

# THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME  
OWNERS LEAGUE

Volume 55 - Issue 2  
Summer 2020

**GSMOL supports the following Candidates.**  
**They stood up for us in the 2020 Legislative Session.**  
**Please stand up for them by voting for their reelection.**



**Mark Stone**  
Assembly District 29  
2020 ELECTION



**Tom Umberg**  
Senate District 34  
2022 ELECTION



**Connie Leyva**  
Senate District 20  
2022 ELECTION



**Toni Atkins**  
Senate Pro Tem  
Senate District 39  
2020 ELECTION



**Anthony Rendon**  
Assembly Speaker  
Assembly District 63  
2020 ELECTION



**Bill Dodd**  
Senate District 3  
2020 ELECTION



**Monique Limon**  
Senate District 19  
2020 ELECTION



**Evan Low**  
Assembly District 28  
2020 ELECTION



**Randy Voepel**  
Assembly District 71  
2020 ELECTION

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**GSMOL Legislators of The Year  
2020**

**Assemblyman Mark Stone  
Senator Tom Umberg**

**Authors of AB 2782**

What are those extra numbers on the address label?

(MEMBERSHIP #)

(EXPIRATION DATE M/Y)

Periodical Dated Material

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JOHN DOE  
1 CAPTIVE LANE SPC 5  
SOMEWHERE, CA 99999

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

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

SMOL enhances the quality of life for all manufactured home owners and for residents of mobilehome park communities throughout California. We champion the property rights of homeowners and deliver value through advocacy, information and service. GSMOL lobbies for just and fair protection under the law for manufactured home owners so they may experience the quiet, peaceful enjoyment of their community. GSMOL, Inc. reserves the right to exercise such discretion as it may deem appropriate in the selection of advertising material to be published in THE CALIFORNIAN. Advertising published in THE CALIFORNIAN does not constitute endorsement by GSMOL, Inc. of the products or services offered. THE CALIFORNIAN welcomes articles relating to mobilehome lifestyles, but they are subject to editing based on space availability, style, good taste and importance and at the discretion of the Editor. Content in this publication may not be reprinted or used in any way without the written consent of GSMOL, Inc. GSMOL is a nonprofit corporation with an IRS 501(c)(4) charitable tax exempt status.

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

Periodical Postage paid at Cypress, CA

POSTMASTER: Send address changes to:

THE CALIFORNIAN

14802 Beach Boulevard

La Mirada, CA 90638

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**UNITED STATES POSTAL SERVICE® Statement of Ownership, Management, and Circulation (All Periodicals Publications Except Requester Publications)**

1. Publication Title <b>CALIFORNIAN</b>	2. Publication Number <b>8 9 8 - 3 2 0</b>	3. Filing Date <b>SEPTEMBER 15, 2020</b>
4. Issue Frequency <b>QUARTERLY</b>	5. Number of Issues Published Annually <b>4</b>	6. Annual Subscription Price <b>\$5.00</b>
7. Complete Mailing Address of Known Office of Publication (Not printer) (Street, city, county, state, and ZIP+4®) <b>14802 Beach Boulevard La Mirada, CA 90638</b>		Contact Person <b>Mary Jo Baretich</b> Telephone (include area code) <b>(714) 994-9528</b>

8. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not printer) <b>14802 Beach Boulevard La Mirada, CA 90638</b>
---

9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor (Do not leave blank) Publisher (Name and complete mailing address) <b>Mary Jo Baretich</b> <b>14802 Beach Boulevard La Mirada, CA 90638</b>
---

Editor (Name and complete mailing address) <b>(SAME AS ABOVE)</b>
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Managing Editor (Name and complete mailing address) <b>(SAME AS ABOVE)</b>
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10. Owner (Do not leave blank. If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names and addresses of the individual owners. If owned by a partnership or other unincorporated firm, give its name and address as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.)
---

Full Name	Complete Mailing Address
GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE, INC.	14802 Beach Boulevard La Mirada, CA 90638

11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages, or Other Securities. If none, check box <input checked="" type="checkbox"/> None
---

Full Name	Complete Mailing Address

12. Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one) The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes: <input checked="" type="checkbox"/> Has Not Changed During Preceding 12 Months <input type="checkbox"/> Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement)
--

PS Form 3526, September 2007 (Page 1 of 3 (Instructions Page 3)) PSN 7530-01-000-9001 PRIVACY NOTICE See <http://www.fedex.com/privacy>

13. Publication Title <b>CALIFORNIAN</b>	14. Issue Date for Circulation Data Below <b>JULY/AUGUST/SEPTEMBER 2020</b>
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15. Extent and Nature of Circulation <b>QUARTERLY</b>	Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
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a. Total Number of Copies (Net press run)	9,000	6,800
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(1) Mailed Outside-County Paid Subscriptions Stated on PS Form 3541 (include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	8,001	5,468
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b. Paid Circulation (By Mail and Outside the Mail)	0	0
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(2) Mailed In-County Paid Subscriptions Stated on PS Form 3541 (include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	0	0
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(3) Paid Distribution Outside the Mail, including Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside USPS	0	0
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(4) Paid Distribution by Other Classes of Mail Through the USPS (e.g. First-Class Mail®)	0	0
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c. Total Paid Distribution (Sum of 15b (1), (2), (3), and (4))	8,001	5,468
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d. Free or Nominal Rate Outside-County Copies included on PS Form 3541	0	0
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(1) Free or Nominal Rate Outside-County Copies included on PS Form 3541	0	0
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(2) Free or Nominal Rate In-County Copies included on PS Form 3541	0	0
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(3) Free or Nominal Rate Copies Mailed at Other Classes Through the USPS (e.g. First-Class Mail)	400	0
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(4) Free or Nominal Rate Distribution Outside the Mail (Carriers or other means)	500	282
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e. Total Free or Nominal Rate Distribution (Sum of 15d (1), (2), (3) and (4))	900	282
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f. Total Distribution (Sum of 15c and 15e)	8,900	5,750
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g. Copies Not Distributed (See Instructions to Publishers at page 83)	100	50
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h. Total (Sum of 15f and g)	9,000	5,800
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i. Percent Paid (15c divided by 15f times 100)	88.9%	95.8%
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16. Publication of Statement of Ownership <input checked="" type="checkbox"/> If this publication is a general publication, publication of this statement is required. Will be printed in the JUL/AUG/SEP 2020 issue of this publication. <input type="checkbox"/> Publication not required.
--

17. Sign <i>Mary Jo Baretich</i> Mary Jo Baretich Editor	Date <b>09/15/2020</b>
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PS Form 3526, September 2007 (Page 2 of 3)



Good Day to all our members and anyone else reading this. I usually try to make sure this message is as positive as possible and am still trying. But this time it is much harder, when I know so many have been affected by COVID-19 and if you are not affected, you probably know someone who is.

It seems like it was just yesterday when I did a message welcoming everyone to the new year and all the promises that we were looking forward to. And then COVID 19 reared its ugly head and so many plans and our whole way of living had to change.

But having said all of that, we have done the changes necessary and we are working on getting used to a new way of life and looking at things. And, as for me, counting my blessings. I think sometimes we all get so caught up in our day to day trials, that we forget that. At least that was true for me. But NOT ANYMORE!!!! I think most of us have become thankful for the little things that we used to take for granted.

We have learned new ways to handle things at GSMOL. We are learning how to think out of the box. Lots of us had not heard of, let alone used ZOOM. Now it is one of our best friends. While the board is used to conference calling, we are now using it more in chapters also. We have learned that we do not have to meet in a clubhouse. We can use a parking lot and be spaced out with our masks on. We have learned to meet in parks. (if they are not too crowded). But the bottom line is we are doing anything we can think of to be there for you, our members. We are even having a "sale" on memberships which is still going on and will be there until December 31. (By the way, you can do an early renewal in order to take advantage of the sale.) Cost for renewing and new members is \$20.00 per year. That is down from \$25.00. A three-year membership is only \$60.00, and spouses, partners, or a parent and adult child can get two memberships for \$30. Rather good deal, I think. But it is only good till December 31, 2020.

Even with all the negative things going on, we still have been working hard in Sacramento. We still have bills moving through the Legislature. And we have a lobbyist who works constantly on our bills. She never stops. Of course, that includes conference calls also, but we are still working on them.

The Mobilehome Residency Law Protection Program (MRLPP) authorized by bill AB 3066 rolled out on July 1. Yes, as with any new law or program there have been a few glitches, but overall, it is moving along nicely and promises to make life easier for our members in dealing with predatory owners, and bully managers.

We are looking for regional managers in all zones and are reaching out to the younger generation to step up to the plate and bring their ideas in to our organization.

I hope all of you are taking "social distancing" seriously and keeping yourself and those around you safe. We are all hoping that we will be looking at a more normal lifestyle by the end of the year.

My hope is by the next time I write a President's Message COVID will be in the rear-view mirror. In the meantime, please stay safe.

### GSMOL ELECTION/BYLAWS 2020 REPORT

#### **Congratulations to the Board of Directors candidates on their elections:**

**PRESIDENT, Linda Nye**

**SECRETARY, Carol Brinkman**

**TREASURER, Shelly Parker**

**ZONE A VICE PREIDENT, John Bertaut**

**ZONE C VICE PRESIDENT, Mary Jo Baretich**

**All the BALLOT MEASURES passed.**



## Too many Bills! Too little Time! and a few Miracles!

Nothing in our imaginations could have prepared us for the impact that a global virus called Covid-19 would have on every detail of our life! One ripple effect of the pandemic was the *tsunami* that washed over the 2020 legislative session in Sacramento.

The legislature convened in January and before the legislators could hit their stride, they were sent home due to the Governor's mandate for social distancing amidst Covid -19 health concerns. When they resumed the people's business, they continued but at a different speed and in a different manner. Legislators had to adapt and learn to do business virtually and remotely via Zoom, phone conferencing, and emailing from their home turf with little or no staff and without the benefit of being in their well-appointed offices in Sacramento.

Repeatedly business was interrupted by unexpected and extended recesses to ensure safety and social distancing and then a quarantine.

Almost overnight, California went from a substantial budget surplus to a \$54.3 billion deficit due to a microscopic bug!! Immediately, spending restrictions were mandated and any bill that cost money was summarily eliminated! Two unexpected extended legislative recesses greatly shortened the time for policy committees to analyze and hear the bills before them. Consequently, the authors of bills were asked to prioritize and cut their own bills unless they were 1) Covid-19 related, 2) affected affordable housing or 3) fire safety. Still, there were too many bills, so the chair of each policy committee was forced to make further cuts!

Of the few thousand bills proposed at the beginning of the legislative session, nearly 75% were cut! These cuts were difficult choices and many legislators were angry when some or all of their bills were cut and arguments and petulance ensued over "why mine and not his or hers?"

Tensions were taut, patience was thin, and tempers flared under the stress of this unprecedented legislative session.

Conflict arose between the Senate Pro Tem and the Speaker of the House over whether remote voting would be permissible, or each House must follow the California Constitution and vote only in person. With no precedent to guide them, a hybrid solution evolved allowing both with new and strict procedural guidelines regarding remote voting. On the last day of the Senate session, many Republicans were quarantined due to exposure at a prior event. They were forced to sit in front of their home computers, in professional attire, and vote remotely until midnight.

Per the state constitution, the absolute deadline for all bills to pass the legislature is the stroke of midnight August 31. With time running out, tensions rose, a recess had to be called to force a pause and re-establish decorum and still several bills missed the midnight deadline and thus "died."

It was the herculean advocacy of our GSMOL members of the LAT and LC teams that helped to move three GSMOL bills, and oppose one through the turbulent waters of this legislative session. The Governor has until September 30 to sign the bills before him or veto them.

**PASSED & SIGNED INTO LAW: AB 2782 (Stone, Umberg, Limon, Voepel):** Provides protection for MH park residents if their park is sold or converted to another purpose. This bill also contains the contents of SB 999 (Umberg) which eliminates the state-imposed loophole that denies mobilehome residents with long-term leases local rent stabilization protections. **The Governor signed AB 2782 minutes before the close of Session, and it is now law.**

**PASSED: SB 1117 (Monning):** Closes the loophole in electrical utility overcharges. **It is awaiting the Governor's signature.**

**NO VOTE: SB 915 (Leyva, Dodd):** Addressed evictions and deferred rent payment for mobilehome residents impacted by Covid-19. This bill passed the Assembly and went back to the Senate for a final concurrence vote. However due to the Senate running out of time on the last day of the Session, the bill was not taken up along with a number of other bills. **AB 3088** by Chiu, however, is an eviction relief bill which did pass. It was also signed into law. It provides five months of minimal protection for all renters, including mobilehome residents from eviction, as well as property owners from foreclosure, due to the economic impacts of Covid-19. Because AB 3088 provides only five months of relief, we will explore extending eviction relief and protections should the pandemic continue and the relief continue to be needed.

**NO MOVEMENT: AB 2690 (Low):** This bill proposed to eliminate an outdated "1990 rule," a state-imposed loophole denying local rent stabilization protections if a park or new space was constructed or created after the year 1990. This bill did not get a committee hearing due to the shortened agenda schedule. We will explore bringing it up again next year.

**OPPOSED: AB 2895 (Quirk-Silva):** Equally important as passing a bill is *opposing* a bill when it is detrimental to the interests of mobilehome residents. AB 2895 proposed the same "rent cap" be applied to MH residents as apartment renters - without taking into consideration the fact that mobilehome residents are also homeowners. And unlike apartment renters who are renting physical living quarters with bedrooms, toilets, a kitchen, carpeting etc., MH renters are homeowners who are renting a piece of dirt only! In addition to renting the dirt, MH owners have a separate mortgage for their home that sits on that dirt. The proposed rent "cap" of 5% *plus* 100% of CPI with a cap of 10%, whichever is lower, **would in effect legitimize rent increases statewide** that quickly would have caused many seniors on fixed incomes and low-income, working families to lose their mobilehomes because they could not afford the dirt it sits on. ***A rent increase of 10% doubles your rent in 8 short years!*** Attempting to find a workable compromise, GSMOL worked with the committee to suggest amendments that would have reduced the annual rent increase to 75% of CPI with a cap of 3%, and/or narrow the impact of the bill to mobilehome parks that spanned more than one city, which would have given the author of the bill, Assemblywoman Quirk-Silva, the opportunity to address the issues in her legislative district. The Assemblywoman declined the amendments and instead made the choice to pull her bill from the committee agenda.

To stay up to date, subscribe to "This Week at the Capitol" by clicking on "Sign up for our Email list" on our website, [gsmol.org](http://gsmol.org).

## **DOES THE AMERICANS WITH DISABILITIES ACT (ADA) APPLY TO MOBILEHOME PARKS?**

(Previously printed in the 2010 September/October issue of *The Californian*)

**ABOUT THE AUTHOR: MR. STANTON HAS BEEN A PRACTICING ATTORNEY SINCE 1982 AND HAS BEEN REPRESENTING MOBILEHOME RESIDENTS AND HOMEOWNERS ASSOCIATIONS AS A SPECIALTY FOR OVER 30 YEARS. HIS PRACTICE IS LOCATED IN SAN JOSE, AND HE IS THE CORPORATE COUNSEL FOR GSMOL.**

We recently received a letter from a Chapter inquiring about the applicability of the Americans with Disabilities Act (ADA) to mobilehome parks. A clubhouse restroom in the park which pre-existed enactment of the ADA in 1990 is not ADA compliant, and disabled residents are thus required to use bathroom facilities in their own homes before or after GSMOL meetings. This raises the following questions:

**Since MH parks are private property, are they ever covered under the ADA?**

**If so, what areas of the park are covered?**

**If any portion of the park is covered, what does the park owner have an obligation to provide?**

In a nutshell, the ADA is a Federal law which covers accessibility standards for places of "public accommodation", and all businesses and services which are open to the public or conduct business with the public directly. The Act specifically provides that: "No individual shall be discriminated against on the basis of disability in the full and equal enjoyment of the goods, services, facilities, privileges, advantages or accommodations of any place of public accommodation by any person who owns, leases or operates a place of public accommodation." 42 U.S.C. sec. 12182(a). The ADA defines discrimination in a place of public accommodation to include "a failure to remove architectural barriers...in existing facilities...where such removal is readily achievable." 42 U.S.C. 12182 (b)(2)(A)(iv). The term "readily achievable" means "easily accomplishable and able to be carried out without much difficulty or expense." 42 U.S.C. sec. 12181 (9).

**We thus need to answer the following questions:**

**What is a place of "public accommodation"?** Does this only cover "public property" and not "private property like a mobilehome park"? The answer is: NO. While strictly residential facilities which are private do not fall within the definition of a "public accommodation", a facility which is operated by a private entity does come within the definition if it falls within a category listed in the statute. There are 12 categories listed, including "sales or rental establishments" and "service establishments". "Places of lodging" is also an enumerated category in

the ADA law. Thus, the fact that a mobilehome park is not on public land and is private property, does not automatically mean that the ADA does not apply to some of its facilities. This is only the start of the inquiry.

**What portions of a park constitute places of "public accommodation"?** There are two available sources which shine considerable light on this question. A 2008 California Appellate case called *Coronado v. Cobblestone Village Community Rentals* 163 Cal. App. 4<sup>th</sup> 831 holds that the rental office in an apartment complex is subject to the ADA, since it is a business office open to the public and not residential in nature. It would constitute a "sales or rental; establishment" or a "service establishment". But the residential portions of the complex, including the private common areas, are NOT subject to the ADA, since they are not open to the public. This case notes that Federal Courts have consistently held that residential facilities such as apartments and condominiums are not subject to the ADA. The "places of lodging" category has been held to only apply to short-term or "transient lodging".

An Attorney General opinion letter provided to a resident of a Petaluma mobilehome park in 1996 (you can easily find it on line if you Google "ADA mobilehome parks") states that the residential dwelling units in the park are not covered by the ADA. The common area recreational facilities are also not covered where their use is restricted exclusively to residents and their guests. **"However, if a residential community opens up common areas to general use by non-residents, it may lose its strictly residential character. For example, rental offices that are open to the public would be considered "rental establishments" or "service establishments" under Title III. Meeting rooms, if not restricted to tenants and their guests, would be places of public gathering covered by the ADA. Parking, entrances, access routes, and restrooms serving the areas covered by the ADA would also be covered."** This opinion seems to say that if the clubhouse contains a rental office that is open to the public (as many parks do) and the park restrooms are provided for use of persons who come into the park to use the rental office, then the ADA applies to those restrooms. If the park's rental office was located in a different building, ADA coverage for the restrooms would be far less likely; i.e. one would have to show that any nearby meeting rooms are available for use by non-residents.

Because the restrooms that serve the main clubhouse typically also serve members of the public who enter for the purpose of going to the rental office as prospective residents and meeting with management, the ADA probably DOES apply to a clubhouse restroom under the definition of a "public accommodation" of a "rental establishment" or "service establishment". But under current authority, in a conventional mobilehome park where there is no transient or overnight RV lodging, most other areas of the park, including common area

(Continued on Page 6)

(Continued from Page 5)

facilities open to park residents only, walkways and roadways and mobilehome spaces are NOT covered by the ADA.

## Where the ADA does apply, what changes is a Park Owner required to make?

Assuming that an area of the park is covered by the ADA, we next need to define the extent of the park owner's obligation to make a change or repair to the existing premises. The removal of any architectural barrier" must be "readily achievable". The Department of Justice (DOJ) holds this to mean that the nature and cost of the repair, and the effect of that cost upon the business, must be analyzed. The DOJ regulations give some clarity as to what may be readily achievable.

Examples include:

- installing ramps and making curb cuts in sidewalks and entrances;
- repositioning or rearranging phones, tables, chairs, racks, vending machines, etc.;
- widening doors and installing door hardware;
- installing alarm lights;
- installing grab bars in toilet stalls, a raised toilet seat or rearranging lavatory partitions;
- installing a full length bathroom mirror or repositioning a towel dispenser.

The DOJ further prioritizes the removal of "architectural barriers" as follows:

1. Provide access to a place of public accommodation from sidewalks, parking or public transportation.
2. Provide access to those areas where goods and services are made available to the public.
3. Provide access to restroom facilities.

## What do residents need to do in order to force the Park to comply with the ADA?

First write a polite letter to management which describes the problem and requests the repairs. If no response is received within 14 days, or the answer is "no", then I would recommend that the residents contact the U. S. Dept. of Justice via the Attorney General's office, Civil Rights Division. A violation of the ADA also constitutes a violation of the California Unruh Civil Rights Act and the Disabled Persons Act, which means that the California Attorney General's office, could also become involved. Each case needs to be carefully considered based upon its unique facts and the types of facilities or conduct at issue. It is clear that a park owner who simply says that "private property is not covered by the ADA" is not correct. But while limited portions of the common areas might be covered, most areas of the park will usually not be covered by the ADA.

## Website Update

We are pleased to announce that after a long time dealing with the aftermath of a malware attack, we finally have our new online membership system up and running!

To **JOIN** GSMOL online, click on the big blue button on the Home Page or on the **Join GSMOL** link in the sidebar.

To **RENEW** your membership online, go to the **MEMBERS** tab in the upper right corner and select **MY GSMOL ACCOUNT**. (If you do not have an account on the website, see below.) Click on **Subscriptions** and you will see your membership information. Click on the **RENEW** link, and fill in and submit the form. Note that you may **CHANGE** your membership type when you renew.

To **GET A WEBSITE ACCOUNT**, go to the **MEMBERS** tab in the upper right corner and select **REQUEST A LOGIN**. You will receive instructions by email within a few days. This will allow you access to the **Members Area**.

Please remember that **all GSMOL membership processing still takes place at the Home Office**. You will continue to receive renewal notices sent by postal mail, and you may renew either by mail, phone, or on the website. **NOTE: If you are renewing LATE, you will need to renew by mail or phone this time.**

If you have questions about your membership, please contact the Home Office at 800-888-1727 or email [gsmolgoldenstate@gmail.com](mailto:gsmolgoldenstate@gmail.com). If you have questions about your website account or login, please email [membersupport@gsmol.org](mailto:membersupport@gsmol.org).



**The Golden State Manufactured Home Owners Education Fund (GSMOEF), GSMOL's partner nonprofit, is pleased to announce that we have received a grant of \$30,000 from Catholic Charities Human Development (CCHD)!**

This grant will benefit both GSMOEF and GSMOL, and the two organizations will be working together to plan and carry out the project which is being funded by the grant.

According to our arrangement with CCHD, we will be doing a pilot program which focuses on (1) homeowner organization, (2) leadership development, and (3) institutional change.

In GSMOL-speak that means (1) forming Chapters and Coalitions, (2) recruiting new Associate and Region Managers, and (3) engaging members to advocate for laws in Sacramento that protect all vulnerable MH residents as well as engaging local MHP residents to work with their local governments on rent stabilization ordinances, MH park conversion ordinances, senior park overlay ordinances, and other local issues.

CCHD has asked that we focus our work in a particular geographical area, specifically the **Diocese of Los Angeles**, for the first part of the project, as a trial program. If we are successful, we will be able to extend the program to other Dioceses and obtain more funding. The Diocese of Los Angeles includes the Counties of Los Angeles, Ventura, and Santa Barbara.

The work of both our organizations will be coordinated by Mary Jo Baretich and Anne Anderson who sit on both the GSMOEF and GSMOL Boards. Mary Jo is President of GSMOEF, and as GSMOL Zone C Vice President she oversees GSMOL operations in LA County. Anne is Treasurer of GSMOEF, and as GSMOL Vice President for Zone B-1, she oversees GSMOL operations in Santa Barbara and Ventura Counties.

This program will bring many benefits to GSMOL. In addition to building Chapters in parks that already have GSMOL members, we will now be able to afford to reach out to parks that have never heard of GSMOL. We will be able to hire translators and interpreters to help us get a foothold in the parks where most of the people don't speak English. Because it will be awhile before our local leaders can visit parks in person, we will need to make more use of printed materials, which we will now be able to produce in various languages and mail to our local leaders. We will be able to produce quality videos for leadership development. We are hoping that focusing on written and video-based training will help make up for the challenge of not being able to hold meetings and workshops in person.

In order to show progress and be eligible for further grants, we must have **measurable results** – Chapters and Coalitions formed, Region and Associate Managers appointed, connections with local governments at least established (we know it takes a long time to accomplish a rent stabilization ordinance) and passage of bills in Sacramento to protect vulnerable MH residents.

**We will need the help of our local leaders and members in Los Angeles, Ventura, and Santa Barbara Counties. You will be our boots on the ground to help us make this pilot program work. But at least you will have money to pay for your boots!**



GSMOL is seeking bilingual, volunteer **Ethnic Consultants** to represent the Hispanic and Vietnamese mobilehome communities. Your job would be to educate the GSMOL Board of Directors about your culture, your needs and the issues you face living in a mobilehome park. It is an opportunity to have an influence on addressing those issues. If you are interested, please contact your Zone VP (names are on page 14), or email Carol Brinkman at [cbrinkman12@cox.net](mailto:cbrinkman12@cox.net), or call 949-463-5550.



# No GSMOL Member is an Island!

Anne Anderson  
Membership Chair

Hi, Anne Anderson here with some **money-saving news about your membership** – and some food for thought. **We in GSMOL have a lot in common** during this pandemic. Many of us fall into the “at risk” health categories, many of us are without family to support us, many are out of work, and as residents of mobilehome parks, we are apt to be put in situations where we could lose our homes without proper compensation.

Another thing we have in common, though, is that **we are members of GSMOL**. You’ve no doubt read about the things we have accomplished as an organization, such as passing state bills and local ordinances that protect our rights, defeating unfair rent increases, educating homeowners on the laws that protect them, and organizing our members into park Chapters and a vast statewide communication network.

## **We have been at work doing these things since 1962!**

But who did all that? **Who IS GSMOL, anyway?** Yes, we have a Board of Directors, and Zone, Region, and Chapter leaders, and an awesome attorney and a fantastic lobbyist. But when you come down to it, **GSMOL is YOU**. We could not do any of the things we have accomplished without our members! And it’s not just that you give us money to cover the costs of the services we provide. It is also your support, your participation in legislative efforts, and the work that you do in your Chapter (if you have one) to benefit the residents in your park.

You even help us if all you are able to do is to be more informed and aware of the problems and protections that fall upon MH owners.

**You are a part of an organization that is 7500 members strong, reaching all over the state.** Individually, you may feel that you can’t do much, but collectively, we can do things like passing AB 3066 to get the MRL Protection Program established and getting rent stabilization ordinances enacted in dozens of jurisdictions.

If your park has a Chapter, it can give its members a sense of belonging to something that is bigger than their park. A Chapter can command the resources to do things like fighting off “ginormous” rent increases. And even if you don’t have a Chapter, you can still have a sense of solidarity with the others in your park who are GSMOL members.

And even if there are no other GSMOL members in your park, **you still belong to US**.

I know that you are probably hearing “**We are Here for You!**” from a lot of the organizations in your life who are doing their best to continue to serve you during this pandemic, and we are saying this too. This is to let you know that even if we can’t come to you in person, **we are still connected to you and you to us** through various means of communication, including our magazine, email, teleconferences, Zoom – whatever our leaders can devise to keep us in contact. You can still reach out to your nearest leader when you have a question or a problem, or even if you don’t – we always want to hear from you!

So I hope that when that familiar envelope with a GSMOL return address shows up in your mailbox, **YOU will be here for US**. Please renew your membership and keep us strong! (OK, I’m the Chair of the Membership Committee, you knew that a commercial was coming!)

**We have come up with a way to make it easier to join and renew membership during these hard times. For a limited time, GSMOL is offering a discount for new memberships and membership renewals:**

Individual 1-Year Membership - \$20 (one person only)\*  
Individual 3-Year Membership - \$60 (one person only)\*  
Spouses/Partners/Parent and Adult Child 1 Year - \$30 for TWO memberships  
Spouses/Partners/Parent and Adult Child 3 Years - \$90 for TWO memberships

These rates will be good until **the end of the year 2020!** And yes, **you may renew early** to take advantage of the discount. Your membership will be extended from your original expiration date.

\*We are no longer offering the “joint” membership type where two people share one membership. Upon renewal, “joint” members can be split into two separate memberships (the “Spouses, etc.” type of membership as listed above, which will be \$30 with the discount).

**If you have questions about your membership, please contact Lorraine at the Home Office at 800-888-1727 between 10 AM and 2 PM Pacific Daylight Time on weekdays.**



## How Many of These Questions Can YOU Answer?

- Can the manager force residents to pay for maintenance or removal of a tree on their space, or for maintenance on their driveway?
- Can the park prevent a resident from living in a mobilehome that they inherited?
- Can a homeowner be forced to move their home out of the park when they sell it because the home is old?
- Is a new park management allowed to change rules on long-time residents, or are these residents “grandfathered in” under the old rules?
- Can the park start billing the residents for utilities that were previously included in the rent?

These are all questions which have been submitted by MHP residents to the **State Senate Select Committee on Manufactured Home Communities** over the years, and they all relate to the California **Mobilehome Residency Law**, or **MRL**.

Don't bother turning this page upside down because we don't have room to give you the answers here. But here are some places where you can find them!

- **GSMOL website KNOWLEDGE BASE.** Go to [www.gsmol.org](http://www.gsmol.org) and check out the Knowledge Base. The above questions and many more are there; just click on the check box to see the answer!
- **MRL FAQ.** Many of the Knowledge Base questions are taken from the **FAQ (Frequently Asked Questions)** published by the **Senate Select Committee on Manufactured Home Communities**. You can download this FAQ in English, Spanish, or Vietnamese from the GSMOL website under the **RESOURCES** tab, **Forms, Handouts and Booklets** sub tab.
- You can view and search the **entire MRL Handbook** that this FAQ is a part of on the Senate Select Committee's website. The MRL Handbook includes the **2020 MRL, the FAQ, and a great directory of community resources** listed by county. See <https://mobilehomes.senate.ca.gov/publications>
- You can order a **hard copy** of the **MRL Handbook** by calling 916-651-1538, or check with your **State Senator's district office**. They often have free copies available.

### OTHER WAYS TO GET ANSWERS TO QUESTIONS LIKE THE ONES ABOVE.

- You can become an “**MRL Master**”. Our partner nonprofit, the **Golden State Manufactured-home Owners Education Fund (GSMOEF)** has a website they call the “**Ed Fund Academy**”, where you can take “courses” on the MRL and Title 25 (HCD's Health & Safety Codes), and then receive a certificate as an MRL Master or Title 25 Master after taking a short exam. Even if you don't take the exam, this is a great place to learn more about the laws, codes and standards that relate to mobilehome parks! And the articles are offered in both written and audio format!
- The Ed Fund Academy also features the “**Your Rights Bytes**” **blog**, with articles by GSMOL attorney Bruce Stanton,
- The Ed Fund also hosts “**Telephone Townhalls**” – teleconference meetings with experts like GSMOL attorney Bruce Stanton, speaking on MRL topics and featuring Q & A with the participants. Watch the Ed Fund Academy main blog for announcements!
- The Ed Fund Academy is at <http://mobilehomeresidentadvocate.blogspot.com>

If YOUR most Frequently Asked Question is “Why do we need to learn about the MRL, anyway???” – read on.

Because the more you know, the less likely you will be taken advantage of. And because the **MRL Protection Program** has begun to take complaints from homeowners, and it's important to know what kinds of park problems are MRL violations. **See page 10 for more about the MRL Protection Program, or MRLPP!**

## History of the MRLPP - MRL Protection Program

The California Mobilehome Residency Law (MRL) is the landlord-tenant law designed specifically for mobilehomes. It was begun in 1978 and since then many laws and civil codes have been added as a result of the legislative actions supported by GSMOL. Prior to July 1, 2020 there had been no mechanism to enforce violations of the MRL. The only recourse a mobilehome owner had was to bring legal action in court to force management to abide by the laws. For most, this was prohibitively expensive in both time and money.

Assemblyman Mark Stone was GSMOL's champion to author an enforcement program in the state legislature. In 2017, he introduced AB 1269. It passed both the Assembly and the Senate only to be vetoed by Governor Brown, with an explanation. We broke down the reasons for the Governor's veto and the following year Mark Stone introduced a revised bill renamed AB 3066. The massive advocacy of GSMOL members placed that bill on the Governor's desk in 2018 and this time he signed it. What AB 3066 did was create the Mobilehome Residency Law Protection Program (MRLPP), a new program which is enforced and coordinated by a new division within the State Housing and Community Development (HCD).

## Who Pays For this Protection?

The bill actually became effective January 1, 2019, but for the last year and a half HCD has been requesting sufficient state funding to implement the MRLPP, allowing the program to begin July 1, 2020. AB 3066 authorizes HCD to assess park owners an annual \$10 fee-per-space, which is due when they renew their annual Permit to Operate. Park owners are allowed to pass that \$10 fee along to park residents, but it must be in a separate line item and not part of their space rent! Approximately half of MH park owners have not passed this fee to residents, probably because they do not want to invite questions about what the fee is for and then have to educate residents on the new program to protect their rights! Currently there is between \$3-4 million dollars in the Fund. It is being used to create the new division within HCD, pay for its administration, the hiring and training of representatives to handle the program and pay the costs for the non-profit legal services that will provide legal representation for MH owners at no cost to them!

## How the MRLPP Works.

The MRLPP began accepting valid MRL violation complaints on July 1, 2020. HCD opened a new portal on its website, [www.hcd.ca.gov](http://www.hcd.ca.gov). Click on the Manufactured and Mobilehomes tab and scroll down the menu to MRLPP. That will open a screen with information on how to file your complaint. You will be asked for contact information so HCD knows how to reach you. Once you file your complaint, HCD will acknowledge receipt of the complaint. Once HCD gets all your information and assesses your concern, it will triage them into categories by severity. **They are looking for the most egregious, deleterious and economically impactful complaints that relate to the MRL (only).** The MRLPP will attempt to have you and your park owner resolve the problem and the weight of the MRLPP (i.e. the State of California) will be behind you when you deal with park management. If no agreement can be reached, **the most serious complaints will be referred to non-profit legal agencies** located throughout the State that are contracted with HCD. These legal agencies have been vetted to determine if they are qualified to handle landlord-tenant issues. **There will be no charge to the mobilehome owner who made the complaint!** HCD is prohibited from arbitrating, mediating, negotiating or providing legal advice in connection with MRL violations. Their job is to administer the program and refer necessary action to others.

## Examples of common violations of the Mobilehome Residency Law (MRL).

- Unlawful or unauthorized evictions;
- Interference with home re-sales;
- Selective or inconsistent enforcement of park rules;
- Denying use of common area facilities, such as the clubhouse;
- Denying the right to communicate with other residents at meetings, by canvassing and distributing flyers;
- Denying the right to have guests or caretakers;
- Attempted enforcement of unreasonable rules and regulations by management;
- Unauthorized "charges" billed on rent statements;
- Improper utility charges or lack of posting utility rates;

(Continued on Page 11)

(Continued from Page 10)

- **If a complaint does not rise to the level of “egregious enough”,** the resident is not rejected from the program. Your complaint goes into a database, along with other complaints, which will demonstrate trends. If there are multiple complaints of a similar nature, they can be aggregated and collectively rise to the next level and become a major violation due to volume, which could then be referred to legal services.
- Your complaint can be referred to the existing Mobilehome Assistance Center (MAC) within HCD. MAC can refer it to other appropriate entities such as the Health and Safety program or law enforcement.

**The goal of the MRLPP is not to flood the courts, but to even the playing field! Mobilehome residents have rights and finally they have support for those rights! It is expected that the very existence of the MRLPP will act as a deterrent to many violations and abuses. Predatory park owners and management will have a greater incentive to do what they are supposed to do in the first place when they know they can end up in court or be under scrutiny of a state organization.**

- Know your rights under the MRL as only MRL violations are covered by the MRLPP.
- Residents should attempt to resolve their complaints with management before submitting a complaint to the MRLPP. Your local GSMOL Chapter, Regional Manager or Zone VP can assist you. Complaints should be documented with dates, times, actions taken, witnesses, photos etc.
- Residents without a computer can file a complaint by letter or telephone, which might be slower. The preferred and most efficient way to file is online.
- A resident can have a “properly identified” person file the complaint with HCD for them.
- Complaints can be retroactive to January 1, 2019 (i.e. the day the bill became active).
- The park owner is not notified of your complaint until it has been evaluated and HCD contacts you for action on the case.
- MH residents do not give up their right to file their case in civil court or small claims court if they want.
- The sooner you file a complaint, the better your chances to be heard and that there will still be money in the budget.
- The MRLPP will be audited and evaluated in 2022 at mid-way point of the program. HCD will report the number of complaints opened and closed, top violations, amount of fees collected etc.
- It is HCD’s intention to help MH residents and to provide the best customer service. They will continue to evaluate the new program and improve it. GSMOL will continue to advise them each step of the way.
- The MRLPP will sunset January 1, 2024 after 5 years. This is standard legislative practice, which allows legislators to test a program before determining if they want to continue it. GSMOL will be active in this process and make their recommendations.

You can view the MRL online at: <https://mobilehomes.senate.ca.gov/publications>.

HCD has published an information bulletin regarding AB 3066 on their website. Information Bulletin 2018- 03 provides detail regarding the Mobilehome Residency Law Protection Act established by AB 3066 (Chapter 774, Statutes of 2018). And you can visit [gsmol.org](http://gsmol.org) for more information and updates.

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After you have signed up, each time you want to shop on Amazon, go to smile.amazon.com instead. (Yes, the name of the program is AmazonSmile, but you log on with the words in reverse: smile.amazon.com.) Bookmark it! Ask your family and neighbors to also sign up!

Each time you log on, it is fun to click on "Your Charity" in the top menu bar and you will see how much YOU have contributed. In a short 3 months, I contributed a little over \$2 to GSMOEF by simply shopping (for cat food and Covid masks). If our 8000 GSMOL members each contributed \$2, we would collectively donate \$16,000!!! A few dollars from me, and a few dollars from you and a few dollars from our thousands of members quickly adds up to many dollars to support what we do to protect your mobilehome lifestyle!

**We thank you!**

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---

(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)

Park owners, managers or employees are not allowed to be GSMOL members.

☐ **ONE-YEAR INDIVIDUAL MEMBERSHIP FOR \$25**  
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---

First Name	Initial	Last Name	
Daytime Phone Number		Alternate Phone Number	
Email Address			
GSMOL Chapter # _____			
First Name - Spouse/Partner/Parent/Adult Child		Initial	Last Name
Daytime Phone Number		Alternate Phone Number	
Email Address			
Check # _____ / CASH			
Park Name			
Street Address		Space Number	
City	State	Zip Code	

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

DETACH AND KEEP FOR YOUR RECORDS Thank you!

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Form 100  
Rev 05/20

# GSMOL "WHO'S WHO"

## ZONE A

### REGION 4

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

#### REGION MANAGER VACANT

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

### REGION 11

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

#### REGION MANAGER Tamara Janies

5840 Pony Express Trail, #15  
Pollock Pines, CA 95726  
Phone: (530) 391-1423  
tjanies@comcast.net

### REGION 14

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

#### REGION MANAGER VACANT

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

#### ASSOCIATE MANAGER Bob Van Cleef

381 Spreading Oak Ln,  
Rancho Cordova, CA 95670  
Phone: (408) 391-6406  
bob@vancleef.org

## 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

90 Mill Pond Dr.  
San Jose, CA 95125  
Phone (408) 975-0950  
garyslighthouse@comcast.net

## REGION 2

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

#### REGION MANAGER Hilary Mosher

P.O. Box 2474  
McKinleyville, CA 95519  
Phone: (707) 839-5079  
hilmosh@gmail.com

#### ASSOCIATE MANAGERS Ernesto Ponce de Leon

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

#### Carol Werner

115 Merida Drive  
Sonoma, CA 95476

## ZONE B

Phone: (707) 935-1235

### REGION 12

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

#### REGION MANAGER VACANT

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

#### ASSOCIATE MANAGERS Ronnie and Debra Hulsey

530 W. Hermosa St., # 20  
Lindsay, Ca 93247  
Phone: (559) 586-3888  
ronniehulsey@yahoo.com

### REGION 13

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

#### REGION MANAGER Joe Nye

550 W. Hermosa St., # 17  
Lindsay, CA 93247  
Phone: (209) 373-8122

## 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 MANAGER Ventura County

#### Jill Martinez

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

#### ASSOCIATE MANAGER South Santa Barbara County

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

### REGION 10

COUNTIES: *Monterey, San Benito and Santa Cruz*

#### REGION MANAGER Richard Halterman

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

#### ASSOCIATE MANAGERS

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

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

#### ASSOCIATE MANAGERS Chuck Loring

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North Hollywood, CA 91605  
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#### Morena Padilla

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La Puente, CA 91744  
Phone: (626) 780-4257  
morenap\_65@yahoo.com

### REGION 5

*Orange County*

#### REGION MANAGER Bobbie Magnusson

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

#### ASSOCIATE MANAGER

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

### REGION 6

*San Bernardino County*

#### REGION MANAGER Carl Laughman

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

#### ASSOCIATE MANAGER

**Julie Bell**  
2598 Ayala Dr., #75  
Rialto, CA 92377  
Phone: (909) 874-4058  
jujamsam@gmail.com

## ZONE D

### REGION 7

COUNTIES: *San Diego and Imperial*

#### REGION MANAGER VACANT

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

#### ASSOCIATE MANAGERS Victor Roy

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

#### John Hossick

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

### REGION 9

*Riverside County*

#### REGION MANAGER VACANT

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

#### ASSOCIATE MANAGER Bill Seaton

27250 Murrieta Rd., #365  
Menifee, CA 92586  
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**Refer to Map  
on Page 15  
for Zones  
and Regions.**

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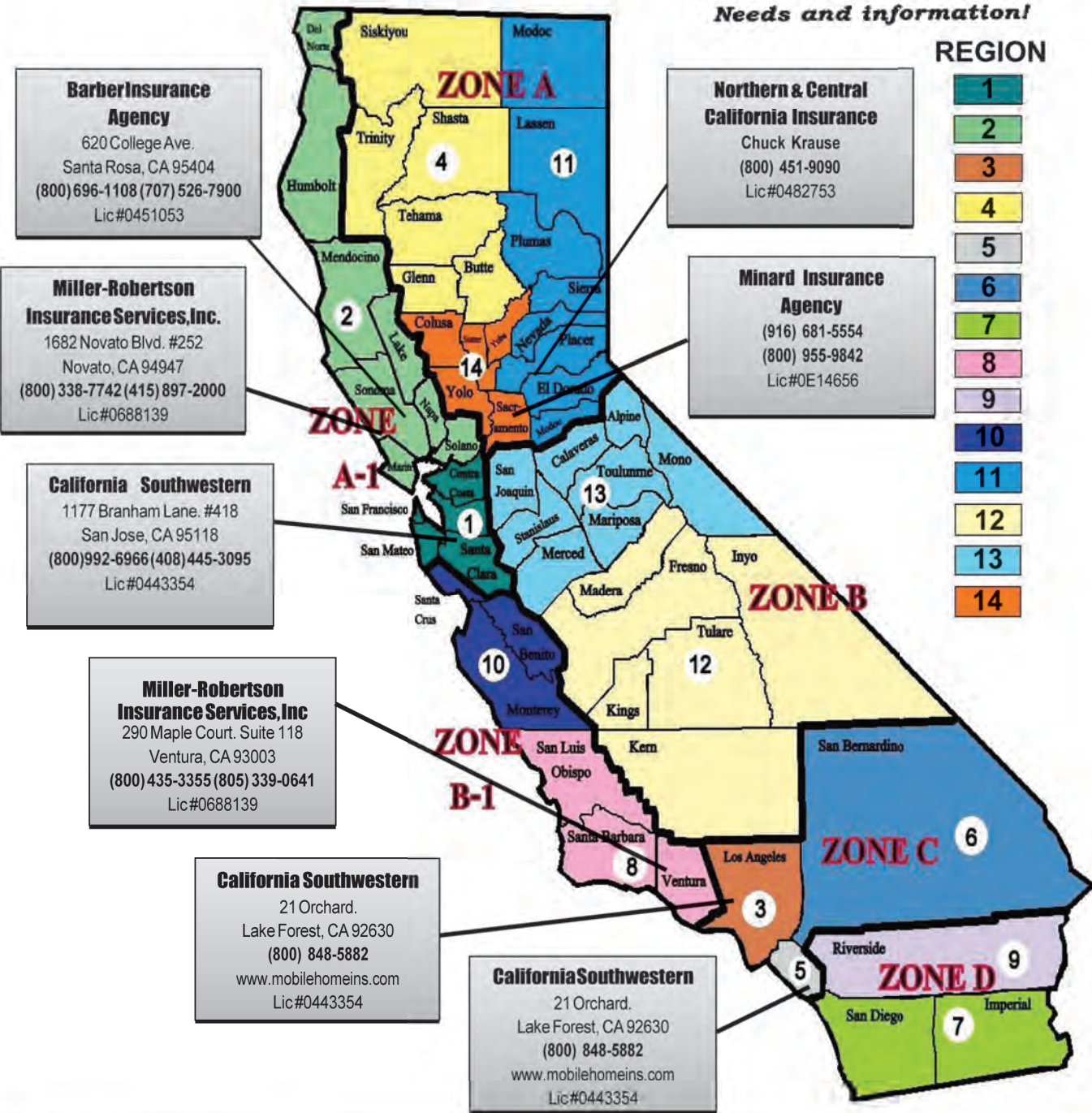
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Allen, Semelsberger & Kaelin and its predecessor firm, Endeman, Lincoln, Turek & Heater have long been recognized as premier attorneys representing owners of mobile/manufactured homes in California. Litigation on behalf of homeowners against *California Hawaiian MHC*, owned by *Equity Lifestyle Properties* and *Terrace View Mobile Home Estates*, owned by *Tatum and Kaplan Financial Group*, led to some of the highest court judgments in the history of manufactured housing.

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