

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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3

President's
Report

4

Capitol
Report

5

Membership
Report

6-7

Zone Reports

8-10

What We are
Proud of in 2021

11

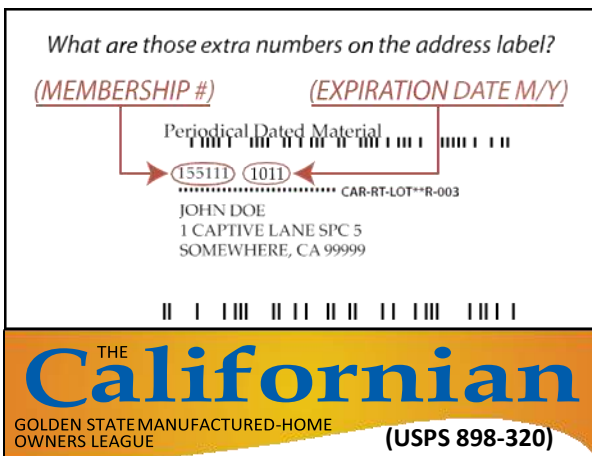
Insurance
Article

13

Ed Fund
News

*What GSMOL is
Proud of in 2021*

See Page 8



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

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

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



While submitting this message, I am reflecting on how much I am looking forward to this being a great year for all of us. Things have really started to look up in so many ways.

Our financial house is looking so much better than it was a year ago. While we still have to watch every nickel and dime, in comparison, things are looking up.

In Sacramento, we have a couple of bills we are sponsoring and they are big ones. Personally, I am hoping the bill asking for manager education and certification is able to get through the committees and both houses and is signed into law. I am sure you are going to read more about this in the legislative report, so I won't take anymore of your time with it here.

Our membership has gone UP after a few years of a downward trend. That is HUGE and a compliment to our regional managers and Zone VP's who have been working tirelessly in the parks to help our members fight predatory park owners and managers who seem to find joy in harassing residents. I am hopeful that some of the legislation coming up might finally start to put an end to that.

We are constantly working on ways to make it easier for you, the members. In that vein, we have set up a technology committee. They are busy finding ways to make life easier for you, the members, on the website and also when renewing. So far, what I am hearing is exciting.

So, all in all things are really looking up.

Again, as I say in every issue, it is you, the members, who give us our energy and sometimes the reason we get going in the morning. Because of that, again, I need to say a **HUGE THANK YOU!!!**

At your service,

Linda Nye, GSMOL State President

SETTING THE RECORD STRAIGHT

By Linda Nye

Ever since I became a Board member of this organization, that I am so proud of, I have been asked questions regarding a magazine that is delivered, whether wanted or not, to some of **YOU**, the mobile homeowners, who are the reason we exist in the first place.

This is not a big deal unless the information printed is not accurate. In light of that, we are going to do regular articles, when needed, to **SET THE RECORD STRAIGHT!**

In the issue I was led to, this magazine refers to a "myth". The myth is that GSMOL has been taken over by park owners. **THIS IS NOT TRUE!!!**

But I am going to go further than that. How many of you can say you have actually met your park owners? And, if so, do you really feel he/she/they are part of GSMOL. I can almost say, without hearing your answer, that is a resounding **NO**. They are **NOT** GSMOL members. They actually spend quite a bit of time, energy and money trying to convince you that you should not be a member either. Since I spend quite a bit of my time going into parks and fighting park owners, believe me, I know this is true.

What IS true that disputes the myth we are owned by park owners – was GSMOL's sponsorship of AB3066 that created the MRL Protection Program (MRLPP). We fought a two-year battle against the fierce opposition of park owners and WMA (the park owners' organization). The MRL Protection Program provides an enforcement mechanism to protect residents against violations of the MRL **BY** park owners and their managers. If park owners had truly taken over GSMOL, this bill would never have seen the light of day.

We are passionate about GSMOL and want you to be too. That is why I was moved to **SET THE RECORD STRAIGHT**. Rest assured anything you read about park owners taking over GSMOL is a **MYTH!!!**

2022 GSMOL Sponsored Bills

AB 2031 (Alex Lee), Co-Authored by Assembly Member Randy Voepel. Introduces Legislation to Allow Representatives of Mobilehome Residents to Attend Meetings Aligned with California Governance Values. The bill would ensure residents can bring their representatives, such as an attorney, mobilehome advocate and translator, to the meeting.

SB 940 (John Laird). Amends Civil Code Sections 798.7 and 798.45, which currently prohibit local rent stabilization ordinances from governing newly constructed mobilehome spaces first offered for rent after January 1, 1990.

SB 869 (Connie Leyva), Co-Authored by Senator Bill Dodd. Introduces Legislation Requiring Training and Certification of Mobilehome Park Managers that would require any person, or person under contract, who is responsible for managing a mobilehome park to complete 18 hours per year of training, including an annual end of year online examination. The training shall include the most prevalent complaints of the prior year. The training will be in an online format developed in consultation with the Department of Consumer Affairs (DCA).

Find out more about the GSMOL-sponsored bills at <https://gsmol.org/2022-bills>

Proposed 2022 Budget Trailer Language Released Manufactured Housing Opportunity and Revitalization (MORE) Program

The Department of Finance released Proposed Trailer Bill related to the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROR), including a name change to the Program to Manufactured Housing Opportunity and Revitalization (MORE) Program. In addition to other changes to the Program, HCD may make loans or grants to a resident organization, qualified non-profit housing sponsor, or local public entity from the fund for the purpose of assisting lower income homeowners.

GSMOL ELECTION/BYLAWS 2020 REPORT

Congratulations to the Board of Directors candidates on their elections:

PRESIDENT, Linda Nye

ZONE A-1 VICE PRESIDENT, Dick Heine

ZONE B VICE PRESIDENT, Joe Nye

ZONE B-1 VICE PREIDENT, Anne Anderson

ZONE D VICE PRESIDENT, Bill Seaton

VICE PRESIDENT AT LARGE, Henry Cleveland

VICE PRESIDENT OF RESIDENT OWNED COMMUNITIES, David Loop

All the BALLOT MEASURES passed.

Here, There, Going and Gone - Make the Most of the Last Days of the "Pandemic Discounts"!!!

The news is out -

THE "PANDEMIC DISCOUNTS" ARE COMING TO AN END AS OF JUNE 1, 2022!!!

GSMOL individual memberships will return to the \$25 price.

The "Household" memberships (individual plus a second person in the same household) will return to \$35.

(The individual three-year membership will NOT change - it will still be \$60. A good way to lock in the pandemic price for three years!)

**MEMBERS MAY RENEW EARLY IN ORDER TO TAKE ADVANTAGE OF THE DISCOUNT!!
ENVELOPES MUST BE POSTMARKED BEFORE JUNE 1!!**

Every GSMOL member can help us with campaigns to get the word out that NOW is the time to join GSMOL, or renew your membership – while the discount prices are still in effect! Telling your neighbors and friends about what GSMOL has done in the Capital, in local areas and in parks, is the kind of "campaign" that any member can help with. **There is plenty of material to draw from – just take a look at "What GSMOL is Proud Of in 2021" in this issue.**

There are four groups which I call "Here, There, Going and Gone". GSMOL leaders and members can work together to reach out to these groups as suggested below.

1. Here (current members). Equally important to bringing in new members is keeping the ones who are already here. Otherwise we get the Leaky Bucket effect; we lose members as fast as we gain them. **Communication** between leaders and members is important to keep current members in the loop about what we are doing, to remind them of the value of staying in GSMOL. Some Chapters, and some local leaders, have a newsletter. If your park doesn't have a Chapter, you might be able to work with a local GSMOL leader to build an email list of GSMOL members in your park and receive updates from that leader. **Be sure to let current members know that they can renew early to take advantage of the discount!**

2. There (potential new members). People who are "there" are those who are not yet members - we have to go out and get them. Every park is different, and there is no one-size-fits-all, guaranteed-to-work method for bringing in new members. It would be great to have a Membership Coordinator (MC) in every park, even the ones without a Chapter. Any member willing to take on the MC role in a park without a Chapter can contact their local GSMOL leader, who can appoint them, supervise them and help them get the materials they need from the GSMOL office. The MCs, along with other GSMOL leaders, gather twice a month on Zoom or telephone at the **Membership Action Team (MAT)** meetings, where we brainstorm and share ideas, so that no matter what kind of park you live in you might hear an idea that will work for you.

3. Going (members late in renewing). Members who have missed their renewal month appear on our Late List. We give them six months in which to get their renewal in before we purge them from the records. This should be plenty of time for these people to be contacted and encouraged to renew. However, it is not always clear WHO is going to contact them. Nobody likes to be a bill collector, but it works better if it's someone they know, such as their park's MC or someone on his/her team. Otherwise, it might be an Associate or Region Manager or Zone VP who is familiar with the park and its residents. In the MAT we are working on ways to make sure that these Late List members will be contacted.

4. Gone. I don't mean to suggest that we should try to find people who are gone from their park. But when a member has left the park, someone is going to buy their home – we can reach out to that person. This idea usually works if there is someone in the park who can keep an eye on homes for sale and pounce on the new resident as soon as they move in. Just leaving some promotional materials, such as our "Who We Are, What We Do" handout and maybe a back issue of The Californian, at their home would be a good idea. Some Chapters do this as part of a "Welcome Wagon" approach. An MC in a park without a Chapter could also do this (materials can be obtained from the GSMOL office).

Any GSMOL member may attend the MAT meetings; contact me for information (my contact info is on Page 2).

BRING 'EM IN, BRING 'EM IN!!!

Zone Reports

ZONE A REPORT

By Linda Nye
GSMOL President

We had the pleasure of installing a new chapter in Grass Valley. Tall Pines Mobile Home Park with 20 new members was a lively group who has hit the ground running.

We went to Corning on Tuesday, March 8th and installed new officers. We enjoyed meeting with the people there and listening to their issues.

Then on March 23rd we were back in Sacramento in order to meet with Capital Estates MHP. Our hope is to bring on new members and install a new chapter there.

ZONE B REPORT

By Joe Nye
Zone B Vice President

On March 15th we met with San Joaquin MHP in Fresno and installed their chapter. We have been working with members there and feel we will be able to help them.

We are also installing a new Board in Vista Del Monte in Sanger. This has been a very active group and they have done phenomenal things in their park. We have had success in recruiting new members in this park.

ZONE B-1 REPORT

By Anne Anderson
Zone B-1 Vice President

Homeowners in Zone B-1 are getting organized! A park in San Luis Obispo went from 5 members to 72 members in just one year and reactivated its Chapter. There is the possibility of new Chapters in Watsonville, Solvang, Goleta, Ojai and Camarillo. Our Region and Associate Managers have been working with parks in Santa Barbara, Ojai, Ventura, Thousand Oaks and Camarillo to solve problems such as interference with home sales and rights of heirs, issues regarding leases, nuisance abatement, and incompetent and/or abusive management. The main Ed Fund grant project we are working on in our Zone is the effort to get a Rent Stabilization Ordinance for the City of Santa Maria. The team has been reaching out for support to various local organizations, and GSMOL attorney Bruce Stanton participated at a City Council hearing and wrote a letter to the Mayor and City Council.

ZONE C REPORT

By Mary Jo Baretich
Zone C Vice President

In Region 5, the Skandia Country Club Mobile Home Park was recently purchased by Kort & Scott/IPG and their rents are going up in this Senior park beyond the means of many of the homeowners. The rents to new buyers are outrageous at \$2195 and will cause many people to lose a large amount of equity in their homes.

We are assisting the Skandia Power Group in forming a citywide coalition with Skandia as the leading park. The object is to get the City Council to place a Ballot Measure on the November 2022 Elections to Amend the Huntington Beach City Charter Section 803 which currently bans all rent control in the city. The Amendment would "carve out" mobilehomes from Section 803. In response to the issues, the City is hosting a Senior Mobilehome Resource Fair on April 2nd in the Senior Center, inviting various civic groups, legislators, HCD, and other government agencies.

After a lot of work by Region 3 Manager Martha Vazquez and Associate Manager Maria Aguilar, and with the assistance of Bruce Stanton, the Pico Rivera City Council passed a Rent Stabilization Ordinance.

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, the Skyline Mobile Home Park in Torrance was purchased by John Saunders and he immediately raised their rents up \$100 and will be raising them \$96 more in July. This has spurred this very organized group of leaders in Skyline to reach out and organize all the mobilehome homeowners in Torrance to persuade the City Council to vote for a Rent Stabilization Ordinance. The Torrance MH homeowners are attending City Council meetings and writing emails and letters to the Council members. GSMOL attorney Bruce Stanton has been contacted by the Skyline leaders, and will be assisting in the writing of the RSO. They are also considering a Senior Park Overlay District Ordinance.

On March 12, I attended a very productive face-to-face meeting at the Dominquez Hills Mobile Estates located in the unincorporated area of LA County, and therefore are under the LA County Rent Stabilization Ordinance finalized in April 2020. This is a huge park of 511 spaces. The leaders and homeowners there are focused on learning all they can about their rights and the laws that govern mobilehome parks in the California. They were impressed with the accomplishments of GSMOL and the wealth of knowledge available to them. Education is one of our main focal points.

(Continued on Page 7)

(Zone Report Continued from Page 6)

ZONE D REPORT

By Tim Sheahan

Zone D Vice President

Thanks to all who attended the Region Nine meeting in Hemet on March 11. It was great to have a meeting after a two-year Covid hiatus. I want to thank chapter President Larry Graves and VP Dave Georger for their assistance and Lakes at Hemet West for providing an excellent venue for our meetings through the years. As I mentioned at the meeting, GSMOL wants to hear from those who have directly benefited from AB 1061, which led to a reduction in water “customer service charges” for many MH owners. Please contact a GSMOL leader to report your monthly savings, which has been over \$25/month in many cases.

As my 20-year run on the GSMOL Board comes to an end, I want to thank all members and volunteer leaders for their support and service through the years. For those who don't know, my Board of Directors service began when I was appointed as GSMOL Secretary in 2002, followed by several terms as Zone D VP, with a term as President from 2006-2010. I can't help but reflect on the many friends made and mentors lost along that journey. We all owe those who came before us a debt of gratitude for achieving many of the core protections we take for granted today.

Some of you know my availability has been limited at times the past several years while I was serving as a caregiver for my mother and then handling her estate following her death. I have inherited my childhood home in Washington state and intend to transition into more of a snowbird, like many of our members in the desert areas of Zone D. I'm very grateful our Region Nine Manager, Bill Seaton, has been willing to expand his role as a GSMOL leader and have been impressed by his contributions in many facets of GSMOL advocacy, having already proven to be a valuable asset to the League. He has a lot to offer as a Zone VP and will do a great job!

Thank YOU!

On behalf of the Board of Directors, I want to thank you for your membership and support of GSMOL, especially if you are a longtime member. Without members, there would be no GSMOL. Unfortunately, in many ways GSMOL has been a victim of its own success in getting protections that provide security and peace of

mind for homeowners, especially through rent ordinances and MRL protections, but those protections have led to apathy and complacency. Too many homeowners join/renew only when they are having a problem and need help but otherwise enjoy the benefits of GSMOL advocacy without being a member. This indifference or freeloading has created such a severe financial situation for GSMOL that we might have to make further cuts to our services. We already stopped reimbursing our volunteer leaders for mileage and other expenses to make ends meet. I personally have absorbed over \$20,000 in reimbursable expenses through the years and other members have made significant financial contributions. *While leader-ship in our organization is important, MEMBER-SHIP is the key to keeping the “SS GSMOL” afloat!*

My Urgent Appeal to You!

If you directly benefit from a reduction in your water customer service charge, a local rent ordinance or other GSMOL advocacy, I want to make a special appeal to you for extra support. I make a monthly donation to GSMOL through the website www.gsmol.org and know many of our members can afford to make similar monthly donations. Can you? Any amount would help ensure that GSMOL can continue to pay for a lobbyist in Sacramento and provide other member services. Please consider making either a one-time or monthly donation to support GSMOL's important mission.

I have also sponsored several GSMOL memberships for neighbors in my MH park and ask that you consider sponsoring memberships for some of your neighbors or go door-to-door in your park to recruit new members. You can be an influential ambassador and recruiter for GSMOL -- thanks for any extra support you can provide!

It's been an honor to serve as a volunteer advocate for MH owners at the local, state and national levels since 1996, which has amounted to over 50,000 hours along the way. I encourage others to consider becoming a leader at some level to help ensure homeowners have a voice representing their interests at every level of advocacy. I wish you health, happiness, and a trouble-free tenancy in your manufactured home community.

While leader-ship in our organization is important, MEMBER-SHIP is the key to keeping the “SS GSMOL” afloat!

YOU are our most important asset! Your support of GSMOL, via your membership dues, means the work we do can continue. We THANK YOU

2021 was the second year of the world-wide Covid-19 pandemic which might make it our most challenging year yet! Despite the challenges, we adapted, and our work continued. Here is what GSMOL is proud of in 2021.

1. **Membership:** In great part due to the actions of the newly formed MAT (Membership Action Team), GSMOL has reversed the trend of past years. Last year, 1909 new members joined GSMOL. This was offset by a loss of 1598 members, due in part to members forgetting to renew, moving out of their MH Park, or passing away. Membership net gain was 331 new members. Anne Anderson, Membership Chair, holds monthly Zoom MAT meetings to strategize ways to increase and retain membership. Support for GSMOL's advocacy is dependent upon membership fees. Your GSMOL Board of Directors and park leaders are all non-paid volunteers, which means 100% of your membership fee goes towards our mobilehome advocacy work! Thank you!
2. **GSMOL's Financial Picture**
 - a. GSMOL has reduced its annual membership fee for the last two years to provide financial relief for our members during hardships caused by Covid.
 - b. GSMOL did not meet its annual budget goal of \$190,000. Expenses exceeded income by \$5000, even though we spend frugally and continue to seek ways to cut costs and build our financial strength. The complete 2021 financial report is posted in the Members Area at gsmol.org. as well as the October/November/December 2021 edition of The Californian.
 - c. GSMOL recovered \$30,000 in "unclaimed assets" from the state of California's Treasury Office in 2021.
 - d. GSMOEF, the Ed Fund, GSMOL's sister organization, received a \$15,000 grant in 2021 that provides financial support for the work of GSMOL.
3. **GSMOL's Advocacy in Local Parks and Communities**
 - a. **Rent Stabilization Ordinances (RSOs) Passed:** The city of Santa Ana passed a Space Rent Stabilization & Just-Cause Eviction Ordinance for apartments built in 1995 or earlier, and mobilehome parks established in 1990 or earlier. The city of Pico Rivera passed a Space Rent Stabilization Ordinance for mobilehomes, which became effective in 2022. GSMOL leaders and members contributed substantially to these successes.
 - b. **Rent Stabilization Ordinances in Progress:** Exploratory action towards RSOs continues in Long Beach and Torrance. Residents in El Dorado County, Nevada County, and the city of Santa Maria continue efforts to sway their City Council to enact a RSO. After the Skandia MHP in Huntington Beach was purchased and rents were dramatically increased, a MH Coalition was formed to get the City Council to place an amendment on the November ballot that will remove mobilehomes from the city charter's ban on rent control. If successful, it will allow them to advocate for a MH-specific RSO.
 - c. **Buy Your Park:** Two Parks in the city of Bell are trying to purchase their parks from the city who owns them - with guidance from GSMOL.
 - d. **Failure to Maintain (FTM) lawsuits:** Residents in Tulare County are looking into the possibility of filing a FTM lawsuit due to severely substandard conditions.
 - e. **New & Reactivated Chapters:** Villa Magnolia in Riverside, Driftwood MHP Chapter in Westminster, and Chapters in Riverside, Lodi, Bakersfield, San Luis Obispo, Ojai, Ventura, Thousand Oaks, and Yucca Valley have been reactivated. The Super Chapter in Bell has been reactivated. Chapters are being rebuilt in Green River, in Corona, and Sparkling Waters in Desert Hot Springs.
 - f. **Rent Increase fights:** Residents in Youngstown MHP in Petaluma defeated a 38% rent increase during arbitration. Rent increases was limited to the CPI increase that their RSO allows.
 - g. **New leadership:** Sonoma County MobileHome HOA (SCMHOA) has new leaders and continues to advocate for residents in Sonoma. The long-running, monthly Petaluma luncheon for multiple MHPs in Sonoma will continue under new leadership after the passing of its founder, Bob Fleak.
 - h. **Other Advocacy and Issues:** Residents in a Garden Grove MHP are challenging management's arbitrary movement of lot lines and perceived elder abuse. Residents in San Juan Capistrano are fighting for the Climate Credit rebate they never received. Parks in the Coachella Valley are disturbed by single-night Airbnb rentals of 'tiny houses' in their parks catering to the growing number of music festivals in the area. A problem affecting many low-income residents is inflation which is causing big jumps in space rents that are tied to the rising CPI in rent-controlled parks.

(Continued on Page 9)

(Continued from Page 8)

4. Legislative Successes

- a. **Assembly Bill 861** (Bennett) is the Subleasing Bill. It allows an owner of a mobilehome to rent their home if the park owner rents homes in the park. This law means both residents and park owners have equal rights to this economic benefit. 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. Current renters are allowed to continue to rent. AB 861 took effect January 1, 2022.
- b. **Assembly Bill 1061** (Lee) is the Water Charges Bill. It prohibits outrageous, unfair charges for water service in parks. Charges are limited to actual water use, plus a fair charge for the water meter (not to exceed \$4.75 month). For many residents, their water bill should go down. Some parks are making as much as an extra \$50,000 to \$250,000 per year from improper and vague "delivery fee charges". This bill curbs such abuse. This bill took effect January 1, 2022.
- c. **Assembly Bill 978** (Quirk-Silva) is the rent cap bill. In keeping with our commitment that a bill should "do no harm", GSMOL suggested amendments that reduced the MH space rent down from a 10% cap.

5. Townhall Meetings

- a. February 19, 2021: Bruce Stanton, guest speaker, spoke on the new state legislation relating to MH Parks and on Covid-19 issues impacting MH Parks. 139 people attended.
- b. April 10, 2021: Bruce Stanton addressed COVID-19 issues regarding MH Parks, followed by a Q&A. 113 people attended.
- c. July 10, 2021, Bruce Stanton spoke on general Mobilehome law updates followed by a Q&A. 100 people attended.
- d. September 10, 2021: Matt Weise, guest speaker from HCD, answered questions regarding MH park inspections and violations, and the recent audit of that program, then answered questions. 73 people attended.
- e. October 23, 2021, Bruce Stanton reviewed our 2021 legislative bills and answered questions. 136 people attended.

6. **Monitoring implementation of MRLPP (Mobilehome Residency Law Protection Program):** Beginning July 1, 2020, the MRLPP provided (for the first time in the 40-year history of the MRL) a means to enforce the MRL and provide consequences for violations! To date, over 2,589 complaints have been filed. The largest category of complaints (789) has been about rent increases, responsibility for trees and driveways and utility-service billings; 556 complaints were received about problems with park rules and regulations; 340 complaints about rental agreements; 224 complaints regarding evictions. HCD referred over 200 complaints that were not related to the MRL to the appropriate agency such as Adult Protective Services, Dept. of Fair Employment & Housing (for issues of discrimination) and local law enforcement (for allegations of criminal activity) etc. Most complaints came from Los Angeles County and the southern California area, although complaints were filed in every county across the state. Park-owner violations of resident's rights under the MRL are under scrutiny of the State of California (HCD) and finally there can be consequences for those violations – at NO cost to residents of mobilehome parks!
7. **Monitoring state audit of HCD:** GSMOL maintains a positive relationship with HCD (Housing & Community Development), the state agency responsible for enforcing MH codes and regulations. GSMOL represents our interests during the drafting and enforcement of MH regulations. Every 6 months, HCD reports the status of their efforts related to the State Audit regarding the MH Park Maintenance program. GSMOL attends these meetings so the mobilehome residents' needs are heard.
8. **Your Rights Bytes:** GSMOL Corporate Counsel, Bruce Stanton began authoring articles of interest to MH residents. Your Rights Bytes can be found online: <https://edfundacademy.blogspot.com>.
9. **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 10)

(Continued from Page 9)

10. Californian by email: Hundreds of GSMOL members have saved GSMOL hundreds of dollars by electing to receive an email edition of *The Californian* instead of a printed one. This saves GSMOL considerable printing and postage costs, which preserves your membership dollars for other important work we do in the Capitol and your parks. To receive *The Californian* by email, simply call Lorraine in the GSMOL office at 1-800-888-1727. We sincerely thank you!

11. Cross Connect Groups: GSMOL leaders in multiple areas are forming Cross Connect groups to strengthen members' solidarity and empowerment. These groups are made up of GSMOL members who may live in different Regions or Zones but 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 (usually predatory) park owner or management company. Zoom makes it easy for residents to share ideas and to support one another. If you are interested in forming or joining a Cross Connect group, contact your Zone Vice President.

12. Translations: Multiple forms and documents were updated and translated into Spanish and Vietnamese expanding outreach in our ethnic communities.

13. GSMOL Gains

- a. **Maria Aguilar** was approved as Associate Manager, Region 3, Zone C.
- b. **Bill Seaton**, Associate Manager in the Menifee area, was promoted to Regional Manager, then ran for VP of Zone D to fill the vacancy when Tim Sheahan retired in March 2022.
- c. **Joe Nye** was appointed by the Board of Directors to replace the ailing Ron Hulsey who resigned as VP of Zone B. Joe Nye was elected to that position in the last election.
- d. **Glenn Berry** of Ojai was approved by the Board to be the new Associate Manager of Ventura County.

14. GSMOL Losses

- a. **Bob Van Cleef:** With deep sadness GSMOL learned that Bob Van Cleef, Regional Manager of Region 14, unexpectedly passed away. GSMOL statewide lost a powerful example of a homeowner who lifted us to the next level in our fight for our rights and fair treatment.
- b. **Bob Fleak:** With deep sadness Zone A VP, Dick Heine, announced the passing of Bob Fleak, long time MH advocate and founder of the monthly Petaluma MH resident luncheons that began over 20 years ago and continue today!
- c. **John Bertaut**, VP of Zone A, retired from the Board at the end of 2021 after many years of service

Looking forward to 2022: Our work continues with your help. Trust that your dues and donations will be used responsibly and respectfully. All GSMOL Board members and local leaders are volunteers and take no pay or reimbursement for their time and expenses. Your dues are used to continue our local and statewide advocacy to protect your investment in your home and your security and peace of mind living in your MHP.

Your membership, which allows us to continue this work, is very much appreciated.

With Gratitude, we THANK YOU!

Reminder!

GSMOL is ending its Pandemic-Discount of \$20 for a one-year membership. Beginning June 1st, 2022, the membership fee will return to \$25. There is still time to take advantage of the discount to either join, renew, or extend your membership. Add three additional years for only \$60. Call Lorraine in the GSMOL office: 800-888-1727.

On or about November 22, 2021 I got a form letter “notice of nonrenewal” from a company to whom I had faithfully paid homeowners insurance premiums for 13 years. The next day I got an email from an agent from that company offering me a different policy with a different company for a slight increase.

I highly recommend that you NOT do what some other folks have done – automatically accept the policy offered. I spent over three days of research before I selected another company. I am not using the names of any company because the point of this article is not to convince you to go with any particular company. It is to share with you the shocking things I found out in my three days of pure hell – stress, numerous phone calls, and troublesome discoveries.

The following companies told me they no longer insure MH in California or in San Jose:

AAA
Allstate
American Modern
American Family Insurance
American Reliable

There are more but these are the ones to whom I personally spoke.

When the agent sent me the quote from the new company, I immediately jumped on line and began to research. Long story short: that company had abysmal customer reviews. I called the agent and asked her why she had referred me to a company with so many bad reviews. “Because it was the cheapest,” she replied.

Alarm bells went off in my head.

I also found out from her that my old insurance company had stopped covering flood in 2019. I am somewhat sure that somewhere in the massive amount of paperwork, in small font, I was told in 2019 I was no longer covered for flood. That notification should have been included in a cover letter in large, bolded font. I had paid premiums in 2019, 2020, and 2021 unaware that I no longer had flood insurance.

From the internet:

California homeowners in fire prone areas risk not having enough insurance | KTLA

Insurers have been taking a hard look at the millions of Californians who live in areas with a very high risk of wildfires, especially in recent years when a series of costly fires incinerated thousands of rural homes. From 2015 through 2019, insurers dropped property coverage for more than 143,000 customers in 13 counties, according to California Insurance Department figures reported by the Sacramento Bee. In the Sierra Nevada foothills, more than 25,000 customers lost their insurance in Nevada and Placer counties alone.

End of internet cite.

I was told by one insurance company that the zip code 95136 is considered high risk for fire.

I also found out that some companies do not cover for fire. Ah.....what good is home insurance without fire?

So here are my recommendations:

- do not take the first bid
- check on line customer reviews
- call your present company and confirm, in writing, that you are covered for fire
- if you think you are covered for flood, call to get a written confirmation that it has not been cancelled like mine was
- call your present company now and ask them if there are any rumbles about them pulling out of San Jose or the entire State of California

The entire experience was one of the most stressful of my life. I was not alone:

“In the Sierra Nevada foothills, more than 25,000 customers lost their insurance in Nevada and Placer counties alone. ‘Every buyer in Nevada County is scared about that,’ Tiffni Hald, a Nevada City real estate agent, told the Bee. ‘Every buyer is worried about, ‘Can I get insurance?’ There’s nobody writing (coverage) up here at all.’

“During the same 2015-2019 period, tens of thousands of people enrolled in California’s FAIR Plan, an insurance pool that provides basic fire insurance coverage for high-risk properties that traditional insurers won’t cover, according to its website. It is considered the state’s “insurer of last resort.”

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In addition to supporting mobilehome residents with their home insurance needs *and* supporting GSMOL with their advertising dollar, Bill Weagle of Barber Insurance went one step further. He offered a free GSMOL membership to ALL non-members who attended (in person or by Zoom) the March Petaluma Coalition luncheon! For many years now, Barber Insurance has been sponsoring a drawing for one free membership at the monthly luncheon. **GSMOL would like to acknowledge Barber Insurance for their ongoing participation in our shared mission to 'insure' the property and rights of MH homeowners! Thank You!**

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In Remembrance:

GSMOL regrets to report the passing of two former leaders in southern California, both of whom assumed their positions in 2002 and who passed away in January. Both gentlemen were tireless advocates for MH owners, and we want to express our sincere condolences to their families and friends:

Milt Burdick served as Zone C Vice President for several years. He lived at Hollydale MH Park in the Orange County city of Brea, owned by infamous Kort and Scott Financial group. He moved out of Hollydale several years ago to live in nearby Yorba Linda. Milt was 88.

Dick Martin served as a Zone D/Region Seven Associate Manager. He initially lived at Terrace View Estates, owned by infamous Tatum-Kaplan Financial Group, and later escaped to resident-owned Lake Jennings Park Estates, both in the Lakeside area of East San Diego County. Dick was 85.



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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 - The Ed Fund is currently working on a pilot program in the Diocese of Los Angeles, with funding from a grant provided by the Catholic Campaign for Human Development. The projects, led by GSMOL leaders in the counties of Los Angeles, Ventura, and Santa Barbara, include organizing MH owners into Chapters, training leaders, and working with local governments on legislation protecting MH owners. Future grants will fund activities in other parts of the State. **See Zone B-1 and C Reports for details of the projects.**

VIRTUAL MOBILEHOME TOWNHALL
Featuring GSMOL Corporate Counsel Bruce Stanton
Saturday, April 23, 2022 at 10:00 AM

You may attend via Zoom or call in on any kind of telephone.
More information will be posted on the Ed Fund website and sent through the Ed Fund E-Blast.

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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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ASSOCIATE MANAGERS Ernesto Ponce de Leon

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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

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Glenn Berry

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ASSOCIATE MANAGER South Santa Barbara County

Valerie Watt

Blue Skies MHP
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Santa Barbara, CA 93110
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sunnywatt21@gmail.com

REGION 10

COUNTIES: *Monterey, San Benito and Santa Cruz*

REGION MANAGER Richard Halterman

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ASSOCIATE MANAGERS Candi Walker

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Ckwalk.walker@gmail.com

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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REGION 6

San Bernardino County

REGION MANAGER Carl Laughman

9800 Baseline Rd., #7
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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

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Oceanside, CA 92058
Phone: (760) 439-0069
victoryawaitsyou2@hotmail.com

REGION 9

Riverside County

REGION MANAGER VACANT

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

ETHNIC CONSULTANT

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Refer to Map on
Page 15 for Zones
and Regions



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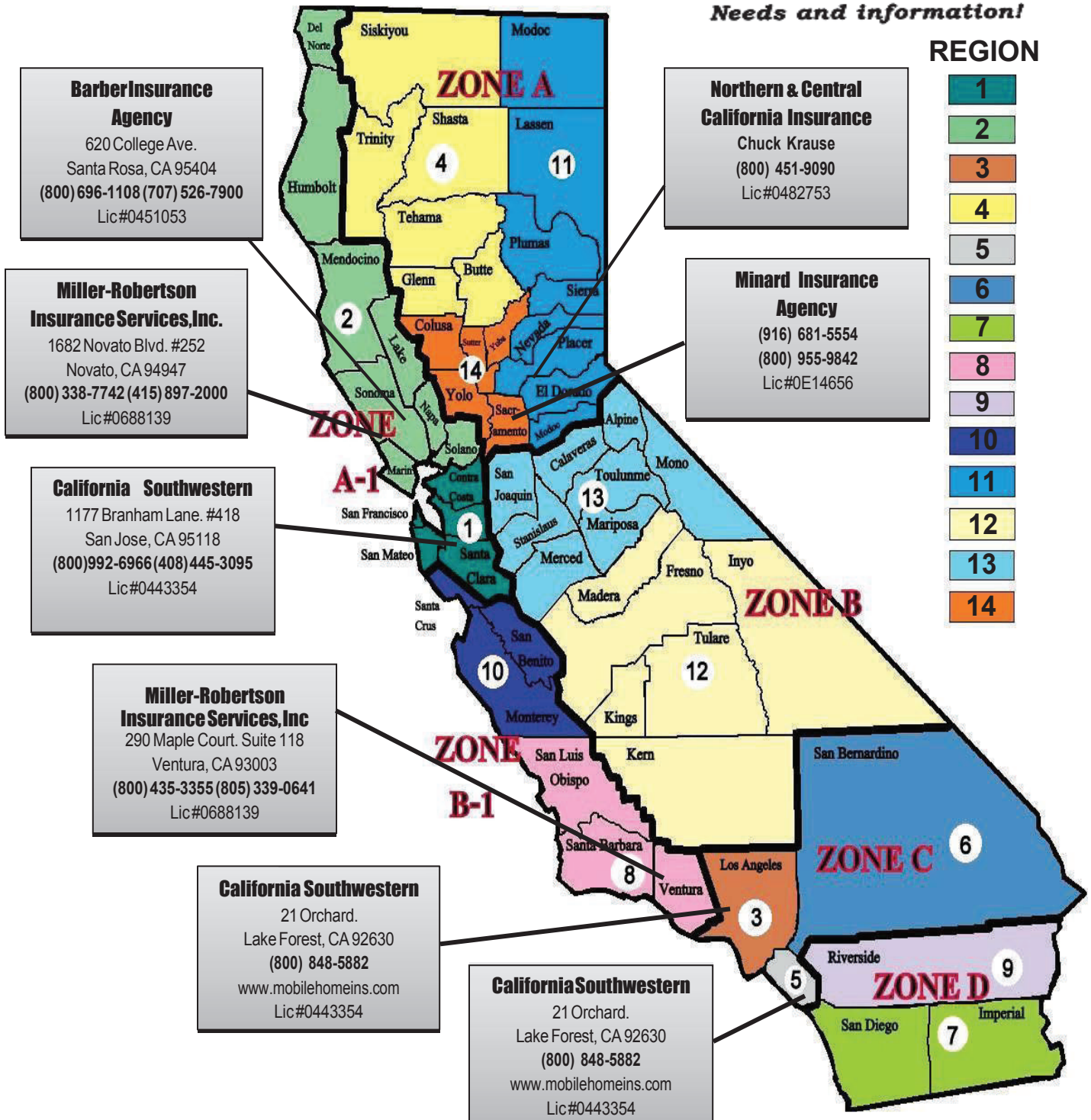
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