

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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July/August/September 2021



This Issue's Featured Home – more images on Page 3

This 1962 singlewide home features an addition plus an expansive lower deck surrounded by a stained plank fence. Page 3 shows a view of the left front of the home, and a stairway going from the lower decking to a sundeck overlooking the ocean. This home is located in the Cabrillo Beachfront Village across the street from Huntington State Beach in Huntington Beach.

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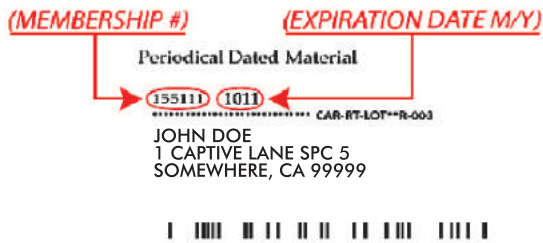
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CPUC UTILITY UPGRADE PROGRAM

Check out Pages 6 and 7 for information on how the latest CPUC Decision Protects MH Homeowners undergoing utility conversions.

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.**

GSMOL ELECTION 2022

In the October/November/December issue of *The Californian*, (and on our website in early December), you will find information about the Candidates for the following GSMOL offices: President; Vice Presidents for Zones A-1, B, B-1, and D; Vice President at Large; and Vice President for Resident Owned Communities. (Please note that in order to vote for a Zone Vice President you must live in that Zone. All members may vote for President, Vice President at Large, and Vice President for Resident Owned Communities).

Also in the October/November/December issue and on the website you will find the proposed GSMOL Bylaws changes, and the Ballots for the GSMOL Candidates and the GSMOL Bylaws changes. Please cut out the sheet printed in your language and make your selections. Do not add any personal information to the ballot. One (1) authorized replacement ballot per member may be obtained from any GSMOL Board member, Region or Associate Manager or Chapter/Super-Chapter Officer in the event that a member loses or misplaces their ballot, or does not receive a ballot via mail.

Please put at least your return address on the outside of the envelope (and GSMOL member number if you know it). Envelopes will be separated from ballots before ballots are counted. Please mail the completed ballot to Roger Johnson, 6649 Silver Springs Court, Citrus Heights, CA 95621. Ballots must be post-marked by March 17, 2022.

(Continued on Page 9)



When I write these messages, I always try to start with the positive things going on. This time I am having a problem.

We thought we had turned the corner on the pandemic. Turns out we are in the middle of another surge. It makes me sad and a little angry. And my prayers are with anyone who has someone fighting this hideous disease and also to those who have lost loved ones. My hope is that by the next time I write one of these messages we will be done talking about this. Believe me, it is a prayer I say all the time .

On top of that we are in a historic fire season and we have friends and loved ones who are having to pick up the pieces after losing all they have worked all their life for. Again, the sadness is there and the prayers for anyone going through this and for anyone who has friends and family going through this.

But we still move on with what we do. We are having a great year with the bills we support in Sacramento. You will read more about this in the Legislative report. But it has been a very positive year.

We are working in parks and with our members every day and have been having success. We are getting new members and installing new chapters every day. This is a good and bad situation. It is bad that so many have to fight against predatory park owners and managers who are also corrupt but it is good that people are willing to stand up for themselves and take the fight on in order to have a better life.

It feels so good when people find that they do have so many rights and they have an organization like GSMOL and our volunteers who step up to the plate every day to help. For us it feels so good to see someone who was afraid to come out of their house because of fear of what a manager will do next, find out that they do not have to take it anymore. It does not get any better than that.

So, in closing, while we still have so many challenges ahead, we are making progress every day and, in the end, we will prevail.

In the meantime, please keep praying for the firefighters, people who have lost homes, and for those who are sick in the hospital. This will pass and we will all come out on the other side.

Thank you so much for believing in us and what we do and rewarding us with your faith. It is what keeps us going.

At your service,

Linda Nye, GSMOL State President

This Issue's Featured Home



Stairs from lower deck to upper deck



Left front of home

On September 10, 2021, the California Assembly and Senate finished their 2021 legislative session duties. Legislators are on recess from the State Capitol and are now working in their local District offices. It has been a successful year for GSMOL's legislative agenda. We sponsored two bills that await the Governor's signature.

AB 861 (Bennett) is the subleasing bill. It states park owners and management must abide by the park rules they set for their residents including rules regarding renting or subletting. If residents are prohibited from renting their homes, then management is also prohibited. An exception is when a park owner rents a home to a park employee. This bill does not limit management's ability to rent or sublease, absent any park rule. It provides parity between park management and park residents, preventing an unfair double standard. What is good for the goose is good for the gander!

AB 1061 (Lee) is the water charges bill. This bill protects MH residents (who receive sub-metered water service) from excessive service charges assessed improperly by park owners when they have not been billed that amount by the water agency. Some parks are making as much as an extra \$50,000 to \$250,000 per year from improper water "delivery fee charges". This bill curbs abuses by some park managers.

Our bills passed through the legislative process and are on the Governor's desk waiting for his signature (or veto). He has until October 10 to act. In addition to advocating for our own bills, the GSMOL Lobbyist Team was actively involved and successfully managed to shepherd several other bills.

AB 361 (Rivas). GSMOL supported this bill that provides additional flexibility for local city councils and other agencies to meet remotely via phone or videoconference during a Governor declared emergency that makes meeting in person unsafe. It is on the Governor's desk for his consideration.

AB 1584 (Omnibus bill). This bill amends Civil Code 798.56 (g)(1) to increase the time from 15 days to 60 days that management is required to give residents if they intend to appear before their local jurisdiction to request permits for a change of use of the park. It is on the Governor's desk for his consideration.

AB 978 (Quirk-Silva), the rent cap bill. In keeping with our commitment that a bill should "do no harm", GSMOL suggested amendments that reduced the space rent down to 3%, plus CPI, with a cap of 5%. (It had been prohibitively high at 5%, plus CPI, with a 10% cap.) The bill is restricted to one park that straddles two jurisdictions. Bill signed by Governor.

The second half of the 2021-2022 legislative session begins January 3, 2022. The LAT team is currently evaluating ideas for new bills. If you have a suggestion, please submit your ideas to me at rjconsult1@gmail.com.

Bob Van Cleef Memorial



It is with deep sadness that GSMOL learned that Bob Van Cleef passed away on August 28th due to the unexpected recurrence of an old medical issue. He leaves behind his wife, Mary, a son, James, and a daughter, Ann-Marie. Bob was 75.

Bob lived with his wife Mary in Mobil Country Club Estates in Rancho Cordova. Immediately he became involved in park issues when he learned about the bad management practices and annual rent increases in his park. He became HOA president and was busy reactivating their Chapter. Due to his demonstrated leadership qualities, Bob was recently appointed by the GSMOL Board to be Regional Manager of Region 14. He was working with members of his local City Council to establish a Space Rent Stabilization Ordinance (SRSO). He even approached his US Representative, Ami Berra, with the idea of a federal regulation for SRSOs in all 50 states, based on regional CPIs. Both Bob and Mary were active in GSMOL's legislative advocacy. They

lobbied state legislators and even traveled by light rail to the state capitol in Sacramento where they testified on behalf of our causes.

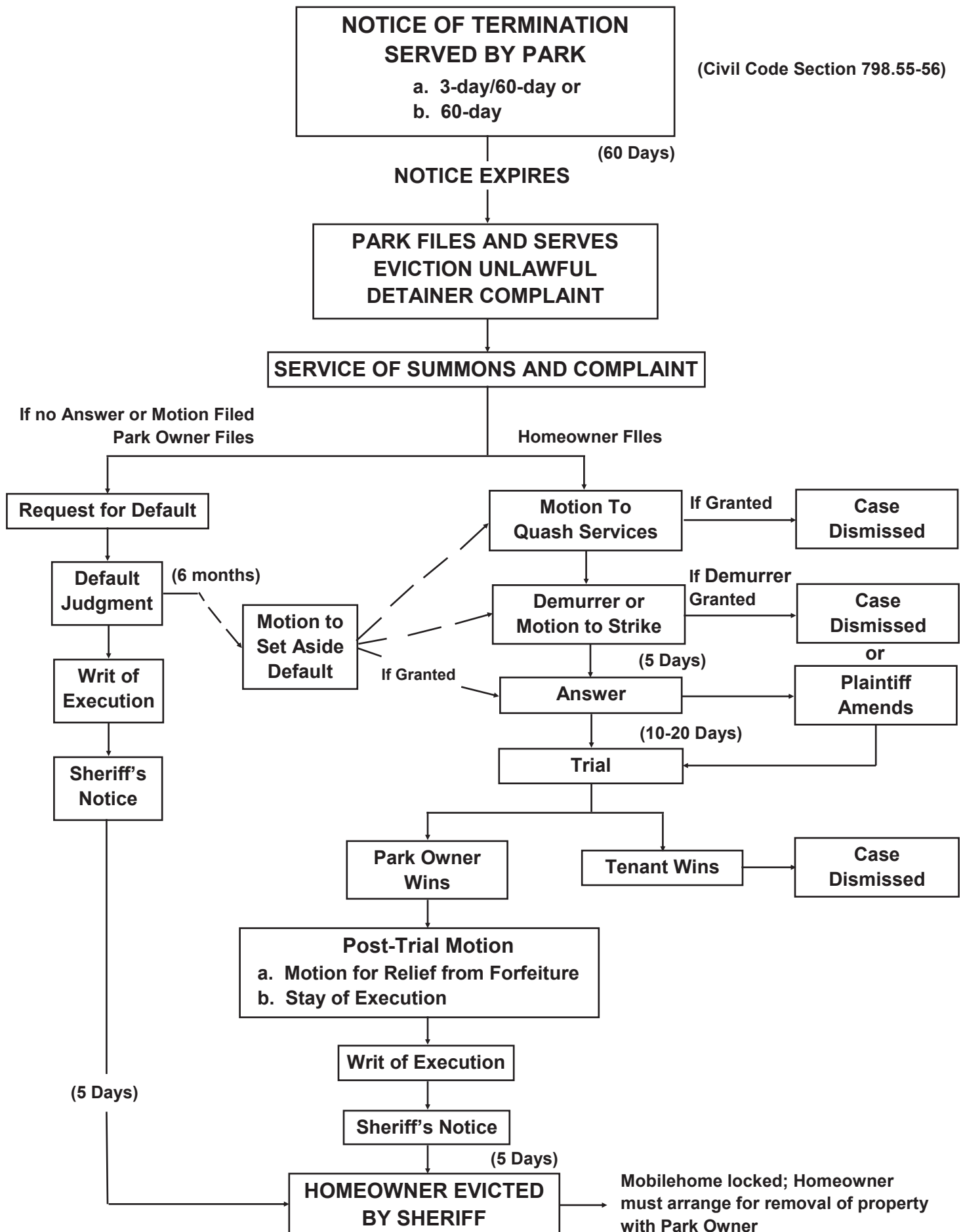
Many homeowners find fault with what's going on in their park, but few have the courage of their convictions to take action like Bob did. He knew his way around the internet as his research results showed. He conducted regular Zoom and conference-call meetings to benefit Park and Region homeowners. He made repeated phone calls to elected representatives to lobby for our legislative efforts. In short, he was fully involved and leading the way!

Bob's Park, Region 14, Zone A and GSMOL statewide have lost a powerful example of a homeowner who lifted us to the next level in our fight for our rights and fair treatment. Bob Van Cleef will be sorely missed by not only his family but all who knew him. The GSMOL family extends our prayers and condolences to his widow Mary and his family.

Thank you, Bob, for being part of our lives. With fond memories and sincere condolences,

John Bertaut, GSMOL VP Zone A

HOW A MOBILEHOME EVICTION ACTION WORKS



**NEW CALIFORNIA PUBLIC UTILITIES
COMMISSION (CPUC) DECISION PROTECTS
HOMEOWNERS IN PARKS UNDERGOING
UTILITY CONVERSIONS**

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.

History:

For nearly a decade the California Public Utilities Commission (CPUC) has been holding hearings to consider transferring control of gas and electric systems in mobilehome parks back to the local serving utilities, such as Edison or PG&E. Over the decades many park owners took over operation of the gas and electric systems in their parks, and created a sub-meter system where the park owner directly bills the residents for their energy use. This only applies to gas and electric, and not water. In a sub-metered park, the park owner is also responsible to repair or replace the system, and receives energy from the local utility at a discounted rate so as to receive compensation for system repairs and upgrades. Unfortunately, park owners have never been required to account for these “discount” funds, and have simply spent the money however they wish. And when repairs arose park owners formerly tried to pass those costs on to homeowners.

In 1996 GSMOL obtained a landmark decision at the CPUC which is referred to as the “Double-Dip” decision. It provides that a park owner cannot pass through any costs to repair gas or electric systems in a park to the homeowners, since they are already receiving the utility discounts for that purpose. Subsequent decisions confirmed that limited pass through of costs related to park common areas, or to that portion of the system between the utility meter and the home which was already owned by the park owner (i.e. “behind the meter”), are permissible.

Over the years gas and electric systems have been aging in parks, sometimes creating hazardous conditions and unreliable energy service to homeowners. Many parks did not wish to spend money for repairs or upgrades, and if the system was too old they tried to give it back to the utility. But the utility would typically require repair of the system first before taking it back. Since the park didn’t wish to pay for that, a stalemate

ensued, where the utility would not take back the system and the park owner wouldn’t repair it. As a result, the homeowners suffered.

In 2012 a proceeding was opened at the CPUC to consider how a program could be developed to break this stalemate and encourage transfer of mobilehome park gas and electric systems back to the serving utilities. Phase I of that proceeding established a “pilot program” whereby 10% of the State’s mobilehome spaces would be so converted. The existing systems would be abandoned in the ground and new “line extension” systems installed with new meters. The cost of the project would be predominantly borne by all of the ratepayers in the State of California, and funded via allowable increases in gas and electric rates state-wide. In 2018 the CPUC voted in rulemaking proceeding R.18-04-018 to adopt a permanent 10-year program to run from 2021-2030 to facilitate these utility conversions throughout California.

In 2020 the CPUC opened Phase II of this proceeding, involving consideration of two issues. One is referred to as “electrification”, which would require all mobilehome appliances be operated by electric energy only-no gas appliances. This portion is still to be determined.

The remaining issue in Phase 2 focused on “consumer protection”, specifically “examining ways to protect residents of mobilehome parks from unreasonable rent increases or evictions following a park’s participation in the Mobilehome Utility Conversion Program.” The concern is that a park owner would allege that because its system was now modernized, the value added to the park, and to the residents,

The Decision:

On August 20, 2021, the CPUC adopted Decision 21-08-025, which contained the following Order requiring new language to be inserted in the written agreement to be signed by park owners when utility conversion projects are initiated:

- 1. The consumer protection language recommended in the CPUC Staff Proposal issued on February 12, 2021, is adopted with modifications.**
- 2. Pacific Gas and Electric Company, San Diego Gas & Electric Company, Southern**

(Continued on Page 7)

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California Edison Company, Southern California Gas Company, Bear Valley Electric Service Inc, Liberty Utilities (CalPeco Electric) LLC, PacificCorp, and Southwest Gas shall add the following language to the Mobilehome Park (MHP) Utility Upgrade Program Agreement (MHP Program Agreement) that is signed by MHPs participating in the MHP Utility Conversion Program:

The MHP residents are intended third party beneficiaries with respect to the protections contained in this clause, and shall have the sole right to enforce this clause:

The property owner(s) and/or the resident shall not raise the rent of a unit or space because of the increased value of the unit due solely to infrastructure improvements provided by the Mobilehome Park (MHP) Utility Conversion Program (MHP Conversion Program or Program). Allowable factors for rent increase include, but are not limited to, an increase in property taxes, operation and maintenance costs, and/or amortizing costs of property improvements other than those made by the MHP Conversion Program. The owner(s) of the MHP shall provide notice of this protection from rent increases due to participation in the MHP Conversion Program in writing to each MHP resident within 3 days of transfer of the MHP infrastructure to the utility following program completion. That notice will include the current contact information for mobilehome resources, including but not necessarily limited to the Mobilehome Assistance Center and the Mobilehome Residency Law Protection Program:

**Mobilehome Assistance Center
(Complaints)**

Phone: 1-(800) 952-8356

E-mail: MHAssistance@hcd.ca.gov

Mailing Address: P.O. Box 278690,
Sacramento, CA 95827-8690

**Mobilehome Residency Law Protection
Program (Complaints)**

Phone: 1-(800) 952-8356

E-mail: MRLComplaint@hcd.ca.gov

Mailing Address: P.O. Box 278690,
Sacramento, CA 95827-8690

Participating utilities shall update the contact information for these resources in the MHP Program Agreement and notices as needed.

3. The utilities shall require Mobilehome Parks (MHP) participating in the MHP Utility Conversion Program to inform their residents in writing of the consumer protections adopted in this decision, including up-to-date information on the MHP resources identified in the consumer protection language set forth in Ordering Paragraph 2. Specifically, the utilities will include the language adopted in this decision in the updated MHP Program Agreement and will provide a written reminder of this notice requirement to the MHP owner upon transfer of the system to the utility.
4. Within 45 days of the issuance of this decision, Pacific Gas and Electric Company, San Diego Gas & Electric Company, Southern California Edison Company, Southern California Gas Company, Bear Valley Electric Service Inc, Liberty Utilities (CalPeco Electric) LLC, PacificCorp, and Southwest Gas shall submit a Tier 1 Advice Letter to the Commission's Energy Division in compliance with this decision. That Advice Letter shall include an updated Mobilehome Park Utility Upgrade Program Agreement that contains the consumer protections adopted in this decision, including a description of the specific information that participating MHP owners will provide to residents, as well as a discussion of methods the MHP owners may use to communicate these protections to their residents."

A number of objections to the Decision by WMA, the park owner's trade organization, were not accepted.

This important Decision offers critical protections to any homeowner in a park which is undergoing a utility system conversion. Homeowners in those parks are encouraged to be looking for these required communications, and to report to GSMOL any park owner violations of the above Order.

The full text of this Decision can be viewed by clicking on the "Proceedings" tab on the CPUC website for R.18-04-018.

This article was mailed out as "Your Rights Bytes #19" on the Ed Fund email bulletin. See page 12 for information about subscribing to this bulletin.

**Give a "Gift of Membership"
to a non-member.**

**Use the Membership Application
located on Page 13.**

ZONE REPORTS

ZONE A REPORT

By John Bertaut
Zone A Vice President

Zone A continues to work on establishing Space Rent Stabilization ordinances. One jurisdiction is Nevada County where the recent wave of forest fires has caused alerts for park evacuations. Another is in El Dorado County and the city of Rancho Cordova. El Dorado County has agreed to conduct a rent survey to establish just how high above the annual CPI mobilehome park space rents have increased. That's measurable progress!

Beyond that, Zone A has responded to the usual complaints of high rent increases, tree issues and various other problems that are common throughout the state. Not much has changed except Covid has added its own set of complications to our lifestyle.

Lastly, I am sad to report that the Zone just lost our newest Region Manager to a sudden recurrence of an old health issue. Bob Van Cleef passed away on August 28th, in a local hospital. He leaves behind his wife, Mary and a Son, James. Bob was 75. See GSMOL's tribute to Bob in this edition of The Californian.

ZONE B-1 REPORT

By Anne Anderson
Zone B-1 Vice President

In Ventura County, there is a Super-Chapter being formed for mobilehome parks in Thousand Oaks. Associate Manager Jill Martinez has been working with Twin Palms, Ranch MHP, and Thunderbird Oaks to grow GSMOL membership and put together a Super-Chapter, which is a Chapter made up of members from more than one park. Jill has also been working with members in Casitas Springs, Ventura, a park with many maintenance issues. They have formed a Chapter. Both of these projects are Ed Fund Grant projects. Another Ed Fund Grant project is the Rent Stabilization Ordinance effort in Santa Maria, which is progressing well. The team hopes to get their ordinance on the City Council agenda in the coming months. Several community organizations are helping with the outreach effort and petition circulation. Elsewhere, we are working on building new Chapters, strengthening the Chapters we have, and reactivating Chapters that have gone inactive.

ZONE C REPORT

By Mary Jo Baretich
Zone C Vice President

Great News!! The City of Santa Ana passed a Rent Stabilization Ordinance and Just Cause Eviction Ordinance September 22, 2021 at 2:00 AM, after the council had heard hours of often emotional public testimony from more than 100 people. The ordinances are likely

to be finalized at a council meeting on Oct. 5. The rents will be set at 3 % annually or 80 % of CPI, whichever is less, for buildings built in 1995 or earlier and for mobile home parks established in 1990 or earlier.

Region 5 Manager Bobbie Magnusson is continuing to work with Santiago Creek Mobile Estates in the City of Orange to address various health and safety issues. She is also working with Capistrano Valley Estates in the City of San Juan Capistrano regarding Climate Credit issues. A Super-Chapter may be formed in San Juan Capistrano, and Bobbie is working with Carol Brinkman and others on that subject.

Region 3 Manager Martha Vazquez and Vice President for Resident Owned Communities David Loop, are continuing to work closely with Florence Village Mobile Home Park and Bell Mobile Home Park to purchase their parks from the City of Bell.

Elsewhere in LA County, homeowners in mobile home parks are working on RSO presentations to their City Councils.

ZONE D REPORT

By Bill Seaton
Region 9 Manager

Villa Magnolia in Riverside, CA has gone from no members about 6 months ago to a chapter with over 50 members who are working to understand and push back on a more than \$105 per month rent increase as a result of their park being sold and a property tax increase.

We have two groups working to rebuild chapters in their parks. Green River in Corona and Sparkling Waters in Desert Hot Springs are both looking to reactivate and have strong leaders interested in rebuilding. Sparkling Waters was recently purchased by the same person that owns Western Village (this is the park that was without gas for 3 months).

There is a troubling trend that we are monitoring in the Coachella Valley. Likely fueled by the growing number of music festivals in the area, we are seeing a rise in the number of parks that are migrating from renting spaces monthly to more of an AirBnB model, where they are renting "tiny homes" nightly for \$200 to \$300 per night.

Western Village, which has gone through hell with their gas utility, is now under attack with a slew of repair notices coming from the owner.

Lastly, with many RSO's tied to CPI, we are seeing rent increases in the 5.9% to 6.5% range, which is much higher than anything we've seen in 20 years. This is hitting folks hard and is not reversible. For someone paying \$800 per month, this means a \$50 per month increase to not only their rents, but also to the incoming base rent for new renters.

(Continued from Page 2)

REMINDER - GSMOL ELECTIONS

GSMOL is pleased to announce that we are taking applications for positions on the GSMOL State Board of Directors. Every two years we have an election of Board members, and any GSMOL member who owns a park home and is in good standing is eligible to run for office. GSMOL members will vote by ballot, which will be enclosed in *The Californian* magazine that will be published in January 2022.

What Positions are Open for Election for 2022 – 2026?

GSMOL President
Vice President Zone A-1 (must be a resident of Zone A)
Vice President Zone B (must be a resident of Zone B)
Vice President Zone B-1 (must be a resident of Zone B-1)
Vice President Zone D (must be a resident of Zone D)
Vice President at Large
Vice President of Resident Owned Communities

How Can I Apply to Run As A Candidate?

Fill in and submit three forms:

Candidate Application Form (#471)

Candidate Endorsement (requires signatures of 10 GSMOL members) Form (#472)

Candidate Willingness to Serve Form (#473)

These forms are **available for download at our website**, www.gsmol.org, under the **ELECTION 2022** tab, or call the Home Office at 800-888-1727. Forms must be submitted before **December 8, 2021** to the GSMOL office either by email at gsmolgoldenstate@gmail.com, or by regular US mail to GSMOL14802 Beach Boulevard, La Mirada, CA 90638

Who Can Vote?

All GSMOL members who own a park home and are in good standing (i.e. GSMOL Membership is paid up to date) as of **December 31, 2021** may vote.

How Do We Vote?

Your **BALLOT** will be in *The Californian* magazine that you will receive in **January, 2022**. The ballot, the information about candidates, Bylaws amendments, and instructions for voting will be in the magazine in English, Spanish and Vietnamese. Contact Roger Johnson if you have questions.

Did you Receive your California Climate Credit \$\$\$?

Even if you live in a mobilehome, even if your gas and/or electric service is sub-metered as part of your park's master meter program, you should receive the California Climate credit! What is it? It is part of California's efforts to fight climate change. This credit is from a state program that requires power plants, natural gas providers and other large industries that emit greenhouse gases to buy carbon pollution credits. The credit on your bill is your share of the payments from the State's program.

If you live in a sub-metered park, your park owner received the credit and is required by law to pass it down to you as a line item credit on your bill reading "CA Climate Credit", followed by the amount. Usually, these credits are distributed twice a year in April and October. Most residents receive a natural GAS credit in April (which ranges from \$15-\$25), and ELECTRIC credits in April and October (which range from \$35-\$165).

All residential electricity customers of the following companies receive the electric credit: PG&E, SDG&E, SCE, Pacific Power (PacifiCorp), Liberty Utilities (CalPeco Electric), and Community Choice Aggregator (CCA). If you are a customer of the following natural gas companies, you receive the credit: PG&E, SoCalGas, Southwest Gas and SDG&E. Climate credits for electricity began in 2014 and for gas in 2018-19. (Continued on Page 14)



NOW IS A GREAT TIME TO ENCOURAGE YOUR FRIENDS AND NEIGHBORS TO JOIN GSMOL!

Our “pandemic discount” prices are going to be continued indefinitely. Tell your fellow residents that for only \$20 per year – **five cents a day!!** - you are represented in Sacramento and in your local jurisdiction, you have the support of many volunteer leaders, you can reap the benefits of belonging to a GSMOL Chapter in your park, and you can learn from our attorney, our lobbyist and many other MH experts! It's a deal you can't beat!

Individual 1-Year Membership - **\$20**
 Individual 3-Year Membership - **\$60**
 Individual plus second person in household for 1 Year - **\$30** for TWO memberships
 Individual plus second person in household for 3 Years - **\$90** for TWO memberships

AND YOU CAN JOIN AND RENEW ON OUR WEBSITE, www.gsmol.org

YOU CAN BE AN AMBASSADOR FOR GSMOL by passing this information to others in your park. Your local GSMOL leader (see the “Who’s Who” page) can help you or your Chapter get handouts, back issues of The Californian, etc., to pass around and/or give to new residents!

The more there are of us, the more we can do for you!

4600 N. Pershing Avenue, Ste. D, Stockton, CA 95207
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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)		7,500		5,260	
b. Paid Circulation (By Mail and Outside the Mail)		0		0	
(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	
(3) Paid Distribution Outside the Mails Including Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside USPS®		0		0	
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c. Total Paid Distribution (Sum of 15b (1), (2), (3), and (4))		7,500		5,260	
(1) Free or Nominal Rate Outside-County Copies included on PS Form 3541		0		0	
d. Free or Nominal Rate Distribution (By Mail and Outside the Mail)		0		0	
(2) Free or Nominal Rate In-County Copies included on PS Form 3541		200		240	
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(4) Free or Nominal Rate Distribution Outside the Mail (Carriers or other means)		450		440	
e. Total Free or Nominal Rate Distribution (Sum of 15d (1), (2), (3) and (4))		8,900		5,700	
f. Total Distribution (Sum of 15c and 15e)		100		100	
g. Copies not Distributed (See Instructions to Publishers #4 (page #3))		9,000		5,800	
h. Total (Sum of 15f and g)		88.9%		99.3%	
i. Percent Paid (15c divided by 15f times 100)					
16. Publication of Statement of Ownership <input checked="" type="checkbox"/> If the publication is a general publication, publication of this statement is required. Will be printed in the JUL/AUG/SEP 2021 issue of this publication. <input type="checkbox"/> Publication not required.					
17. Signature and Title of Editor, Publisher, Business Manager, or Owner Mary Jo Barelich Editor				Date 09/22/2021	
I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).					
PS Form 3526, September 2007 (Page 2 of 3)					

Connect Across the State!

GSMOL leaders have begun to form “Cross Connect” groups to strengthen our members’ solidarity and empowerment.

These groups are made up of GSMOL members who may live in different Regions or Zones, but they have something in common that unites them across these boundaries.

The first groups being formed are for residents who live in parks with the same park owner or management company.

The idea behind Cross Connect is simply to get homeowners connected so that they can share issues and ideas and support each other. Now that Zoom and telephone conferences have become routine, it is easier to bring people together across the miles. If you live in a park owned or managed by any of the companies below and would like to participate, contact the GSMOL leader listed.

STAR Management – Shelly Parker, sparkertaylor@yahoo.com, 650-743-7386

ELS – Martha O’Connell, homeownersforequity@gmail.com

Newport Pacific – Wynn Sulc, wsulc@yahoo.com

Santiago – Bobbie Magnusson, hmmbamco@earthlink.net, 714-937-1656

HCA – Ann Colichidas, sonomavalleygsmol@gmail.com – please use “Cross Connect” in the Subject line

If you are interested in forming or being in a Cross Connect group based upon a different park owner or management company, contact your Region Manager or Zone Vice President.

Do You Live on a Homesite Constructed 1990 Or Later?

The Mobilehome Residency Law says in section 798.45 that any homesites (spaces) or entire parks constructed 1990 or later are exempt from any rent stabilization ordinance.

We already have information on entire parks constructed in 1990 or later, but we also need to find people who live on spaces which were added to an existing park in 1990 or later. (In other words, the park owner took some vacant land in or adjacent to the park and made some new spaces to put homes on.)

It doesn’t matter how old (or new) the home is that sits on the space, it’s the age of the SPACE that matters. If you live on a homesite constructed in 1990 or later, please contact me, Anne Anderson. My information is on Page 2 of *The Californian*.

Sign up to get *The Californian* by email!

Here is a convenient way to receive *The Californian* that saves money and provides other benefits!

Some members find that the print in the email version is sharper and easier to read, and the font size can be increased to help those with vision problems.

If you choose to receive the email edition, you will save GSMOL considerable printing and postage costs, which in turn saves your membership dollars for other important work we do in the Capitol, your cities and counties, and your parks.

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 to receive your magazine by postal mail as you always have. But for those who would like to switch to the email version, please contact Lorraine in the Home Office, 800-888-1727 between 10:00 AM and 2:00 PM weekdays, or email her at gsmolgoldenstate@gmail.com. You may also make this choice when you renew your membership.

By the way, if you are looking for a past issue, you will find an archive of *The Californian* on our website www.gsmol.org in the Members Area! An index to the articles is included.



Golden State Manufactured-home Owners Education Fund is a 501(c)(3) organization in partnership with GSMOL to provide educational resources to MHP residents.

Ed Fund Grant Projects: New Chapters, new Super-Chapters, GSMOL membership avalanches in many parks, outreach to Spanish-speaking homeowners, several Rent Stabilization Ordinance efforts in progress, two campaigns for residents to buy their parks, residents being organized and empowered to deal with outrageous park conditions – these are some of the gains made by the various grant projects, coordinated and led by GSMOL leaders, for which the Ed Fund is providing funding. See the Zone B-1 and Zone C reports for more details!

Our fifth **Virtual Townhall** will be held on **Saturday, October 23**, at 10:00 AM. We will feature **GSMOL General Counsel Bruce Stanton**. More details regarding this and other upcoming Townhalls, and the posting of summaries and videos of our previous Townhalls, will be released on the Ed Fund website and through the Email Bulletins (see below for more about both of these).

Speaking of our website, the Ed Fund Academy, we have had a makeover. The new site is meant to be more easily viewable on phones and tablets, and more accessible to the visually impaired. We still have the “courses” on the Mobilehome Residency Law (MRL) and Title 25 (HCD’s Codes & Standards), and we will continue to post “Your Rights Bytes” articles, and information about our Virtual Townhalls. Visit us at <https://edfundacademy.blogspot.com>.

Subscribe to our Email Bulletins! We are sending out “Your Rights Bytes” twice a month, as well as announcements of upcoming Townhalls and other events. If you have received our recent bulletins, you are already subscribed. If not, please visit our website, pop out the sidebar by clicking on the three lines at upper left, and find the signup link under the LINKS section.



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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)

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Daytime Phone Number Alternate Phone Number

Email Address

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Form 100
Rev 09/21

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.

ZONE A-1

REGION 1

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

REGION MANAGER Martha O'Connell

3300 Narvaez Ave., #31
San Jose, CA 95136
homeownersforequity@gmail.com

ASSOCIATE MANAGER Gary C. Smith

390 Millpond 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
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McKinleyville, CA 95519
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ASSOCIATE MANAGERS

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Carol Werner

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Sonoma, CA 95476
Phone: (707) 935-1235

ZONE B

REGION 12

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

REGION MANAGER VACANT

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

REGION 13

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

REGION MANAGER VACANT

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

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
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ASSOCIATE MANAGER Ventura County

Jill Martinez

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ASSOCIATE MANAGER South Santa Barbara County

Valerie Watt

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REGION 10

COUNTIES: *Monterey, San Benito and Santa Cruz*

REGION MANAGER Richard Halterman

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Candi Walker

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ZONE C

REGION 3

Los Angeles County

REGION MANAGER

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REGION 5

Orange County

REGION MANAGER Bobbie Magnusson

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ASSOCIATE MANAGER Nancy Agostini

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2016summerbeachlife@gmail.com

REGION 6

San Bernardino County

REGION MANAGER Carl Laughman

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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

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victoryawaitsyou2@hotmail.com

John Hossick

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

REGION 9

Riverside County

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vmargsmol@yahoo.com

Refer to Map on Page 15 for Zones and Regions.

(Continued from Page 2)

Did you Receive your California Climate Credit \$\$\$?

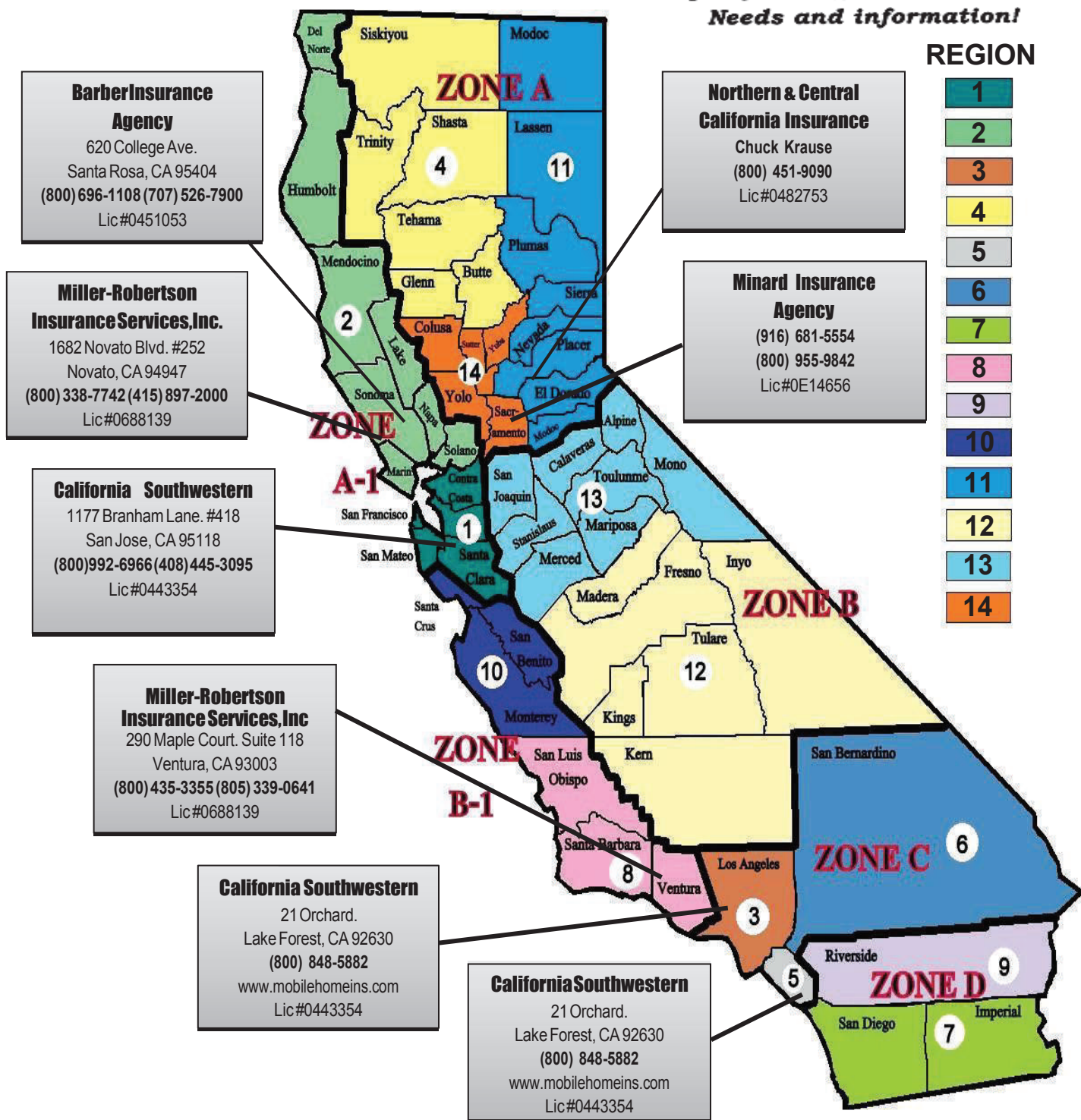
The credit amounts vary among utilities and from year to year but are not related to the amount of energy you use. BTW, the Climate Credit is independent of, and in addition to the CARE/ESA discount that you might already be receiving.

Some MH park residents have reported they did not receive their CA Climate credits! Check your bills from this year (and prior years) to see if you received the credit. If you are not sure you are receiving your credit, the California Public Utility Commission (CPUC) recommends checking with the utility company or your management service if you are sub-metered. If your park owner did not pass the credit onto you, group together and write to your park owner requesting reimbursement in accordance with the CPUC ruling. For more information and to read the FAQs, go to: www.cpuc.ca.gov/climatecredit.

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