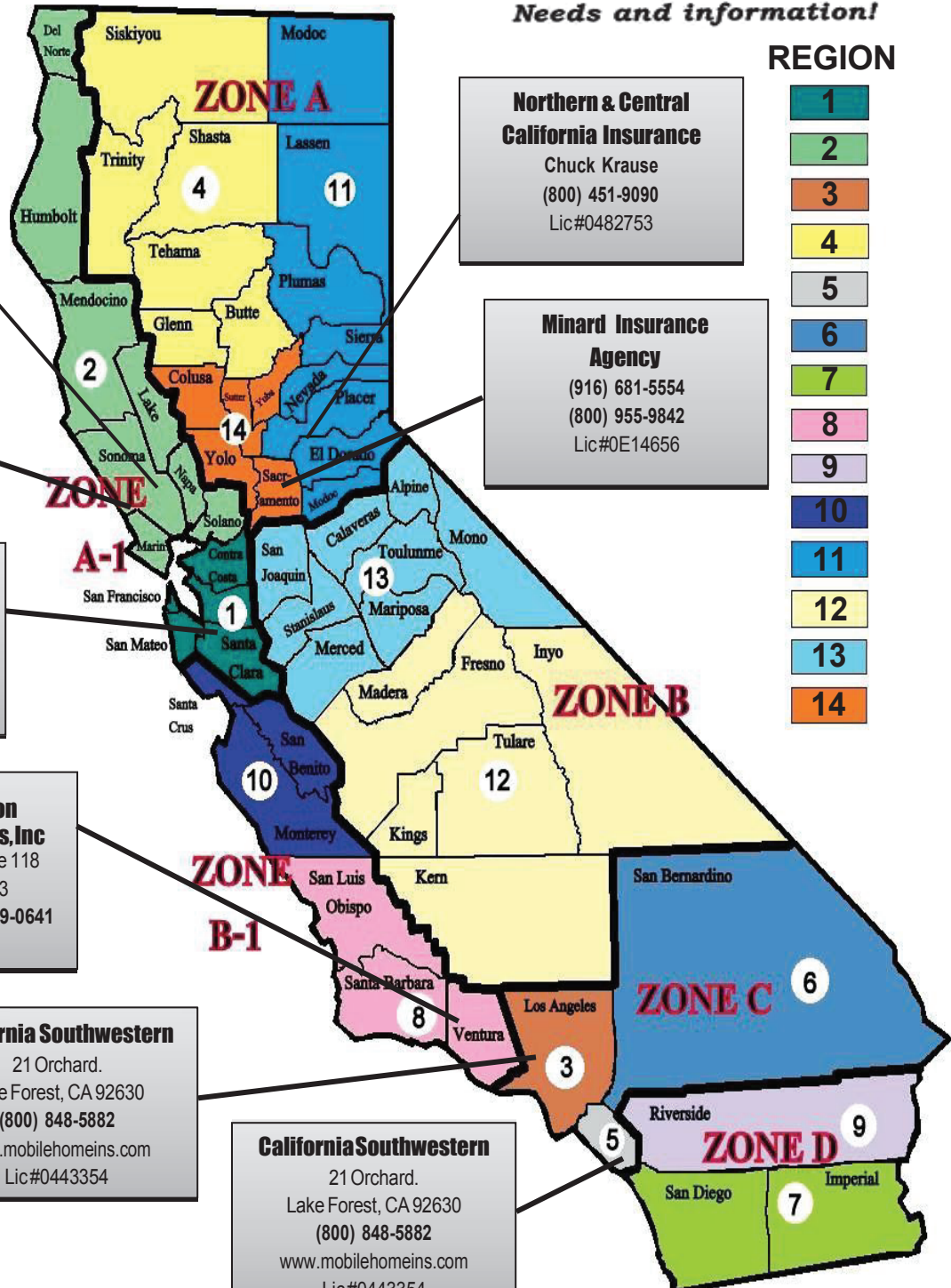
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