

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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Page 7 — What GSMOL is Proud of in 2020!

3

President's
Report

4-5

Capitol
Report

6

Ethnic
Consultant

7-11

What GSMOL
is Proud of
in 2020!

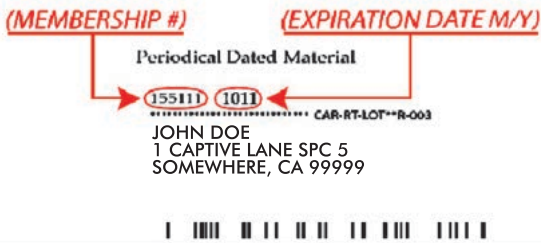
12

AmazonSmile

*Goodbye 2020
Welcome 2021
A New Beginning*

GSMOL Board of Directors

What are those extra numbers on the address label?



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**See map on
page 15 for
Zone
boundaries.**

Help us help you better!

Like everyone else, GSMOL is suffering during this pandemic. The less income we have, the more we have to cut corners in our work to help our members. We have done a lot for you in 2020 (see Pages 7 through 11), and we would like to keep on working with the state and local governments to pass laws that benefit MH owners, and we would like to keep on helping residents of MH parks band together and learn how to protect their rights. We know that some of our members may be in a better position than others to help us, and if you are one of those, please consider making a donation of any amount. (Please note that as we are not a charity, donations cannot be taken off your income tax.) There are three ways to donate:

- On our website, gsmol.org. Click Donate button to pay by Paypal, credit or debit card
- Call our Home Office at 800-888-1727 and give your information over the phone.
- Send a check to the Home Office at 14802 Beach Blvd., La Mirada, CA, 90638.

THANK YOU!!!!

Happy New Year



As I sit here on a cold Winter day reflecting on the things that have happened last year, I have to look at what we have accomplished with amazement.

We had an election, had a big part of the implementation of the roll out of AB 3066 in July (thank you Roger Johnson), found out that while meeting in person is the best way of doing things, having townhalls were a great plan B. We had 5 of them with 179 attending them. (Thank you Anne Anderson) We pulled off a really successful year in Sacramento. We managed to get AB 2782 passed which addresses park conversions and also closes the loophole of long-term leases. We also were able to get SB 1117 passed, which closes the loophole in electrical utility overcharges. But, more importantly, we were also able to oppose successfully AB 2895, the rent cap bill which could have raised rents as high as 9-10 %. It was a wolf in sheep's clothing. (This could not have been done without the extensive work of our lobbyist and your support and tireless work.)

But now we are on to 2021. And after seeing what we did last year, there is nothing we and our members cannot accomplish in the coming year.

We have already started to form what bills we want in Sacramento this year and have identified what we can support. **We have a lobbyist who is committed to WINNING!!!** Her attitude is infectious and has rubbed off on the entire LAT team. I expect a very good year.

We have an incredible Board who is up to the challenge of our "new normal". We are bringing in new members every day. It is exciting to hear the positive news on that front. But more important, is that the Board is listening to what you feel is important and what you have to say.

YOU, our members, have been there supporting our efforts on your behalf. We are nothing without you. And your support is heartwarming to all of us.

This coming year, there will be more townhalls until we can get back to seeing all of you in person again. There will be more zoom meetings also. We will continue to come up with innovative ways to meet with you and fulfill your needs. And we expect you to hold us accountable. **WE ARE THERE FOR YOU!**

I know last year was a hard one. I know there are going to be more challenges this year. But, together, we can get the job done and continue to keep this organization the best one California has to offer for residents of manufactured homes.

Thank you all for your support,

Linda Nye

Thanks to all the GSMOL Leaders

By Anne Anderson

As Membership Committee Chair I would like to thank all the GSMOL leaders – our Board of Directors (including the Zone Vice Presidents), Region Managers, Associate Managers, and Chapter and Super-Chapter officers for all the hard work you have put in to keep GSMOL going and growing, even during very challenging times. You do not get a penny for your hard work and often pay out of pocket for things like making flyers and traveling to parks hundreds of miles away (when we were still able to travel safely). You listen with compassion to our members' issues and help them find the right solution. You never pass up an opportunity to gather homeowners together and empower them to improve their lives. GSMOL used to have a "Legacy Award" that we gave out at our Conventions, to honor members that we chose as "leaders of the year". But I think all of our leaders deserve an award – or at least our heartfelt thanks!!

Against the odds in a turbulent legislative session that saw 3000 proposed bills whittled down to 372 due to Covid-19 (the lowest number in over 50 years), GSMOL successfully passed 2 blockbuster bills - well actually 3, since two major bills were strategically merged into one to successfully pass both - AB 2782. And we successfully defeated a bill that would have legitimized an increase in space rents for many mobilehome homeowners.

AB 2782 protects mobilehome owners from losing your home in two ways: first, as the result of park closure and you are kicked out, and second, when you end up not being able to pay the often-unaffordable space rent under a long-term lease (which automatically exempts you from rent control).

The need to protect MHP home owners from losing their homes when their park was sold or repurposed to another use became necessary due to the increasing role of profit-driven, corporate investors who are replacing mom-and-pop park owners. Private equity firms (many from out of state) have increasingly targeted the valuable land in mobilehome parks without regard for the home and homeowner that sits on that land. These profit-driven investors buy the park and force you out of your home so they can use the land to build more profitable, high-rise condominiums. You are simply collateral damage in their pursuit of profits for their investors.

It is true that a park owner has the right to do what he wants with his land, but AB 2782 will provide you state-guaranteed protections if you lose your home based on his/her decision. It requires a park owner to *relocate* you or *compensate* you when your park is closed or converted to a different use. Under this bill you are now entitled to the in-place, market value of your home (as determined by a state-certified appraiser) if you cannot move it into another park (which is seldom possible)! In addition, this bill prohibits local authorities from approving any change in use unless they find it will not result in a shortage of affordable housing within the local jurisdiction. Assemblyman Mark Stone was our champion for this part of the bill.

The second part of AB 2782 closes a state loophole that states long-term leases are exempt from rent control. MRL 798.17 provides that leases which exceed 12 months in length are exempt from rent control. This bill ends this exemption! All leases signed on or after February 13, 2020 (the date the bill was proposed) shall no longer be exempt from rent control. If there is a rent control ordinance in your jurisdiction, this bill will protect you regardless of what the long-term lease says. Regretfully, if you signed a long-term lease before February 13th, 2020, you do remain exempt from rent control until your lease expires or until January 1, 2025 (whichever occurs first).

Senator Umberg was our champion for this part of the bill.

AB 2782 provides significant protections for your equity in your home and the continuation of mobilehome living as an affordable housing option! In recognition of our two champions who strategically fought to pass AB 2782, against fierce opposition, GSMOL awarded Assemblyman Mark Stone and Senator Tom Umberg our 'Legislators of the Year' award for 2020!

Senator Bill Monning authored our second bill, **SB 1117**. This bill replaced a single phrase that some devious park owners used as a loophole to deny you savings (in a master-metered park) when a Community Choice Aggregator or CCA supplies your electricity instead of the local electric company. Some park owners charged homeowners at the higher electric company rate even though the park was served by a CCA, which has a lower rate. Park owners pocketed those savings - denying you the savings you were entitled to!

Senator Connie Leyva's Covid relief bill for MH residents was one of several bills left "laying on the table" at midnight the last day of the legislative session - a victim of the truncated pandemic session which ran out of time for a final vote on several bills. Senator Leyva has already submitted her bill for the 2021 session. It will provide urgently needed protection from eviction for MH residents who are having trouble paying their space rent due to Covid-19.

A significant accomplishment of 2020 was the successful opposition to the MH rent increase bill, AB 2895 (Sharon Quirk Silva). For those MH home owners impacted by certain predatory park owners who raise rents egregious amounts (usually after they buy the park), the idea of a state-wide cap on space rent increases sounded like a solution. But, when the proposed cap legitimized a rent increase for the majority of mobilehome residents across the state (which this bill did) and was beneficial to only a few, GSMOL was obligated to oppose the bill as presented. We suggested 3 amendments, any one of which would have protected the interests of ALL mobilehome home owners. We proposed reducing the rent cap to the widely accepted 75% of CPI (instead of the proposed 100% of CPI plus 5% of the existing rent), or limiting it to specific parks (such as Rancho La Paz), or applying the rent increases to renters only (and not owners of mobilehomes). Even though any one of these three amendments would have helped the aggrieved constituents in her district, the author refused our compromises and chose to pull her bill from committee and let it die, denying her constituents much needed relief.

(Continued on Page 5)

(Continued from Page 4)

Birthing a bill is only the beginning of our work. Following passage, our task is to implement the bills and spread the word, so all mobilehome residents become aware of the new protections available to them.

It is your membership fees and generous donations that allow us to work to protect our mobilehome lifestyle. If you value what GSMOL does for you, please consider making a Donation that will support our ongoing advocacy. You can donate at gsmol.org or at the office at 800-888-1727. Thank you.

GSMOL Membership Discounts to be Continued In 2021!

By Anne Anderson, Membership Chair

Our special "pandemic discount" on memberships and renewals did not go away at midnight on December 31, because, well, COVID-19 did not go away on December 31.

We want to continue to offer mobile/manufactured home owners a good deal to join or renew membership in GSMOL in the new year.

Why is it a good deal?

Because GSMOL has done a lot for you in the past year, despite the restrictions of the pandemic. We are proud of what we accomplished in 2020 - see pages 7 through 11 - and we want to be proud of what we will accomplish in 2021 as well.

By joining GSMOL, or renewing your membership, you can help us continue to

- Keep the lights on at the Home Office, and keep our wonderful office staff on the job,
- Keep our lobbyist working to bring new bills before the State Legislature that will protect the rights of people who live in mobilehome parks,
- Keep our attorney working to advise our lobbyist and our GSMOL leaders on legal issues,
- Bring our members the *Californian* magazine, full of news and informative articles, which you may now receive either by postal mail or by email (indicate your choice when you join or renew your membership, or you can call the office at 800-888-1727 if you want to change the way you receive the magazine),
- Continue to provide our volunteer leaders in various areas of the State with the tools they need to be able to connect with and help the members in their area,
- Continue to maintain our website www.gsmol.org and our Facebook page (www.facebook.com/goldenstateGSMOL).

Here are the discounted membership prices:

One-Year Individual Membership	\$20.00
Three-Year Individual Membership	\$60.00
One-Year Memberships each for Individual plus Housemate	\$30.00 for both

If you are not a member of GSMOL, now is a good time to join! Just click on the JOIN GSMOL button on our website.

If you ARE a member, now is a good time to tell your friends and neighbors to join.

It is OK to renew your membership early in order to take advantage of the discount. If you want to renew on the website, see the instructions at <https://www.gsmol.org/wp-content/uploads/2020/10/RENEW-YOUR-GSMOL-MEMBERSHIP-ON-OUR-WEBSITE.pdf>

Martha Vazquez

GSMOL's Ethnic Consultant

Congratulations to MARTHA VAZQUEZ, GSMOL's first "Ethnic Consultant"!



Martha's job is to be a representative and voice for the Hispanic community and educate the GSMOL Board on her communities' unique needs. If Spanish is your first language, you now have a bilingual go-to person to discuss issues in your park and communicate with GSMOL leaders.

An increasing percentage of the residents in the 5244 mobilehome parks in California are from Hispanic and Vietnamese cultures and they are underrepresented in our leadership. Recognizing our need for greater outreach and inclusion, the Board of Directors created the position of "Ethnic Consultant" and reached out to find a representative who would be a voice for their community and a link between them and the Board. We were very pleased when Martha Vazquez stepped up.

Martha Vazquez lives in Covina Hills MH Park in La Puente and is President of their local GSMOL chapter and Regional Manager for Zone C-3. She has lived in a mobilehome for 22 years. In one week in 2008, Martha lost her husband, lost her job and nearly lost her mobilehome when she was late paying her rent. She paid the rent but had to go to court to prevent eviction. Those events ignited a desire in her to know the law and teach others their rights so they can protect themselves. She enrolled in college to become a paralegal. Martha is bilingual and contributes to GSMOL by interpreting at events and translating documents into Spanish.

Now she will have an official advisory Board position. She will serve a two-year term that runs concurrently with our biannual board elections. You can reach Martha by email, vmargsmol@yahoo.com, or by phone at 626-820-3909.

GSMOL welcomes additional nominations from other ethnic communities. To volunteer or submit nominations, please contact Carol Brinkman at 949-463-5550 or cbrinkman12@cox.net.



Martha Vazquez

GSMOL's Étnica Consultante

¡Felicidades a MARTHA VAZQUEZ, la primera "Consultora Étnica" de GSMOL!

El trabajo de Martha es ser representante y voz de la comunidad hispana y educar a la Junta de GSMOL sobre las necesidades únicas de su comunidad. Si tu idioma es español, ahora cuentas con una persona bilingüe para tratar temas en tu parque y comunicarse con los líderes de GSMOL. La Junta Directiva creó la posición de "Consultor Étnico" y se puso en contacto para encontrar un representante que fuera un vínculo para levantar tu voz, entre tu comunidad y la Junta Directiva. Estábamos muy contentos cuando Martha Vázquez dio un paso adelante aceptando la posición, ya que un porcentaje cada vez mayor de los residentes en los 5244, parques de casas móviles en California son de culturas hispanas y vietnamitas. Ahora estas comunidades estarán representadas en nuestro liderazgo dando a conocer las necesidades de mayor importancia.

Martha Vázquez vive en Covina Hills MH Park en La Puente y es Presidenta de su capítulo de GSMOL local y Gerente Regional de la Zona C-3. Martha, ha vivido en una casa móvil durante 22 años. En 2008, Martha perdió a su esposo, y perdió su trabajo y casi perdía su casa móvil por llegar tarde en el pago de su alquiler. Ella no sabía que esa acción la podía llevar a la corte por desalojo. Martha, pagó el alquiler para evitar el desalojo. Todos esos acontecimientos encendieron el deseo en ella de conocer la ley y enseñar a los demás sus derechos para que puedan protegerse a sí mismos. Tales hechos la motivaron a matricularse en la universidad para convertirse en asistente legal.

Martha es bilingüe y contribuye voluntariamente a GSMOL interpretando en eventos y traduciendo documentos al español. Ahora tendrá un puesto oficial en la Junta del consejo asesor. Ella servirá un mandato de dos años que se extiende simultáneamente con nuestras elecciones bianuales de la junta. Puede comunicarse con Martha por correo electrónico, vmargsmol@yahoo.com o por teléfono al 626-820-3909.

GSMOL le da la bienvenida con beneplácito a las nominaciones adicionales de otras comunidades étnicas. Para ser voluntario o presentar nominaciones, comuníquese con Carol Brinkman al 949-463-5550 o cbrinkman12@cox.net.

What GSMOL is Proud of in 2020!

2020 will forever be defined as the year of the pandemic! Looking back, it gave us the opportunity to evaluate and innovate GSMOL procedures, meetings and strategies to comply with the pandemic prohibition on meeting face-to-face and the mandate to maintain social distancing. GSMOL turned a challenge into an opportunity and reinvented many of its activities. We held chapter meetings, outside, in parking lots sitting on lawn chairs. We learned Zoom. We expanded our use of teleconferencing to adapt to stay-at-home mandates. In-person Regional Conferences were replaced by interactive Townhall meetings. In spite of the many challenges, much was accomplished in 2020.

1. **Biannual Election Results:** After a Covid-19 delay in counting the ballots, all nominees to the Board of Directors were voted into office: Linda Nye, President; Carol Brinkman, Secretary; Shelly Parker, Treasurer; John Bertaut, Zone A VP and Mary Jo Baretich, Zone C VP. All proposed bylaws passed. In November, Martha Vazquez was appointed Ethnic Consultant and advisor to the GSMOL Board of Directors to educate the board and be a voice for Hispanic issues.
2. **Statewide Member Outreach and Activism:**
 - a. **The MRL Protection Program (MRLPP)** opened to receive MRL complaints on July 1, 2020. It was created as the result of the passage of AB 3066 by GSMOL way back in 2018 but for the last year and a half the program had to collect funding to finance itself. In the initial five months that the program has been active, HCD has received over 600 complaints of violations of the MRL. HCD triaged and directed these complaints to appropriate agencies (health, safety, criminal) or to non-profit legal entities for action at no cost to the mobilehome resident. The top 10 complaints (and the number of complaints) involved are: 1) Rental agreements (107); 2) Evictions (84); 3) Notice of amendments to Rules & Regulations (69); 4) Utility service billing and rate schedule (49); 5) Authorized fees and charges (45); 6) Trees & Driveways (42); 7) Notice of rent increase (41); 8) Application of Rules & Regulations to park owners & employees (38); 9) Utilities billed separately, reduced from rent (37), and 10) Fees & Charges for unlisted services without notice (34).
 - b. **Regional Conferences:** Only one Conference was held in 2020 before the pandemic shut down in-person meetings. In March, Zone A-1 Vice President Dick Heine held a successful Sonoma Regional Conference for 80 attendees.
 - c. **Townhall teleconference Meetings**, produced by the Ed Fund, replaced Regional Conferences. Although we lost the ability to interact with audience members in person, we had the benefit of being able to include attendees from all over the state in these virtual events – over 179 people from 104 MH parks in 70 different cities attended Telephone Townhalls in 2020.
 - i. May: Bruce Stanton discussed MH issues related to Covid.
 - ii. June: Roger Johnson: discussed the MRL Protection Program.
 - iii. August: Matthew Weiss from HCD answered questions related to the HCD Park Inspection Program and MRL Protection Program.
 - iv. September: Bruce Stanton spoke on the impact of the new 2020 legislation
 - v. September: GSMOL promoted a Townhall meeting held by Senator Connie Leyva and State Auditor Elaine Howle with the subject being the state's audit on the Mobilehome Inspection Program by HCD.
 - vi. October: GSMOL promoted Senator Umberg's Townhall with Bruce Stanton as guest speaker to understand Stone/Umberg's bill, AB 2782.
 - d. **David Loop's Zoom Presentation:** David Loop, VP of Resident Owned Parks, presented several interactive Zoom presentations on the pocket-book issue of, "Your rights, and your heirs rights when selling your mobilehome" at the invitation of individual parks.
 - e. **State Audit of HCD:** GSMOL is actively overseeing the results of the independent Audit of the HCD Park Inspection Program that Senator Connie Leyva requested and GSMOL supported. Auditor Elaine Howle identified 28 deficiencies including HCD's lax record keeping, possible bias and conflict of interest by some inspectors, erratic inspections and inconsistent follow up. The audit presented a timeline for HCD to address the issues. MH residents' annual fees pay for the inspection program, so we have reason to be concerned that our money is spent appropriately. GSMOL continues oversight to ensure corrective actions are taken.
 - f. **SoCal PUC MHP Conversion Program:** GSMOL is representing MH interests and supporting a ten-year Mobilehome Park Utility Conversion (PUC) Program by SoCal Gas to upgrade sub-metered parks to direct service by the local utility company at no cost to MH residents. SoCal Gas will upgrade up to half of approximately 132,000 MH sites in its service territory through 2030.

(Continued on Page 8)

(Continued from Page 7)

- g. **Fee & Tax Waiver Program:** by HCD and sponsored by GSMOL allowed many MH residents to gain clear title to their homes and waive outstanding fees incurred by prior owners. Per HCD, the largest write-off was \$40,000 in back taxes for one MH owner. This program ended December 31, 2020.
- h. **Amendment to the Brown Act:** GSMOL supports an amendment that would allow disabled and immune-compromised people to attend and participate in meetings virtually, in lieu of in-person, after Covid ends.
- i. **FaceBook:** Our new Facebook page belongs to members and you are invited to post news, information and events: www.facebook.com/GoldenStateGSMOL
- j. **Members Area on the GSMOL Website:** After a malware-attack delay, the Members Area of the GSMOL website went live. Members with an account on the website may explore the archives of The Californian, our magazine, going back to 2008 as well as the Board minutes and other archived documents.
- k. **"Your Rights Bytes"** was restored on the EdFund Academy website when GSMOL Corporate Counsel, Bruce Stanton, stepped up to author a monthly article of interest to MH residents. This website, run by our partner non-profit GSMOEF (Golden State Manufactured Home Owners Education Fund), can be found at www.mobilehomeresidentadvocate.blogspot.com.
- l. **Amazon Smile:** GSMOEF initiated "Amazon Smile". When GSMOL members sign up, proceeds from every purchase they make on Amazon goes to support the work of the Ed Fund – with no effort and no cost to you! The Ed Fund also has a rewards program with Ralph's. See the ads elsewhere in this magazine.
- m. **Online Application & Membership Renewal:** You can now join and renew your GSMOL membership online at gsmol.org.
- n. **Donate Button:** We added a Donate button on our website, gsmol.org, to allow members to donate via PayPal, credit card or debit card.

3. Local Activism:

- a. Political activism on the local level by GSMOL residents in **San Jose** helped elect a city councilman who is friendly to MH issues, tilting the balance of the previously conservative big business/developer friendly council to a pro MH friendly council.
- b. With time running out, multiple GSMOL leaders worked with a coalition of HCD (Housing & Community Development), the Governor's office, Sacramento councilmember Martha Guerrero, the Mayor, Habitat for Humanity, CalWORKs and 2 non-profit legal entities to interrupt and cure 59 eviction notices sent to residents of **Westwinds MHP** after a HCD inspection. Our combined efforts were successful in rescinding many of the evictions. The incident demonstrated the communication problems between HCD, park owners and park residents over MH park inspections (and validated the necessity for the state audit).
- c. **HCD Roadshow in Santa Cruz** was sponsored by GSMOL for the MH Title & Fee Waiver program. It helped 35 mobile home owners clear up title problems with their mobile homes. Highlight was one homeowner who received help in gaining title to her home after trying on her own since 1992!
- d. **Failure to Maintain lawsuit:** GSMOL is supporting residents of Cascade MHP in Sonora in their lawsuit against the park owners for health and safety violations and their failure to maintain their park.
- e. **SAC Conclave:** The Sacramento Coalition of MH owners representing 55 parks and led by Roger Johnson, meets monthly for lunch to share and discuss common MH issues and solutions and to listen to a guest speaker.

4. Zone Recaps:

Zone A: John Bertaut VP: A Space Rent Stabilization Ordinance project continues in El Dorado county and shows more promise with the recent positive interest expressed by a county supervisor. Several parks in Zone A were pressured to sign long-term (25-year) leases. Zone leadership attended meetings and helped guide homeowners by providing advice and viable options for dealing with the pressures imposed by park management. GSMOL leaders were part of a coalition to assist 59 home owners in Westwind MHP who received eviction notices related to a HCD park inspection. GSMOL also provided guidance to parks interested in forming their own HOA with an interest in purchasing their park.

(Continued on Page 9)

(Continued from Page 8)

Zone A-1: Dick Heine VP: Region Manager Martha O'Connell spearheaded efforts in San Jose which resulted in an 11-0 vote by the San Jose City Council to apply new mobilehome designation to all MH parks in the city. Bob Fleak continues to coordinate a monthly Mobilehome Owners luncheon in Petaluma with great guest speakers.

Zone B: Ron Hulse, Zone VP, saved a chapter president from unlawful eviction in retaliation for his GSMOL activism and started a Failure to Maintain lawsuit in Cascade MHP in Sonoma. Joe Nye, Region Manager, installed a new chapter in Bel Aire MHP in Stockton, reactivated The Pines MH Estates, and with Ron Hulse established the Westfork Estates Chapter in Turlock. Ron and Joe were able, through creative thinking, to activate a chapter in Orangewood Mobile Manor in Lindsay. They met residents outdoors, wore masks, kept their distance, used loud voices and managed to find out what residents wanted and gave them a personal touch during the pandemic.

Zone B-1: Anne Anderson, Zone VP, reactivated Chapter 231 in Santa Paula after their park manager tried to illegally pass through a \$2 million dollar gas and electric upgrade. GSMOL Attorney, Bruce Stanton was working with the residents on the case when proceedings were halted due to the pandemic. In Santa Maria, a project funded by the GSMOLF grant got under way to get a rent stabilization ordinance adopted. The North Santa Barbara coalition NSBMHT is partnering with GSMOL on this project. Bruce Stanton and Anne Anderson assisted Chapter 1102 at Flamingo MHP in SB to get a moratorium issued by the city to prevent conversion of MH parks from 55-and-older status to all-age: the residents now have the opportunity to work toward a Senior MHP Overlay. The moratorium also restores Vacancy Control to the rent stabilization ordinance.

Zone C: Mary Jo Baretich, Zone C VP: reactivated 4 Chapters: Belmont Shores Mobile Estates in Long Beach in February; San Dimas Royale Estates in San Dimas in August; Tahitian Terrace Mobilehome Park in Pacific Palisades in October, BerryDale Trailer Village in Garden Grove in October.

Zone D: Tim Sheahan, Zone VP: In Escondido, the local MH owner advocacy group, EMPAC, lobbied their City Council to place a Vacancy Control measure on the ballot, but had to settle for a compromise which allowed vacancy rent increases to \$950 for new residents. Chapter 708 in Oceanside continued to hold GSMOL and HOA Zoom meetings, send out E-Blasts daily, and monthly publish their Bell Ringer Magazine to keep everyone informed of management antics in their battle against a new park owner and his attempted rent increase in a rent-controlled community. Rancho San Luis Rey is a poster child for what enthusiastic membership, collective park activism and unity can accomplish. The November election brought mixed results; Escondido saw a weakening of MH owner support, while a shift on the San Diego County Board of Supervisors should provide opportunities to create better protections for MH owners in the unincorporated county. Congratulations to Associate Manager Victor Roy, who was re-elected as Oceanside City Treasurer.

5. Ethnic Outreach:

- a. **Appointment of Ethnic Consultant Martha Vazquez:** To expand our outreach to Hispanic communities, Martha was appointed 'Ethnic Consultant' and Advisor to the GSMOL Board of Directors to educate the Board and be a bilingual voice for Hispanic issues.
- b. **Translations:** Multiple Forms and resource material continue to be revised and translated into Spanish and Vietnamese.

6. Legislative Successes: Governor Newsom signed into law 2 GSMOL-sponsored bills in a turbulent and truncated legislative session trying to adapt to the demands of Covid-19.

- a. **AB 2782** (Stone, Umberg, Limon, Voepel) provides 2 significant MH protections! It protects the equity in your home if your park is sold and repurposed and you are kicked out. It provides compensation of in-place, market-value for your home as determined by a state-certified appraiser if you cannot relocate your home to another park (which is seldom even possible). The second protection defends the continued affordability of home ownership in a MHP by eliminating a state loophole that denies MH home owners, who have signed long-term leases, the protection of any rent stabilization ordinance in their jurisdiction.
- b. **SB 1117** (Monning): This bill closes the loophole in electrical utility overcharges and ensures that park residents are not being denied energy savings at their submeters, which some devious park owners had been pocketing.

(Continued on Page 10)

(Continued from Page 9)

7. **Opposition to bills detrimental to MH residents:**

GSMOL opposed AB 2895 (Quirk-Silva). Equally important as passing a bill is opposing a bill that is detrimental to the best interests of MH residents. This bill would have legitimized mobilehome rent increases state wide and undermined rent control across the state! It proposed the same “rent cap” be applied to MH residents as apartment renters which would be prohibitively high for MH residents who only “rent a piece of dirt” and *not* an entire residence.

8. **The LC (Legislative Contact) team** adapted our advocacy to the demands of the pandemic to expand our effectiveness under difficult circumstances. When we couldn’t go to them, we invited legislators to come to us. We invited Senators Leyva, Umberg, Monning and Assemblyman Stone to call into our LC meetings. We were inspired listening to their comments, which fueled our advocacy efforts during the turbulent 2020 session when most bills did not make it.

9. **Grant Award:** GSMOEF, the EdFund was awarded a \$15,000 grant from the Catholic Campaign for Human Development (CCHD). The grant will benefit both GSMOL and GSMOEF who will work together to form GSMOL Chapters, HOAs and coalitions, develop and train leaders, and create institutional change in low-income communities within the Los Angeles Diocese (LA, Ventura and Santa Barbara counties). If we are successful with this first phase of the grant program, we hope to obtain additional funding to continue the program in other Dioceses.

10. **Reduction of costs to print and mail The Californian:** After receiving a complimentary copy of the Californian by email, 400 GSMOL members discovered they preferred the online version to the print version, in part, because they could increase the size of font making it easier to read. For those who prefer a printed copy, we continue to offer the print version. The benefits to GSMOL are significant reductions in postage & printing costs.

11. **New Leaders Identified and Appointed:**

- a. **Tamara Janies**, Associate Manager, Region 11 (by John Bertaut, VP Zone A)
- b. **Bob Van Cleef**, Associate Manager, Region 14 (by John Bertaut, VP Zone A)
- c. **Bill Seaton**, Associate Manager, Region 9 (by Tim Sheahan, VP Zone D)
- d. **John Hoskin**, Associate Manager, Santee area (by Tim Sheahan, VP Zone D)
- e. **Lorraine Diaz** is the voice on the phone and new face in the office who answers your calls and assists members. She replaced Judy Dockwell who moved.
- f. **Martha Vazquez** was appointed Ethnic Consultant and Advisor to educate the board and be a voice for Hispanic issues.

12. **GSMOL membership:**

- a. In the year of Covid-19 and its unprecedented financial hardship on so many mobilehome residents, our membership fell by 65 members. A surge of renewals due to our membership discount mitigated our loss.
- b. GSMOL offered a successful “**pandemic discount**” that reduced membership fees to \$20 (from \$25), with many members taking advantage of the savings to join, renew, extend and sign up for multi-year memberships. We extended the discount until June 30, 2021 because Covid is still with us!
- c. The **Membership Action Team (MAT)** chaired by Anne Anderson was established to build and retain GSMOL members. MAT includes Chapter presidents, Membership Chairs (MCs), Zone leaders and interested members so that many opinions are heard about ways to create value to grow and retain membership.

13. **Scanning of Documents:** In a spring-cleaning of the office, documents & minutes were scanned and archived to protect our records, reduce clutter and make us more efficient.

14. **Fiscal Accountability:** From serious debt in 2017, this year saw GSMOL move into the black! During 2020, we continued to pay our bills, stay on budget and incur no debt due to our belt tightening and stringent cost-cutting strategies. Revenue exceeded expenses by \$3,620, a narrow margin, but enough to pull us out of red ink! We will continue to respect our members’ dues by spending wisely and still getting the work done - even in a time of Covid-19. The complete 2020 financial report is posted in the Members Area @ gsmol.org.

(Continued on Page 11)

(Continued from Page 10)

Looking forward to 2021, GSMOL will continue our work to enact rent stabilization ordinances, enact zone overlays, guide residents on how to file their MRL complaint/s under the new MRLPP, provide guidance to parks in crises and continue to enact protective legislation in Sacramento. We will continue to be fiscally responsible with your dues and donations. We will continue to be your resource and go-to organization across the state to protect our MH lifestyle.

Your support of GSMOL via your membership means the work we do can continue! YOU are our most important asset. And if you are able to donate an additional amount, your generosity will be humbly appreciated and make a difference in our ability to continue our advocacy for you! We thank you!



Sign up to get *The Californian* by email

In addition to this print edition of *The Californian*, GSMOL is sending our members an email version (if we have your email address). We would like you to compare the two versions and let us know which you prefer to receive.

Some members find that the print in the email version is sharper and easier to read, and those with vision problems like being able to increase the font size for tired eyes.

If you choose to receive the email edition, you will save GSMOL considerable printing and postage costs which saves your membership dollars for other important advocacy work we do in the legislature, in the courts and in local parks to help residents.

We realize that some members still like turning the pages of the hard copy. If that is your preference, there is no need for you to do anything to continue receiving your magazine as you always have. But, for those who want to receive the email version, we will provide a YES option when you receive your virtual edition.

Thank you from your GSMOL Board of Directors.



GSMOL has a new Facebook page!

Care to share news or pictures about the events or people in your park to a statewide audience?

Please visit, Like and Post on our page. We think of it as a real-time bulletin board where we can celebrate, build GSMOL and have fun. [www.facebook.com/](https://www.facebook.com/GSMOL)



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which in turn will benefit GSMOL!**

Ed Fund Updates

The Education Fund, GSMOL's partner nonprofit, is working on several projects in the Diocese of Los Angeles, (LA, Santa Barbara & Ventura counties) funded by a grant from Catholic Campaign for Human Development (CCHD). These projects are a joint effort of the Ed Fund and GSMOL.

- Long Beach mobilehome residents are organizing a Coalition to plan their approach to the City Council with the object of the City implementing a Rent Stabilization Ordinance.
- Mobilehome residents in Santa Barbara worked with their City Council and City Attorney to enact an interim ordinance which sets a moratorium on converting any mobilehome parks from 55-and-older status to all-age, thus preserving senior affordable housing until such time as the residents can get the city to establish a Senior MHP Overlay.
- With the assistance of NSBMHT (North Santa Barbara [County] Manufactured Home owners Team), a GSMOL-allied coalition, residents of Santa Maria are making a second try at establishing a proper Rent Stabilization Ordinance for their city.

GSMOEF has been effectively conducting periodic Townhall Conferences via Conference Calls. We have featured Bruce Stanton on topics related to the Mobilehome Residency Law, HCD official Matthew Weise on MHP Codes and Standards, and Roger Johnson on the MRL Protection Program.

We are planning more Townhalls for 2021. These will be announced on the Ed Fund Academy website, <https://mobilehomerresidentadvocate.blogspot.com>.

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GSMOL "WHO'S WHO"

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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

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tjanies@comcast.net

REGION 14

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

REGION MANAGER Bob Van Cleef

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ZONE A-1

REGION 1

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

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ASSOCIATE MANAGER

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REGION 2

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

REGION MANAGER

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ZONE B

REGION 12

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

REGION MANAGER VACANT

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REGION 13

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

REGION MANAGER

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ZONE B-1

REGION 8

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

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REGION 10

COUNTIES: *Monterey, San Benito and Santa Cruz*

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ZONE C

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Orange County

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San Bernardino County

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ASSOCIATE MANAGER

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ZONE D

REGION 7

COUNTIES: *San Diego and Imperial*

REGION MANAGER VACANT

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John Hossick

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REGION 9

Riverside County

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REGION MANAGER VACANT

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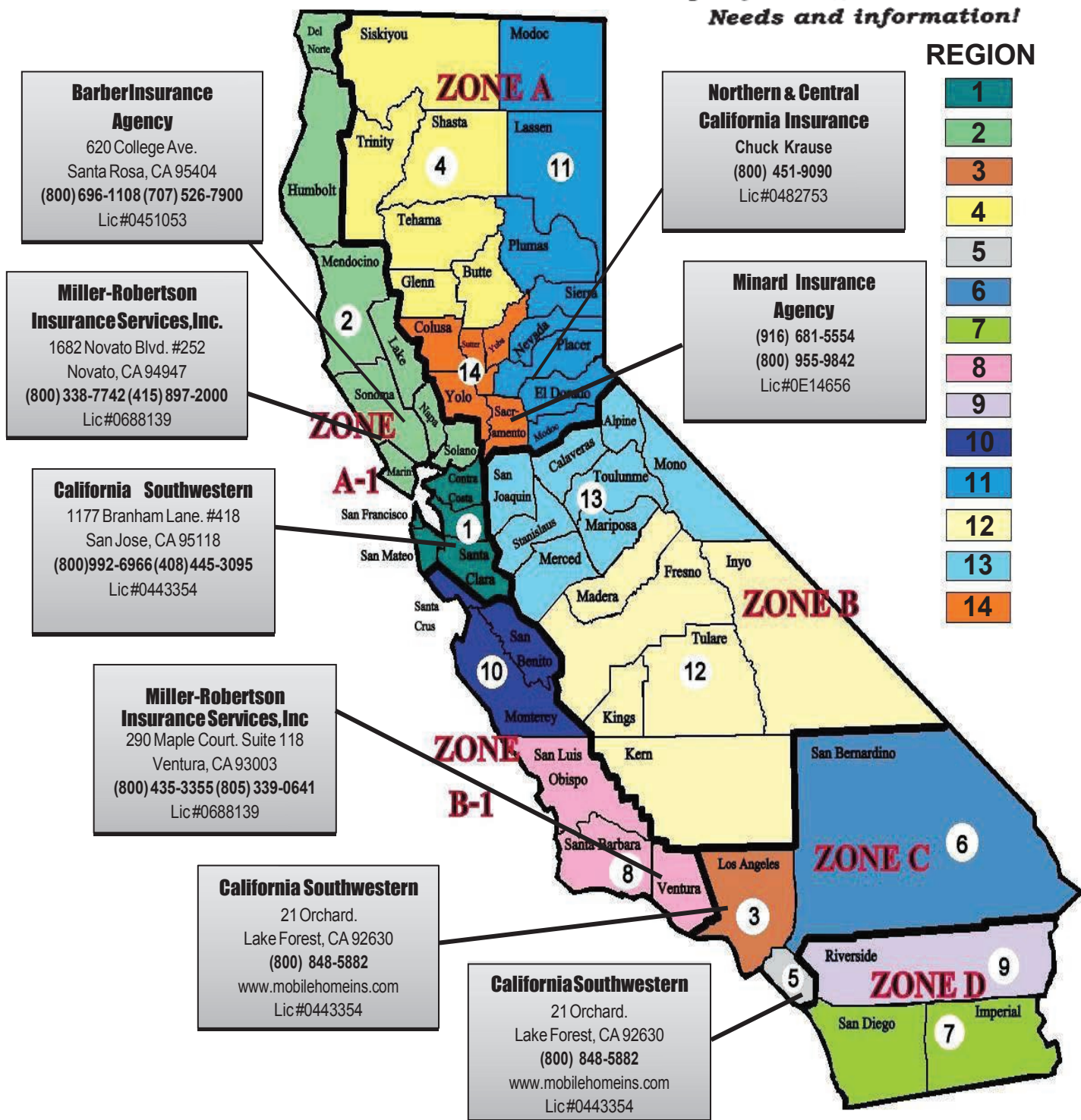
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