

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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Attempt to gut rent control defeated in San Jose

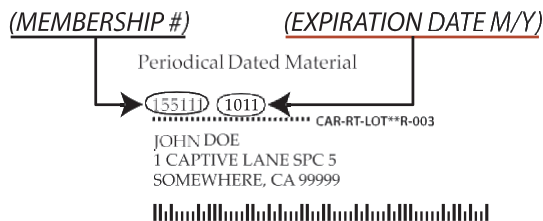
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Is Here For You!

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GSMOL Board Of Directors

What are those extra numbers on the address label?



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.

Editor- Mary Jo Baretich Assistant

Editor- Karilee Shames

Editorial Team: Lydia Hays, Anne Anderson, Carl Leivo

Editorial and Advertising Offices:



14802 Beach Boulevard La
Mirada, CA 90638

Toll-Free Mainline (800) 888-1727
Secondary (714) 994-9528



E-mail: mjbaretich@hotmail.com
Office Email: GSMOLgoldenstate@gmail.com
Website: www.gsmol.org

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THE CALIFORNIAN
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President

MICHELLE SMITH
Crestview Mobile Home Park
6387 Mother Lode Drive #33
Placerville, CA 95667
Phone: (530) 957-3567
melizabeth2@sbcglobal.net

Vice President Zone A

Regions 4, 11, 14
JOHN BERTAUT
Sierra Meadows Mobile Estates
5909 Mallard Lane
Citrus Heights, CA 95621
Phone: (916) 500-1485
GSMOLVPZoneA@gmail.com

Vice President Zone A-1

Regions 1, 2
PATTI ROSE
Northwood Mobile Home Park
2580 Central Avenue, #50
McKinleyville, CA 95519
Phone: (707) 839-0588
gsmolrose@gmail.com

Vice President Zone B

Regions 12, 13
VACANT

Vice President Zone B-1

Regions 8, 10
ANNE ANDERSON
Rancho Santa Barbara MHP
333 Old Mill Road #161
Santa Barbara, CA 93110
Phone: (805) 895-8319
a.bushnellanderson@gmail.com

Vice President Zone C

Regions 3, 5, 6
MARY JO BARETICH
Cabrillo Beachfront Village
21752 Pacific Coast Hwy, #23A
Huntington Beach, CA 92646
Phone: (714) 960-9507
mjbaretich@hotmail.com

Vice President Zone D

Regions 7, 9
TIM SHEAHAN
Springdale Estates
2907 Santa Fe Ave., #2
San Marcos, CA 92069
Phone & Fax: (760) 727-4495
tpsheahan@cox.net

Secretary

CAROL BRINKMAN
El Nido Mobile Estates
27703 Ortega Hwy, # 96
San Juan Capistrano, CA 92675
Phone: (949) 463-5550
Fax: (949) 369-5550
cbrinkman12@cox.net

Treasurer

SHELLY PARKER
Rancho San Luis Rey
200 N El Camino Real, #124
Oceanside, CA 92058
Phone: (858) 847-5552
sparkertaylor@yahoo.com

Vice President

Resident Owned MH Communities

DAVID LOOP
Aptos Knoll
46 Knollwood Drive
Aptos, CA 95003
Phone & Fax: (831) 688-1293
deloop1@sbcglobal.net

Vice President at Large

SHARON ROSE
520 Pine Ave., #30
Goleta, CA 93117
Phone: (805) 324-2151
laguna_sharona@yahoo.com



See map on
page 15
for Zone
boundaries

2018 GSMOL Board Statement



Excitement is in the air. GSMOL has a new President and new members on the Board of Directors. All aspects of the organization are being reviewed. We formed focused committees to evaluate and prioritize League needs. The new Board brings problem-solving skills, creative thinking,

professional and business experience, and dedication to you, the members. And all the while, the League's lobbyist continues working to promote, protect, and preserve our mobilehomes as a critical component of affordable housing.

As you may know, various Regions are planning to hold conferences up and down the State. This means more members can attend, participate in workshops and seminars, hear informative guest speakers, and learn more about the "Mobilehome Residency Law". Holding conferences in several locations means you can bring other homeowners to learn about protections who might not otherwise attend a single state convention. This is a great opportunity for networking.

In the spirit of new beginnings, your Board is making a renewed commitment to YOU, our members. Our plan is to focus more energy, training, and planning for members in individual parks to help you with in-park issues. Of course, you'll still do the bulk of the work to solve your problems, but we are pledging to be there, providing you with proven tactics and legally sound solutions.

Your Zone Vice President and Region Managers will be your link to our Corporate Attorney. This active approach to working with parks means you will have the benefit of years of experience from Zone and Region leaders, and when called for, an MRL attorney's opinion.

You may ask, "How can this new Board do all this on only \$25 a member per year? How can they pay a professional Lobbyist to promote legislation to protect us? How can they retain an elite MRL and Rent

Control attorney? How can they afford an office to keep all our records, membership rolls, etc.? What's the catch?"

Our answer! "By working smart, being efficient, and maximizing the use of all our resources, we can do this!" A major resource is our dedicated volunteer leaders with years of experience who donate their time to guide and help you. But our most important resource is YOU! You have a very important part to play in our successful work strategies.

It is your \$25 membership fee, multiplied by your neighbors \$25, and then their neighbors, that funds everything we do. Talk to your friends and neighbors. Network to bring in more members and contributions. Volunteer to serve in some leadership capacity or on a committee. Remember, this is a grassroots effort. All these benefits for only \$25 a year!

Yes, we're up against wealthy, well-funded park owners, who use our "lot fees" to pay WMA dues, hire expensive attorneys, and pay for lobbyists to promote park owner interests. They have more money, but we have more people. As we stand united, mobile home park **residents and homeowners** have GSMOL to protect their interests. That's what we do.

We are your new Board: Michelle Smith, Sharon Rose, Carol Brinkman, Shelly Parker, Tim Sheahan, Mary Jo Baretich, Anne Anderson, Dave Loop, Patti Rose, and John Bertaut.

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GSMOL'S WORK AT THE CAPITOL
and other important updates.

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and enter your email address.

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how you can take action to help

GSMOL Legislative Action Team Committee has been reviewing and tracking the following bills in the State Legislature:

AB 1919 (Wood D) Price gouging: state of emergency. The bill would expand the scope of the crime of price gouging by including rental housing that was not on the market at the time of the proclamation or declaration of emergency. Defines and clarifies the “rental price” of housing for purposes of price gouging. The protection would extend to mobilehome parks, where homeowners and residents are renting space or a renting a home from the park owner.

AB 1943 (Waldron R) Manufactured housing: foundation systems: installation: common interest developments. This bill would allow owners of mobile homes or manufactured homes within a resident-owned park, having difficulty securing financing, to use documentation required by lenders to finance mobile homes or manufactured homes in resident-owned parks.

AB 2056 (Garcia, E. D) Mobilehomes. The bill would make the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP) function much like other affordable housing subsidy programs. The bill would authorize HCD to make loans from the fund to a qualified nonprofit housing sponsor or a local public entity to acquire or rehabilitate a mobilehome park where no less than 30% of residents at the time that the loan application is filed are low income. The bill would also authorize HCD to make grants from the fund to a resident organization or nonprofit housing sponsor to assist park residents with needed repairs or accessibility upgrades. The bill would also require, for those loans issued on or after January 1, 2019, loan payments to be deferred for the full term of the loans, except as specified. The bill would authorize the department to charge a certain transaction fee related to the loan.

AB 2588 (Chu D) Manufactured housing. The bill would require all used manufactured homes, used mobilehomes, and used multifamily manufactured homes that are sold or rented to have a smoke alarm that is approved by the State Fire Marshal as of January 1, 2014, at the point of sale. The bill would require park owners or operators to annually, on or before January 1, to post notice of the emergency preparedness plan in the park clubhouse or in another publicly accessible area within the park. The bill also requires the state’s Housing and Community Development (HCD) to establish and provide a technical service inspection program to residents of a mobilehome park to provide onsite information relating to the technical data and other information available from HCD.

AB 2618 (Bonta D) Hiring of real property: Department of Real Estate: landlords and property managers: training. The bill, which applies to rental housing, would require the Department of Real Estate to administer a certification program for landlords and property managers to provide education to landlords and property managers on fair practices and tenant rights. The bill would also make a person who acts as a landlord or property manager without first having obtained certification from the department subject to a civil penalty.

AB 2708 (Reyes D) Contracts: translation. The bill would require a person engaged in a trade or business, or a supervised financial organization, that negotiates with a person who negotiates primarily in one of specified languages other than English to deliver to the other party a translation of the contract or agreement into the language other than English.

SB 46 (Leyva D) Mobilehomes: enforcement actions: sunset provision. The bill would remove the sunset for the mobilehome park inspection program, which was set to expire January 1, 2019.

SB 998 (Dodd D) Water shutoffs: urban and community water systems. The bill would eliminate and amend existing policies for how and when a water utility can discontinue service to a customer due to nonpayment. The bill also prohibits most water utilities from terminating service under expanded conditions, which include an assessment by the local public health department and authorizes the Attorney General to enforce the provisions of the bill.

SB 1130 (Leyva D) Manufactured homes. The bill defines “residential dwelling” to include manufactured homes in The Senior Citizens and Disabled Citizens Property Tax Postponement Law (PTP), which allows the State Controller to pay property taxes to county tax collectors on behalf of seniors or disabled persons with limited, low income.

SB 1230 (Gaines R) Contractors: scope of work: manufactured homes or mobilehomes. The bill would allow general “B” contractors to install, alter, or repair manufactured homes.

SB 1265 (Wieckowski D) Common interest developments: elections. The bill would attempt to strengthen the governance of quasi-governmental homeowner associations. The bill codifies multiple court opinions by stating that “it is the intent of the Legislature to ensure the democratic principles and practices are in place with respect to the governance of common interest developments.

U.S. NINTH CIRCUIT COURT OF APPEALS REJECTS CHALLENGE TO CITY OF CARSON MOBILEHOME RENT STABILIZATION ORDINANCE

On April 23, 2018 the United States Court of Appeals for the Ninth Circuit issued an important Opinion overturning a lower District Court decision which had awarded a large monetary judgment in favor of notorious park owner James Goldstein. Entitled *Colony Cove Properties, LLC v. City of Carson*, the case involved the City of Carson's "Mobile Home Space Rent Control Ordinance" ("RSO"), and a 2008 application by Goldstein's LLC which sought a \$342.00 rent increase from each homeowner. The park owner purchased Colony Cove Mobile Estates in 2006, long after the 1979 Carson RSO had been enacted. A majority of the claimed expenses upon which the large rent increase was based were driven by "debt service" costs incurred by the park owner to finance its purchase of the property. Virtually every mobilehome RSO in California disallows such interest expenses, since financing and loan interest can and often are easily manipulated by park owners.

After receiving only \$25.00 of the requested amount, Goldstein's LLC sued the City, asserting both facial and as-applied "takings" of its property under the Fifth Amendment. At trial, a jury awarded \$3.3 million dollars in damages to the park owner; an award that sent shock waves through the local government communities throughout California. The City appealed, and formed a large coalition of "amicus curiae" friends of the court in support. GSMOL was contacted in early 2017 by the coordinating law firm, "Shute, Mihaly & Weinberger LLP" in San Francisco, inviting us to join the coalition supporting the City of Carson. GSMOL quickly accepted, and joined with such groups as Western Center on Law and Poverty, Tenants Together and California Rural Assistance, Inc. to file an Amicus Curiae brief with the Court.

The Ninth Circuit panel threw out the astronomical \$3.3 million dollar jury award, ruling:

1. Applying the factors set forth in the U. S. Supreme Court case of *Penn Central Transportation Co. v. City of New York*, 438 U. S. 104 (1978), the Court held that the park owner did not present sufficient evidence that it suffered an economic impact when its large rent increase application was denied;
2. Applying the same case, the Court held that the park owner failed to present sufficient evidence that when it purchased the park Goldstein "expected the rent Board to consider his debt service in future rent increase determinations". (i.e. the Court rejected the investment-backed expectations claim raised pursuant to *Penn Central*); and

3. The Court held that the City's denial of the rent increase did not constitute a "physical taking" of the park owner's property under the Fifth Amendment.

In making its decision, the Court importantly noted that "[n]ot every diminution in value caused by a government regulation rises to the level of an unconstitutional taking. 'Government hardly could go on if to some extent values incident to property could not be diminished without paying for every such change in the general law.' More than 50% diminution in value, and likely something in excess of 90%, would be required to potentially find a "taking" of the park owner's property.

The Court also found that Goldstein's expectation that "debt service" loan interest would be allowed as a recoverable expense was not "reasonable", and that no California appellate court decisions required "the City to take debt service into account in considering rent increase applications..."

Finally, the Court rejected the argument that the Carson RSO "targeted" the park owner's acquisition of the property and the large debt service that it voluntarily chose to incur. This ruling prevents a park owner from running up huge financing costs at the time of purchase or refinance, with the belief that the park residents shall be the ones paying the debt service through large rent increases. Such an absurd result is precisely why local RSO ordinances do not allow debt service interest as an expense in a rent increase application.

This case represents a critical "win" for mobilehome residents, especially in local jurisdictions where RSO are still being argued or considered. Park owner advocates can no longer argue that by enacting mobilehome rent stabilization a City or County could be risking a \$3 million dollar judgment like that in Carson. The now overturned Carson District Court jury award was being used to great propaganda effect by park owners to scare City Councils and Boards of Supervisors away from adopting an ordinance. But no longer!

Like the *Guggenheim v. City of Goleta* and *MHC v. City of San Rafael* cases of a few years ago, this latest *Colony Cove* decision proves yet again that a well-organized coalition which supports a City who is willing to stand up and fight for its RSO can always overturn a bad lower court decision. In each of these three cases, legal resources were effectively mobilized and horrible lower court decisions were reversed. GSMOL was honored to participate in each of these significant victories by filing a legal brief with the courts. Strong local governments and strong homeowner advocacy, like only GSMOL can provide, continue to be instrumental in protecting the equity investments of mobile homeowners in their homes, and the continuation of the mobilehome lifestyle.

Attempt to gut rent control defeated in San Jose

Report by Martha O'Connell
Region Manager
Region 1 Zone A-1

On March 13, an attempt by park owners to gut our mobilehome rent control ordinance was soundly defeated in San Jose. By a vote of 9-0 the City Council rejected the so called "Opt In Stay in Business" plan. For two and a half years of fear, stress and many sleepless nights, residents fought tooth and nail to ensure that this run around rent control did not pass. GSMOL local leadership and our wonderful corporate attorney, Bruce Stanton, were instrumental in the "No on Opt In" campaign.

Capitalizing on the threatened closure of the five- star Senior Park, Winchester Ranch, in north San Jose, park owners came up with a clever plan to gut rent control. The owners titled their proposal the "Opt In/Stay in Business" idea and they wanted the City to "Opt In", to agree to, their scheme. In exchange for a "promise" to stay in business for an unspecified period of time, they wanted the elimination of vacancy control and the ability to pass the cost of capital improvements onto the residents without going through the fair return petition process mandated by our current Rent Stabilization Ordinance (RSO). The owners also opposed any modification to Opt In that would require resident approval – they demanded unilateral imposition. Using what one resident correctly characterized as "FUD" – fear, uncertainty and doubt – the park owners met with the Housing Department and members of the City Council in mid 2015 to push their plan. Thus began the long and winding road to March 13, 2018.

A handful of folks met and established the No On Opt In Leadership team. I became the defacto leader of the group and for two and a half years of hell, Opt In and our struggle to defeat it was a daily reality in my life and that of a few others.

Focus group after focus group was held. We put a petition online hoping to secure 1,000 signatures. By D Day, March 13, 2018, we had 3,631. Residents signed despite attempted intimidation and interference from some Park managers and owners. (We will be submitting a report to the City Council at a later date outlining this intimidation and interference including intimidation on the basis of immigrant status.)

GSMOL Associate Manager Gary Smith and I began going into the parks in 2016 explaining Opt In to residents and getting signatures on our petition. Along the way, we met Glenna Howcroft who had the courage to reserve the clubhouse so we could come to speak in her park. She is now the President of a Superchapter in San Jose.

I told Gary that after a while all the parks looked the same. We met at night and, in the dark, all the clubhouses began to merge for us. If it's Wednesday, it must be Casa del Lago.

Bruce Stanton came through for us with two wonderful letters analyzing Opt In and refuting the claims of the park owners. His letters were submitted to the Housing Department, the Housing

and Community Development Commission, the Community and Economic Development Council Committee, the City Council and posted on line for the public. Thanks to our legal eagle!

We thought the battle was over in 2016 but we lost the vote to stop further consideration of Opt In by 7-4. That was the bad news. So the interminable meetings went on and on and on and we testified on and on and on and spoke in more parks on and on and on and wrote letters on and on and on and lobbied Council members on and on and on.

The good news was that 2016 brought us some new council members, including the dynamic Sergio Jimenez who proudly states he was raised by a single mom in subsidized housing. Together with Raul Peralez and Don Rocha, they backed park residents to the hilt. Mayor Sam Liccardo kept his word not to agree to any plan to which residents did not agree.

Six days before the meeting, I got an email from a resident who shared his view with me:

You keep writing us to go to the meetings for the Opt-In vote and to vote NO on Opt-In. There never is an Opt-In vote; there is just more talk, more BS, and we never get to the actual vote. This just sounds like it will go on forever and we have no way to stop the Opt-In.

My residents are very much concerned but seem to feel that this is an endless bunch of nonsense that they have nothing to say in the matter. Holding up signs doesn't do anything.

I replied:

I share your frustration. I have been working on this for two and a half years. I am tired believe me. Tuesday night I will rise and ask them to vote to kill Opt In and finally give us closure and peace. I respect your views. I hope you can be there but I will understand. All the best in solidarity.

He came. He held a sign. We won

Go here to watch the vote. It was item 4 -1

http://sanjose.granicus.com/MediaPlayer.php?view_id=51&clip_id=10266

See Front cover for photos – left to right:

No on Opt In Leadership team members:

Dave Daley, Glenna Howcroft GSMOL Superchapter President, Saul Srour, Martha O'Connell GSMOL Region Manager, and Warren Gannon.

Associate Manager Gary Smith, front row, extreme left

Louise and James Thornton walking to the mic to speak

GSMOL Superchapter VP Hanh Nguyen with her husband Minh Lv

Spanish Language Website Debuts

for California's Mobilehome Fee and Tax Waiver Program

January 29, 2018 01:16 PM Eastern Standard Time
SACRAMENTO, Calif.--(BUSINESS WIRE)--
Mobilehome, casa movil, casa rodante or traila.
Regardless of how you say "mobilehome," a new state program that has already helped nearly 1,000 mobilehome owners in California, is now making it easier for Spanish-speaking homeowners.

"California is a very diverse state, and we are focused on making sure this particular program is accessible for all owners who could benefit. We want to make sure our Spanish-speaking customers have no language barriers when taking advantage of this opportunity to protect their homes"

Mobilehome owners across the state are saving hundreds or even thousands of dollars in state fees, penalties, and local taxes through California's Fee and Tax Waiver Program, developed by the California Department of Housing and Community Development. The program helps people who purchased a mobilehome or manufactured home but never received the necessary title or registration. The program waives many state and local taxes, fees, and penalties.

Because many mobilehome and manufactured homeowners are Spanish-only or Spanish-preferred speakers, HCD has launched a new Spanish-language option on its Fee and Tax Waiver Program website, www.RegisterYourMobilehomeCA.org. HCD also has Spanish-speaking customer service representatives available to assist mobilehome owners.

"California is a very diverse state, and we are focused on making sure this particular program is accessible for all owners who could benefit. We want to make sure our Spanish-speaking customers have no language barriers when taking advantage of this opportunity to protect their homes," said HCD Director Ben Metcalf.

Mobilehome-living can be a great, affordable option for individuals and families, but as many as one of every

three — or about 160,000 mobilehomes — do not have the proper title and registration, either because homeowners did not know they needed them, or tried to register but discovered liens from back due fees and taxes, often incurred by previous owners. For owners who face liens on their homes, this is a critical issue that can prevent them from legally selling their homes or transferring them to loved ones.

The Fee and Tax Waiver Program, passed as Assembly Bill 587 and signed by Governor Edmund G. Brown in 2016, went into effect in 2017.

Mobilehome and manufactured home owners who have never applied for registration and do not have title are eligible for the program. There are many reasons for mobilehome owners to receive proper registration and title. Without registration and title, in addition to liens preventing them from selling or transferring their mobilehomes, owners may also be unable to collect funds from fire or flood insurance claims, obtain building permits for major improvements, or access energy efficiency loans from utility providers.

HCD is committed to helping all mobilehome owners apply for the Fee and Tax Waiver Program, regardless of the language they speak. In addition to Spanish and English, the RegisterYourMobilehomeCA.org website offers the Google Translate tool, which allows users to view the information in 100 other languages, including Vietnamese, Chinese, Russian, and Arabic.

Go to: www.RegisterYourMobilehomeCA.org or call (800) 952-8356. Phone assistance is also available in all languages.

California Department of Housing and Community Development

Natasha Stanford, (916) 263-7400

Natasha.Stanford@hcd.ca.gov

Fax: (916) 263-7417

www.hcd.ca.gov

*By Sharon Rose
VicePresidentatLarge*

GSMOL Vice President At Large

Thank you for electing me to serve GSMOL. My hope is for a re-invigorated, strong and happy organization in 2018.

Thanks to all local advocates who give their precious time, energy and hearts to protecting the quality of life of seniors and working families in manufactured home parks.

Please consider making a tax deductible donation to the GSMOL 501(C)3 Education Fund to help us educate leaders and members.



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**GSMOL
Approved**

2018 GSMOL Election Results Are In!

Here are your state GSMOL Board of Directors members elected in this year's mail balloting:

President: Michelle Smith
Vice President at Large: Sharon Rose
Vice President of Zone A-1: Patti Rose
Vice President of Zone B-1: Anne Anderson
Vice President of Zone D: Tim Sheahan
Vice President of Manufactured Housing Communities: David Loop

The following Board members have been appointed by the state Board of Directors to fill vacancies due to resignations:

Vice President of Zone A: John Bertaut
Vice President of Zone C: Mary Jo Baretich
Treasurer: Shelly Parker
Secretary: Carol Brinkman

There is a large turnover of Board members from six months ago. Your new Board of Directors is already working very hard to make a good organization even better. They deserve your full support and continued membership and cooperation.

All proposed GSMOL bylaw changes passed by a wide margin.

The total number of ballots received was 1,122. However, there were 153 ballots rejected because (1) there was no return address on the envelope and no identifying information inside the envelope, so there was no way to know who mailed those ballots or (2) they were postmarked after the postmark deadline of March 16, 2018. Voting was limited to members in good standing (meaning dues paid up) as of the date of December 31, 2017.



2018 election ballot counting. Jerry Coffee, Martha O'Connell, Gary Smith, Judy Smith. Jerry and Martha met for the first time as ballot observers for, respectively, Mary Jo Baretich and Michelle Smith.



Glenna Howcroft, Bruce Stanton, Gary Smith, and Judy Smith hard at work. Photo by Martha O'Connell

GOT e-mail?

By Bob Markley

If you have a computer and e-mail, you can have *The Californian* sent to you electronically as an e-mail attachment instead of via U.S. mail. There are several advantages to you for doing so:

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Conferences Around the State

REGIONAL MOBILEHOME OWNERS CONFERENCE – ONTARIO

Saturday, June 16, 2018

9:00 AM – 4:30 PM

Azure Hotel, 1945 E Holt Blvd, Ontario

Featuring

- **State Senator Connie Leyva**
- **Bruce Stanton, GSMOL Corporate Counsel – Mobilehome Residency Law**
- **Esperanza Ross, GSMOL Legislative Advocate**
- **Housing & Community Development Title and Fee Waiver Program**
- **Don Hart – Predatory Park Owners**

Admittance FREE – You do not have to be a member
GSMOL Members please bring a non-member guest!

**Please RSVP to Carl Laughman at kallkarl43@netzero.net,
or Mary Jo Baretich at mjbaretich@hotmail.com by June 1, 2018**

Go to gsmol.org for details !

REGIONS 11 & 14, ZONE A **MOBILEHOME OWNERS CONFERENCE** ***A Workshop and Speaker Event***

First Fridays, Monthly

11:00 AM – 1:30 PM

Dennys Restaurant, 122 Sunrise Blvd, Roseville

Featuring

- **A Workshop – bring your in-park problem**
- **How to understand the MRL**
- **Free copy of the large-print MRL**
- **How to use HCD to enforce Health & Safety**
- **A Guest speaker**
 - **June 1 – Mitchel Baker, HCD**
 - **July 6 – Richard Holden, BLS on CPI/COLA**

Admittance FREE – You do not have to be a member.

**Please RSVP to: gem4us@comcast.net by Wednesday before the Conference or
Phone the Zone @ (916)-500-1485 - John Bertaut**

More detail at: gsmol.org/Conferences & MobileHomeAdvocates.com

Conferences Around the State

REGIONAL MOBILEHOME OWNERS CONFERENCE - SAN JOSE

Saturday, June 30, 2018

9:00 AM – 4:00 PM

Southside Community Center 5585 Cottle Road San Jose

Featuring

- **San Jose City Councilperson Sergio Jimenez – Keynote address-
“Preserving and protecting mobilehomes - a critical element of affordable housing”**
- **Bruce Stanton, GSMOL Corporate Counsel, “MRL 101 (Mobilehome Residency Law 101)”**
- **Esperanza Ross, GSMOL Legislative Advocate, “GSMOL and the Legislative Process”**
- **Newly elected GSMOL President Michelle Smith, “Making a Good Organization Great”**
- **David Loop, GSMOL VP Resident Owned Parks, “Buying your Park”**
- **Housing & Community Development “Tax Waiver Program,
When is a permit required? The Mobilehome Assistance Center”**

Admittance FREE – You do not have to be a member.

GSMOL Members please bring a non-member guest!

**Please RSVP to Region Manager Martha O’Connell at
homeownersforequity@gmail.com by June 10**

The Southside Community Center is serviced by bus #27 or #68.

If using the light rail the closest station is Cottle.

Parking lot free for private vehicles. Car pooling recommended.

Go to gsmol.org for details !

GSMOL supports AHA

Out of control housing costs, driven by landlords and big real estate are causing more and more people to lose their homes and politicians are letting them. That’s why Californians are taking matters into their own hands by placing the Affordable Housing Act, AHA, on the November ballot.

The AHA repeals the Costa Hawkins Act that prohibits rent control from being applied to any rental units built after 1995 - single-family homes, condominiums and apartments. Repealing Costa Hawkins will not implement statewide rent control. Rather, it will restore the power of local government to appropriately regulate rising rents, if they choose. Although mobilehomes were excluded from Costa Hawkins, GSMOL supports all tenants who desire affordable housing. Please support AHA with your vote.

Zone Reports

ZONE A REPORT

By John Bertaut
Zone A Vice President

Michelle Smith, GSMOLs' newly-elected President, was a featured speaker at the April 6th Zone A CONCLAVE, a monthly workshop-seminar conducted in Roseville. Nearly 100 mobilehome owners welcomed her as she gave her first official report to the membership.

Two attorneys were also seated at the head table...Craig McIntosh, attorney for SAC (The Sacramento Area Coalition of MHO Associations, Inc.) and Bruce Stanton, GSMOL Corporate Attorney. Attorney McIntosh specializes in Failure-to-Maintain lawsuits and Attorney Stanton spoke on the ever-popular topic of Rent Stabilization Ordinances (RSO).

At the workshop, which preceded the RSO seminar, Zone LAT representative and SAC member Roger Johnson, led the MRL-training and park-issue-resolution workshop.

More than 17 area parks attended and, as always, several presented their park problem to which suggestions for resolution were given by other attendees, occasionally fine-tuned by Attorney Stanton.

Sixty (60) large-print copies of the California Mobilehome Residency Law (MRL) were handed out and GSMOL membership applications were given to every attendee who is not now a member.

Jason Alaways, of Royal Palms Mobile Home Park in Chico, is the new Region 4 Associate Manager. The Zone is now recruiting more managers for Regions 4, 11 and 14. Our goal is to have one located every 2 hours' drive throughout the Zone. Anyone wishing to volunteer, before they are asked, should call the Zone VP.

This is an exciting time to be a member of GSMOL. Our League is involved in many actions helpful to homeowners. We have a new Board and we are only entity in the state capable of doing what we do and have done....Legislation, rent stabilization, in-park problems and attorney review of rules, leases and issues head the list.

If you live in a mobilehome located in a California mobilehome park, you should be a member of GSMOL. What you get for \$25 a year is a real bargain. If you haven't renewed your membership yet, why not do it now? If you're not already a member...won't you join us, today?

ZONE A-1 REPORT

Patti Rose
Zone A-1 Vice President

On Feb. 28 the Willits City Council heard community comments on the rent increase at Wagon Wheel MHP. Uriela Mitchel (Lazy J, Arcata), Patti Rose (Northwoods, McKinleyville), Ann Colichidas (Pueblo Serena, Sonoma), John Kyle (Pueblo Serena, Sonoma) appeared at the meeting to support residents led by Cheryl Abney (Wagon Wheel, Willits). The city decided to form an ad hoc committee to discuss the extreme rent increases, some of which were over \$110 a month. The committee is due to report its findings to the city council on June 20th.

The planning department for the city of Arcata had begun a rewrite of the RSO adopted in November 2017. Linda Dirksen (Lazy J, Arcata) is the point person for the residents who are focused on improving the pass thru section.

The accomplishments of the residents of San Jose in their fight against "opt-in" are noted in the article by Marth O'Connell in this issue.

Due to distance constraints, John Bertaut Zone A VP has graciously agreed to guide Lemon Tree MHP in Vacaville (Zone A-1) through negotiations with their park owner on new park rules. Thank You, John, for the hours you have put into supporting *all* MH owners.

ZONE B-1 REPORT

By Anne Anderson
Zone B-1 Vice President

New Region 8 Manager Jamie Rodriguez of Santa Maria has been traveling to parks with me in order to get to know the members in her new "territory," especially in San Luis Obispo County. **Le Sage Riviera** in Grover Beach and **Camino del Robles** in Atascadero reactivated their chapters recently. The Camino del Robles residents were "adopted" by Chapter 1317 at Rancho del Bordo, an effort that was spearheaded by **Associate Manager Shirley Shiffer**. Jamie reports that NSBMHT, our North Santa Barbara County GSMOL-allied coalition, came up with the idea of making a promotional PowerPoint which will be presented on the local Community Cable TV station.

South Santa Barbara County's new **Associate Manager Valerie Watt** has enlisted the aid of a member of the Carpinteria Rent Review Board to stop a Carpinteria park owner from raising rents

Zone Reports

above the limits specified by the Rent Stabilization Ordinance. A rent increase arbitration is currently in progress for **Wayside Village** in Goleta. **VP at Large Sharon Rose** and **Associate Manager Valerie Watt** are assisting the residents.

My chapter, Chapter 49 at **Rancho Santa Barbara**, in association with local GSMOL-allied coalition SCAMPR, is planning a Meet the Candidate event with Gregg Hart, who will be running for 2nd District Santa Barbara County Supervisor. I am working with the residents at Ojai Villa to reactivate their chapter. They boosted their membership from 5 to 30 in about a week. This park lies right in the “donut hole” of the Thomas Fire, and fortunately escaped damage.

I’m sorry to report that MOHOC, a GSMOL-allied coalition based in Ventura County, has disbanded - but their President Liz Cole, whom I got to know when MOHOC and GSMOL helped **Ojai Valley Estates** defeat a \$500-plus rent increase last year, and sent all of their members a GSMOL membership application. So I have gotten busier in Ventura County lately!

I set up a consultation with Bruce Stanton, GSMOL Corporate Attorney, for residents in **Oxnard Shores** whose park management company wanted to remove them from rent control due to owning a second property. I’m also working with residents of three other Ventura County parks on various issues, and **Associate Manager Jill Martinez** and I will be reactivating a chapter in Santa Paula soon. In our next Californian, I will report on Region 10 and Region 8.

ZONE C REPORT

By Mary Jo Baretich
Zone C Vice President

I am the new Zone C Vice President again. Our super Ray Downing has decided to retire as the Zone CVP, and finally relax. At least he thinks so. He knows full well, that it is hard to stop helping our vulnerable homeowner who are in desperate need of our assistance and protection of their quality of life. Ray has been going into the office two times a week since 2011, and still devoted many hours of his life to traveling all over LA, Orange, and San Bernardino Counties plus trips to Northern California whenever the need arose. His wife Kathy is an Associate Manager for Region 5, Orange County, and has accompanied Ray, Carl Laughman, and myself on many of our trips. Ray can’t get away that easily! I will still be consulting with him. That’s for sure!!

We have some interesting news from the El Nido Mobile Estates in San Juan Capistrano. Star Management has now been replaced there with the El Nido Mobile Estates LLC management team. This might send a message to other parks regarding Star Management’s part in the last two years’ battles over failed rent increases at El Nido.

The California Public Utilities Commission (CPUC) Utility Upgrade Program at the Cabrillo Beachfront Village in Huntington Beach is complete, including repaving. Only removal of the old utility pedestals are left to be done. The neighboring Huntington By The Sea Mobile Estates (HBTS) project has only a few more months of work left to do. There are lots of “lessons learned” in these two projects. Both parks are situated on wetlands with high water tables. This was a challenge to the contractors doing the preliminary and final installations - having to watch the tide table (looking for minus tides), excavating the trenches, and sometimes wearing hip boots while laying in the electrical and gas lines.

What problems they have encountered and documented, along with the managers’ and residents’ observations and comments should help the CPUC with further utility upgrades throughout the state for mobile home parks which are situated on wetlands or near riverbeds or the ocean. Vibration problems from jack hammers and the huge tractors and trucks bouncing over speed bumps have caused some of the homes to become out of level, and others have damage to their homes splitting. Placement of the meters is something that the Chapter leaders in the park need to watch carefully. If no one is home, the meters may be placed in the front of the homes, rather than alongside the mobile home or behind the side entry steps. Once we compile our findings, we will share these with everyone on the website.

GET SENIOR DISCOUNTS ON GROCERIES, RESTAURANTS, RETAIL, CLOTHING, TRAVEL, AND ENTERTAINMENT

Many companies in businesses such as supermarkets, restaurants, car rentals, travel and electronics offer valuable discounts to senior citizens. For an extensive list of companies, go to:

www.bradsdeals.com/blog/senior-discounts/

Remember, some of the stores will not advertise the discounts, so be sure to ask for them.

GSMOL "Who's Who"

Leaders in Your Area—Refer to Map
on Page 16 for Zones and Regions

ZONE A

REGION 4

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

ASSOCIATE MANAGER

Jason Alaways
Royale Palms MHP
2135 Nord Ave.
Chico, CA 95926
jasonalaways@gmail.com

REGION 11

COUNTIES: *Amador, El Dorado, Lassen, Modoc, Nevada, Placer, Plumas and Sierra (Vacant)*

VACANT

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

REGION 14

COUNTIES: *Colusa, Sutter, Sacramento, Yolo and Yuba*

VACANT

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

ZONE A-1

REGION 1

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

REGION MANAGER

Martha O'Connell
3300 Narvaez Ave #31
San Jose, CA 95136
homeownersforequity@gmail.com

ASSOCIATE MANAGER

Gary C. Smith
390 Mill Pond Dr.
San Jose, CA 95125
Phone: (408) 975-0950
garyslighthouse@sbcglobal.net

REGION 2

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

REGION MANAGER

Karilee Shames
6820 Evergreen Ave. #11
Sebastopol, CA 95472
Phone: (805) 223-5635
haloschames@gmail.com

ASSOCIATE MANAGERS

Richard Heine
143 Bryce Canyon Rd
San Rafael, CA 94903
Phone: (415) 479-6343
rah111@comcast.net

Darryl Blanton

6 Bear Flag Rd
Sonoma, CA 95476
Phone: (707) 938-9225
dwsir@sbcglobal.net

Linda Adrain

571 Biltmore St #43
Santa Rosa, CA 95403
Phone: (707) 577-0783
ladrain@sonic.net

Debra Boivin

Walnut Cove MHP
Kelseyville, CA 95451
Phone: (707) 328-8590
debra.boivin@outlook.com

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 MANAGER

Debra Hulsey
530 W. Hermosa Street # 20
Lindsay, CA 93247
Phone: (559) 202-8427
slowace65@hotmail.com

REGION 13

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

REGION MANAGER

Linda Nye
6706 Tam O Shanter #114
Acampo, CA 95220
Phone: (209) 507-4541
Linda.4947@att.net

ZONE B-1

REGION 8

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

REGION MANAGER

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

ASSOCIATE MANAGERS

Ventura County

Jill Martinez

213 Iris Way
Ventura, CA 93004
Phone: (805) 323-5859 Home
Phone: (805) 982-0013 Cell
jillmartinezgsmol@gmail.com

San Luis Obispo County

Shirley Shiffer

10025 El Camino Real #56
Atascadero, CA 93422
Phone: (805) 460-9026
dancinggal.79@gmail.com

South Santa Barbara County

ASSOCIATE MANAGER

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

Patricia Cramer
3128 Crescent Ave., #11
Marina, CA 93933
Phone: (831) 384-6058
otterpc@aol.com

Joy Hinz

444 Whispering Pines Dr #41A.
Scotts Valley, CA 95066
Phone: (831) 621-4570
earthmomy@earthlink.net

John Mulhern

1555 Merrill St., #117
Santa Cruz, CA 95062
Phone: (831) 476-7066
Jemul62@cruzio.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 MANAGERS

Martha Vazquez
17350 E. Temple Ave. #379
La Puente, CA 91744
Phone: (626) 965-3454
Cell: (626) 820-3909
vmargsmol@yahoo.com

ASSOCIATE MANAGERS

Chuck Loring
8250 Lankershim Blvd., Olive 7
North Hollywood, CA 91605
(818) 768-6257
chuckloring@dslextrême.com
Morena Padilla
17350 Temple Ave. #235
La Puente, CA 91744
Phone: (626) 780-4257
morenap_65@yahoo.com

REGION 5

Orange County

REGION MANAGER

VACANT

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

ASSOCIATE MANAGERS

Nancy Agostini
21752 Pacific Coast Hwy #2A
Huntington Beach, CA 92646
Phone: (714) 625-3321

Kathy Downing

2770 W. Lincoln Ave. #42
Anaheim, CA 92801
Phone: (714) 828-2896
kathydowning@sbcglobal.net

Janet Offhaus

201 W. Collins Ave. #81
Orange, CA 92867
Phone: (626) 991-7537
jlloyd758@live.com

Ginger Roberts

1973 Newport Blvd. #55
Costa Mesa, CA 92627
Phone: (949) 533-1075
gngroberts@gmail.com

Bobbie Magnusson

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

REGION 6

San Bernardino County

REGION MANAGER

Carl Laughman
9800 Baseline Rd #7
Rancho Cucamonga, CA 91730
Phone: (626) 497-5775
Kalkkarl43@netzero.net

ASSOCIATE MANAGERS

Joseph Diaz
4400 Philadelphia St. #123
Chino, CA 91710
Phone: (909) 591-9973
Joseph68diaz@yahoo.com

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*

REGIONAL MANAGER

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

ASSOCIATE MANAGERS

Victor Roy
200 N. Camino Real #422
Oceanside, CA 92058
Phone: (760) 439-0069
victoryawaitsyou2@hotmail.com

Karen Bisignano

Santee, CA 92071
Phone: (619) 448-9404

Gabriel De Simone

2750 Wheatstone St., #72
San Diego, CA 92111
Phone: (619) 981-0320
ggds1995@att.net

REGION 9

Riverside County

ASSOCIATE MANAGER

Marcia Scott
42751 E. State Highway 74, #41
Hemet, CA. 92544
Phone: 714 813 6800

FIVE FOR FIVE REWARDS PROGRAM

APPLICATION FOR REWARD

(New members only—no renewals)

Mail completed form to the home office, or email gsmolgoldenstate@gmail.com

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.

<u>NEW MEMBERS' NAMES</u>	<u>PARK NAME</u>	<u>PAGE NO.</u>	<u>MONTH AND YEAR JOINED</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Please send \$5 reward check to:

_____ 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.)

MEMBERSHIP APPLICATION

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



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

(Associate members do not own manufactured homes. They do not have voting rights and cannot hold office in GSMOL, but do receive The Californian magazine)

(DUES ARE NON-REFUNDABLE)

Comments (For Office Use)

First Name	Initial	Last Name
Spouse/Second Occupant		
Park Name		
Street Address		Space Number
City	State	Zip Code
Daytime Phone Number		Alternate Phone Number
Email Address		
Signature		Membership Recruiter (if applicable)

- ☐ **New Member**
- ☐ **Renewing Member**

GSMOL Chapter # _____

Check # _____ / CASH

You can also contribute to any of the following GSMOL dedicated funds

The Californian Fund \$ _____

Legal Defense Fund \$ _____

Disaster Relief Fund \$ _____

Political Action Committee (PAC) \$ _____

DETACH AND KEEP FOR YOUR RECORDS Thank you!

Check# _____ Amount _____ Date _____



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

Form 100
Rev 04/18

With DECADES of experience as MOBILEHOME INSURANCE SPECIALISTS, we are here to ADVISE you of what is AVAILABLE and ASSIST you in obtaining WHAT IS BEST for YOU personally. Contact the nearest agent and see for yourself!

INSURANCE AGENTS EDUCATION NETWORK

We invite you to contact the Agent nearest you for all your Insurance Needs and information!

