

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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2

President's
Report

3

Capitol Report

4-5

Happy 60th
Birthday,
GSMOL

7

Ed Fund News

8-9

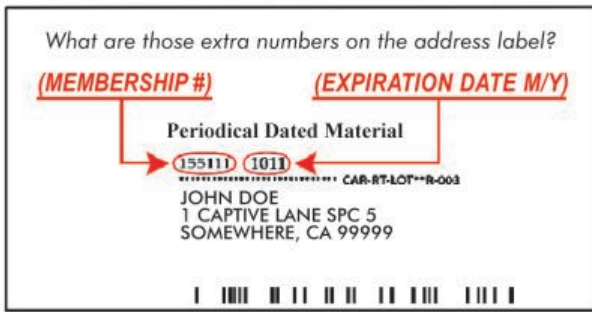
Zone Reports

10

Who's Who

**HAPPY 60TH
BIRTHDAY, GSMOL**

See Page 4



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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I have thought long and hard about what I want to say for this edition. As an organization, we are working very hard to be there for our members. It is amazing to me when I read some of the things that are being done in the park to harass and scare the residents. But at the same time, it truly sickens me. That is one of the reasons we are working so hard to get bills passed in Sacramento that we hope will help make life easier for all of us.

We have amazing Zone VP's and Regional and Associate Managers who spend a great deal of their lives going into your parks and working on helping you, the members, have a better way of life. And, for the most part, by working together with you, we are successful. That is really what keeps us going and makes the time spent so worthwhile.

But I am going to do something I have never done before when I do these messages. I am going to ask for help.

WE NEED MORE HELP!!! We have a zone that is being serviced by me that desperately needs to have a VP closer to where you are. This is Zone A and serves most of the Sacramento area and points North toward Redding, Grass Valley and Shasta just to name a few. I will say all of the homeowners I have met in this area are great and I have loved it, but I am wearing out. So, I am making a plea for a volunteer for this area.

We are a member driven organization. We rely on your memberships to pay the bills. While those of us who work on the field and behind the scenes are volunteers, we still pay for an **OUTSTANDING** lobbyist. At the same time, we pay for an attorney to be on call as well as for an administrator in the office to keep all the information for the state straight. She does an amazing job for us. But all of this costs money. And while we are paying the bills, we are living on a shoestring. Like all nonprofits, we have been hit hard in the last few years. What I am saying in a long-winded way, is we really do need **DONATIONS** if you are able to do it. It would really be appreciated and would take a lot of stress off of our "miracle working" treasurer.

To put our money where our mouth is, my husband and I are setting up a plan to give an extra \$5.00 per month to GSMOL. I know that does not sound like much, but it is what we can do and every little bit helps. It is my hope that some of you can also do the same.

Like I said, we all work hard and we accomplish amazing things for our members. But at this juncture, if we can get a little extra help, it would be wonderful.

Thank you in advance for any support you can give.

Linda Nye, President, GSMOL

BELOW ARE THE 3 BILLS THAT GSMOL IS SPONSORING AND SUPPORTING FOR THE 2022 LEGISLATIVE SESSION:

On January 24, 2022 – SB 869, Authored by Senator Connie Leyva and Co-Authored Senator Bill Dodd - SB 869, as introduced, Leyva. Housing: mobilehome parks: special occupancy parks: recreational vehicle parks: manager training, for the 2022 Legislative Session. This Bill is known to GSMOL as the 'Manager Training Bill'. SB 869 'passed' through the Senate Housing Committee on 03/18/2022 with a 5-2-2 vote. Also 'passed' through Senate Appropriations Committee on 04/18/2022 with a 7-0 vote. This Bill has passed through the Senate 'suspense' file vote and has passed through the Senate Floor vote. SB 869 will go through the Assembly Housing Committee next; projected to be on June 29, 2022.

On February 08, 2022 - SB 940, Authored by Senator John Laird. SB 940, as introduced, Laird. Mobilehome parks: local ordinances. This Bill is known to GSMOL as 'The 1990 Rule'. SB 940 'passed' through the Senate Judiciary Committee with a vote of 8-2-1, and has passed through the Senate Floor vote. SB 940 was heard by the Assembly Housing Committee on June 15th, 2022 and passed 6-0-2, and will be heard in the Assembly, for a Floor Vote next.

On February 14, 2022 – AB 2031, Authored by Assemblymember Alex Lee and Co-Authored by Assemblymember Randy Voepel, as introduced, "An act to amend Section 798.53 of the Civil Code, relating to mobilehomes." This Bill is known to GSMOL as 'Residents meeting with Park Management'. AB 2031 'passed' through the Assembly Housing Committee on April 27th with a 5-2-1 vote, and has passed through the Assembly Floor vote. AB 2031 was heard in the Senate Judiciary Committee on June 14th, 2022, and 'passed' with a 11-0-0 vote, and will be heard in the Senate for a Floor Vote.

BELOW ARE BILLS THAT ARE BEING 'WATCHED' BY GSMOL:

On February 17, 2022 – AB 2430, Authored by Assemblymember Grayson, as introduced, "An act relating to tiny homes." This Bill is no longer moving.

On February 16, 2022 - AB 2240, Authored by Assemblymember Muratsuchi, as introduced, "An act relating to mobilehomes." This is a type 'Rent Increase Bill'. This Bill is no longer moving.

On February 14, 2022 – AB 2002, Authored by Assembly Member Villapudua and Co-Authored by Assembly Member Seyarto, as introduced, "An act to amend Section 18511 of the Health and Safety Code, relating to mobilehome parks" 'Permit To Operate'. This Bill has passed through the Assembly and will now be heard in the Senate Housing Committee.

SB 1307, Authored by Senator Susan Rubio, as introduced, having to do with 'Housing', which would allow enforcement by city, county, or city and county enforcement. This Bill has passed through the Senate and will go through Assembly Housing Committee next.

NEW BILLS (EFFECTIVE JAN 01, 2022) MESSAGE:

AB 861 (Bennett), 'Sub Leasing Bill', went into effect on January 01, 2022. PLEASE NOTE: Many GSMOL Members and probably other Mobilehome Owners and Park Owners don't fully understand the details of this Bill and how it affects 'Sub Leasing', now and in the future.

AB 1061 (Lee), 'Water Charges Bill', went into effect on January 01, 2022. PLEASE NOTE: Many GSMOL Members and probably other Mobilehome Owners and Park Owners don't fully understand the details of this Bill and how it affects 'Sub Metered Water Service Charges', now and in the future.

Thank you again to the GSMOL Lobbyist Team!!!!

The LAT and LC Committees are still in the process of finalizing 'Advocacy' regarding Bills for the 2022 Legislative Session.

THERE IS LOTS OF WORK TO BE DONE – AND "DO NO HARM".

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HAPPY 60TH BIRTHDAY, GSMOL

December 13, 2022

By Carol Brinkman

Like many births, GSMOL was born in pain. It was conceived by a small group of residents who lived in a mobilehome park in San Jose who, when faced with the pain of a threatened \$100 tax increase to finance schools in the state, they decided to organize to fight unfair landlords and unfair laws and enact state laws that would give them protection. They incorporated as a non-profit 501(c)(4) organization with the stated purpose *"to promote the general welfare of mobilehome owners in California"*. The birth date was December 13, 1962. The opposition of these residents resulted in the withdrawal of the tax. Had the bill passed, it would be in effect today. By this one action alone, each of us has saved \$8.33 a month, every month for the last 6 decades since that win! It was the first win for GSMOL. Many more would follow.

GSMOL accomplishes its goals through legislation, advocacy, education, litigation, and organization of members into local chapters. In the six decades since our birth, we continue to add new wins and write new chapters in our storyline. Some pages in our archives mark small, incremental steps that collectively add up to protect our way of life. Other steps are singularly significant. A few actions are monumental. To recount only a few. . .

THE MRL

#1 MRL 1978 to today: The accomplishment of GSMOL that reaches the level of *monumental* is the creation of the **MRL** or Mobilehome Residency Law. The MRL is the set of rules and regulations under which MH park owners and park residents should operate. Unlike existing landlord-tenant laws, the MRL addresses the unique needs of residency in a mobilehome park. A mobilehome park resident owns their home but does not own the land that home sits on. The interest of the homeowner to protect his rights and the equity in his home are often at odds with the interest of the landowner to make a profit on his land. It became necessary to spell out the unique rules that protect potentially conflicting viewpoints. Nearly every provision of the MRL has been added by GSMOL. New laws are added annually as the result of bills that are sponsored by GSMOL, passed by the Senate and Assembly in Sacramento, and become law and codified in the MRL. MH residents fondly refer to the MRL as the Bible! It is a living Bible, since GSMOL adds to it each year so that our protections continue to expand. The MRL originated in 1978 by passage of Senate bill 2119 (SB 2119), which brought under one-fold a variety of existing statutes relating to MH Park tenancies that had been scattered throughout the Civil Code. Governor Jerry Brown signed the MRL into law during his first administration in 1978.

#2. Enforcement of MRL Violations: And 40 years later, it was Governor Jerry Brown who signed the bookend to his legacy by providing an *enforcement mechanism for violations of the MRL*. Previously, disputing parties had to resolve their dispute in Civil Court, which few MH residents knew how to do or could afford. This gave an advantage to the park owners and management who had money and attorneys. Residents had fewer resources to fight back, so violations and abuses of the MRL were common. It was not until 2018 that GSMOL was finally successful in passing the game-changing, blockbuster bill, AB 3066 against the vehement opposition of park owners after a two-year legislative battle. AB 3066 established the MRLPP or MRL Protection Program. HCD receives and triages complaints from mobilehome park residents then directs them to the appropriate state agencies for action such as Adult Protective Services, PUC, Health & Safety, Animal Services etc., with the most egregious being sent to local nonprofit *legal agencies* for legal action. This is at NO cost to the homeowner! The MRLPP went into effect July 2020 and in its first year and a half, 2589 complaints were filed. The most common complaints related to: contents of rental agreements (261); amendments to rules and regulations (222); termination of tenancy (169); rent increases (124); charges for utility services (111); trees and driveways (110) and more. It is hoped that fear of state oversight by HCD, and the possibility of legal action and its attendant costs will itself act as a deterrent to violations of the MRL by abusive park owners. AB 3066 is due to sunset at the end of 2023, and GSMOL will make it a priority to make this pilot program permanent by introducing a bill to do so next legislative session.

RENT CONTROL

An RSO (*Rent Stabilization Ordinance*) sometimes called *rent control* means your space rent will increase by a known, annual amount that you can count on (usually a percentage of the CPI). It means you are no longer subject to the whims of park owners who want to raise rents egregiously and frequently simply to increase their profits. Park residents obtain an RSO by appealing to your city/county council to create such an ordinance, and if they refuse, you go to the ballot box and let the people vote to decide. There are over 100 jurisdictions in California that have an RSO, with 144,376 spaces in 1394 parks. GSMOL has been instrumental in helping communities enact new RSOs as well as protecting existing RSOs from assault. Some of our mightiest battles have been on that front.

(Continued on Page 5)

HAPPY 60TH BIRTHDAY, GSMOL

(Continued from Page 4)

#3. Statewide Protection of Rent Control: If you are a Park resident who lives in one of the 1,394 Parks in California protected by a rent stabilization ordinance (RSO), also known as “rent control”, you are lucky. Your home remains affordable because that RSO protects you from frequent unfair space rent increases. Over and over, Park owners have tried to defeat rent control because it limits their profit-driven ability to raise rents at will, any time and by any amount they want which the law allows. GSMOL expended money and massive boots-on-the-ground activism to defeat three state-wide Propositions: Prop 199 (1996), Prop 90 (2006), and Prop 98 (2008). Each proposition was designed to abolish rent control and prevent new ordinances statewide. Our efforts protected thousands of residents in the 106 cities in California that already have rent control. Equally important, it kept the door open for those who want to enact a rent stabilization ordinance in the future.

#4: Local Enactment of New RSOs: GSMOL actively supports new jurisdictions who want to enact a rent control ordinance or RSO. In 1992, we wrote the How-To book, a comprehensive tool for drafting and enacting RSOs, which we updated in 2014. GSMOL actively supported the City of Pico Rivera (2022), the unincorporated areas of Los Angeles (2021), City of Santa Ana (2021), Humboldt County (2017), and the cities of Arcata and Loma Linda in gaining rent control.

#5: Court Fights to Protect Rent Control: In addition to the ballot box and our legislative activities, GSMOL fights for you in the courts! We formed and led a coalition that overturned the Guggenheim vs City of Goleta Federal court decision, which would have compromised local rent control ordinances statewide (2010). In the same year, we filed an Amicus brief in a Contempo Marin, San Rafael case, to overturn a harmful lower court decision regarding rent control. We supported the city of Escondido in defending its MH Park RSO, achieving a unanimous supportive decision by the US Supreme Court. GSMOL assisted in dozens of lawsuits to help defend Rent Stabilization Ordinances including in Goleta, San Rafael, and San Juan Capistrano. Many attacks, many battles, many wins.

#6: Long-Term Lease Exemption from an RSO: Previously, abusive park owners had deceptively enticed and cajoled residents into signing long-term leases (longer than one year) which would automatically exempt them from rent control! But in 2021, GSMOL passed AB 2782 which stated that all leases signed on or after February 13, 2020, are no longer exempt from a local RSO regardless of what the lease provisions say (although other terms of the lease continue to apply). (MRL 798.56).

EVICITION PROTECTIONS

7: Just-Cause Eviction Protection (1982): To the envy of other states, GSMOL codified “just-cause eviction protection” for MH residents living in California. No longer could park owners evict you based on a whim or in retaliation. There are only seven, specific “just reasons and causes” a park owner can use to evict you. They are: 1). Failure to pay rent. 2. Conduct that constitutes a substantial annoyance to other residents. 3. Failure to comply with a reasonable rule or regulation that is part of the rental agreement. 4. Failure to comply with local or state laws relating to mobilehomes within a reasonable time after notification of non-compliance. 5. Conviction of prostitution or a felony controlled-substance offense that was committed on the premises. 6. Condemnation of the park. 7. Change of use of the park. Under the MRL, a MH tenancy may not be terminated except for these 7 specified reasons. (MRL 798.55-56-57)

PARK CLOSURE PROTECTIONS

#8: Protection if your Park closes (2021): If your Park is not up for sale (yet), you might not think AB 2782 (Stone) is that important. But if a wealthy, out-of-state, equity investor decides to buy your Park, then decides to convert the land under your home to another (higher profit) use, you would be very appreciative of the protections that AB 2782 provides when you are kicked out. While we cannot dictate what a park owner can do with his land, GSMOL fought for a law which dictates a fair process if the park owner changes the use of his land, and it results in you losing the space where your *non-mobile* mobilehome sits. It provides for a fair *in-place valuation of your home* that the park owner must pay you. This value is determined by a state-certified Appraiser (not the Park owners’ arbitrary opinion). In addition, before approval of any change of use, the local government would be required to make a finding on whether a mobilehome park conversion will result in a shortage of housing opportunities for low and moderate-income households. (MRL 798.56)

To be continued: There are many more stories to share about how GSMOL has been a warrior fighting for your rights and your property in a mobilehome park these last 60 years and we will continue next edition of *The Californian*.

Insurance companies pulling out of California – Be Prepared

REVISED

By Martha O'Connell – Regional Manager, Zone A-1
In the last issue of the Californian, my article titled "Insurance Companies Pulling Out of California – Be Prepared" was printed. Unfortunately it was the wrong version. There were many months between my original submission and publication. Updated information made it necessary for me to revise my article and resubmit. It was not printed.

Here are the updated portions of my article:
The following companies told me they no longer insure MH in California or in certain zip codes within California:

AAA
Allstate
American Modern
American Family Insurance
American Reliable

And - call your present company now and ask them if there are any rumbles about them putting out of your zip code or the entire State of California

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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 BENEFIT GSMOL MEMBERS! – GSMOL leaders in LA, Ventura, and Santa Barbara Counties are engaged in projects involving building Chapters and Super-Chapters in parks and helping homeowners learn their rights and work with their local and state government representatives. These projects are funded by the Ed Fund through a grant provided by Catholic Campaign for Human Development. **VIRTUAL MOBILEHOME TOWNHALL**

**Featuring GSMOL Corporate Counsel Bruce Stanton
Saturday, July 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.**

Sign up for the Ed Fund E-Blast at <https://eepurl.com/hDAeKz>

Visit the Ed Fund Academy at <https://edfundacademy.blogspot.com>

GSMOL Virtual Member Forums on Park Problems

GSMOL is beginning a series of virtual Forums for our members, led by our Zone Vice Presidents and other regional leaders. Each Forum will be accessible by Zoom or telephone and will be targeted at a particular area of the state, such as a Region or part of a Zone. Members may bring questions and issues related to problems in their park. Not every situation requires legal counseling; by discussing the problem with experienced leaders and other homeowners who have "been there, done that", solutions may be suggested that will solve the problem without resorting to legal action. The leader who runs each Forum will be responsible for contacting the members in the targeted area and inviting them to the meeting.

GSMOL Wants to Hear From You!

This magazine belongs to YOU, the members of GSMOL. Because of this, we are inviting you to send any news or concerns you might have about your park. In addition, we would love to see pictures of what is going on in your park, such as celebrations or parties. We hope to have some to print in the next *Californian*! Send your letters and/or pictures to the Editor at a.bushnell.anderson@gmail.com. Thank you so much for continuing to support GSMOL!

Zone Reports

ZONE A REPORT

By Linda Nye

GSMOL President

Have set up appointments with Twin Lakes MHP in Shasta where management is suing residents for money instead of eviction. One resident was sued for putting up one post in carport after HCD violation and was sued for \$13,000 because they did it without permit. Problem is HCD has sent correspondence in writing that no permit was needed. They went to court on May 31" and are waiting for a decision.

Managers have also filed suit against 3 more residents. They seem to be going after money.

In Sacramento are meeting with Hagginwood Village in Sacramento on June 14 to set up chapter. Management is threatening numerous residents and they are all scared. They have enrolled enough members to start a chapter and are raring to go.

ZONE B REPORT

By Joe Nye

Zone B Vice President

Went back to San Joaquin Village for the 3" time to install new officers. The old board was having a hard time getting along. We explained that until they started thinking of the park instead of their own egos, nothing was going to be accomplished. When we left we felt really good with the new board and the way the members stepped up to the plate.

June 7th went to Arabian Village in Clovis to install chapter that had been dissolved for almost 4 years. Was able to install easily as they were extremely organized.

ZONE B-1 REPORT

By Anne Anderson

Zone B-1 Vice President

The Rent Stabilization Subcommittee of North Santa Barbara County Manufactured Home owners Team (NSBMHT) in Santa Maria staged a major appeal for their City Council meeting on June 7, including an in-person appearance by Bruce Stanton, GSMOL's attorney. Many homeowners also testified. The city enacted a Model Lease program in 2019, but the RSS team has been able to show that this program has not been effective in protecting MHP residents from unaffordable rent increases, since park owners are not required to sign it. The homeowners are pushing for a Rent Stabilization Ordinance, which would have the enforceability that the Model Lease lacks. The City Council voted 3-2 in favor of investigating the Model Lease program. The RSS will continue to work towards the adoption of a true RSO.

Three Zone B-1 parks are in the process of reactivating

their Chapters: Monterey Vista in Watsonville, DeAnza in Santa Cruz, and Camarillo MHP in Camarillo.

Super-Chapter efforts are being considered or underway in at least two locations in Region 8: In Morro Bay, Chapter #1814 at Silver City West is reaching out to other Morro Bay parks; and Ojai Villa's Chapter #493 is considering forming a Super-Chapter for the parks in Ojai. (A Super-Chapter is a GSMOL Chapter that has members in more than one park, and it is a great way for members who have been unable to form a Chapter on their own to become connected with other members in their area, join with them in meetings - virtual or in person - and work together to advance the interests of MH owners in their community. GSMOL's Zone and Region leaders are available to assist members who are interested in forming a Super-Chapter!)

Ojai Villa's guest speaker for one of their recent Chapter meetings was Matt Weise of HCD, who came to the park in person. The Chapter invited members and residents from other Ojai parks to the meeting.

Sea Oaks Chapter #1200 holds its annual "Renewal Roundup" in July. Because all of their members renew in July, they make a party out of it, serving lunch and providing a guest speaker (this year it will be me, and Region 8 Manager Jamie Rodriguez).

There is a spotlight on two parks in our Zone this year due to SB 940, a GSMOL-sponsored bill that would allow local Rent Stabilization Ordinances to govern homeowners living on spaces constructed 1990 or later, a protection that is currently denied them. 118 out of 304 spaces at Mesa Dunes, in Arroyo Grande, were created in the 90's. Oak Haven, in Ojai, was constructed in 2008. Oak Haven Chapter #1864 first initiated the push to get the "1990 rule" changed. This year's bill is authored by Senator John Laird, whose constituents include the Mesa Dunes homeowners. There are many other parks throughout the state that have spaces constructed 1990 or later.

Our local leaders have been busy helping homeowners with issues relating to home sales, rights of heirs, set-back issues for sheds, and unreasonable rules concerning subleasing, caregivers, and use of the clubhouse.

I have been enjoying attending the Zoom meetings of ROP of Central Coast, a coalition of homeowners living in resident-owned parks in Santa Cruz and Monterey Counties, which are in Region 10. Santa Cruz County is the "ROP Capital" of the state, with 22 ROPs. This is helping me learn more about ROPs, how they are run, what kinds of issues they have, and solutions to typical problems. I am hoping that by learning more, I and my Region 8 leaders can be more helpful to the ROPs in our Region.

(Continued on Page 9)

(Continued from Page 8)

ZONE C REPORT

By Mary Jo Baretich
Zone C Vice President

The Huntington Beach Mobile Home Advisory Board voted to send their recommendation to the City Council to place an Amendment to the City Charter Section 803 on the November Ballot to remove mobilehomes from the "ban on rent control in the City".

If the Council votes to have a Ballot Measure on the November Ballot, and if the Measure is passed by the voters in November, the new City Council will be the responsible party to decide on the passing of a Rent Stabilization Ordinance. Bruce Stanton is scheduled to speak at the Mobile Home Advisory Board on July 25th.

The Huntington Beach Mobilehome Resident Coalition has been in the news a lot lately, besides speaking at every City Council Meeting and Mobile Home Advisory Board Meeting, this city-wide group of mobilehome homeowners have been holding signs on major street corners to get the local voters aware of the plight of the mostly seniors, veterans, and other low-income mobilehome homeowners in the City.

We are working with four parks in Huntington Beach to form a Super Chapter, the primary one is the Del Mar Estates, Chapter 1045.

We are also organizing the members in the parks in Costa Mesa to have their HOAs write letters to their park owners requesting notice per MRL 798.80 to let them know if the parks are ever for sale. Recently, one small park, Starlite Village MHP, was purchased by Investment Property Group (IPG), and we are afraid others may follow.

The Torrance Coalition is still working on the City Council to implement a Rent Stabilization Ordinance. Bruce Stanton is assisting them. Per their June 7th Election, they will have a new Mayor and two new City Council members followed by one newly appointed Council member. So, it is uncertain whether the existing City Council will vote on the RSO or wait until the new Council has had a chance to review the proposed RSO submittal and allow them to vote on it.

Help educate our family, friends, and neighbors. Give a Gift of a GSMOL membership for Birthdays and other Holidays

ZONE D REPORT

By Bill Seaton
Zone D Vice President
Chapter and Membership Building Efforts

We have homeowner leaders working to build new or reactivate chapters at:

- Corona La Lynda Mobilehome Park in Corona, Riverside County
- Sam's Town in Desert Hot Springs, Riverside County
- Date Palm Country Club in Cathedral City, Riverside County

All of these groups are in the very beginning stages of the chapter building process. There is a possibility that Sam's may form a super chapter with a few other local parks in the Desert Hot Springs area.

Of concern in the Zone

The following are issues of concern in the Zone:

CPI, in much of the Zone, is hovering around 10% and the corresponding rent increases, especially in communities with Rent Stabilization Ordinances (RSO's) tied to CPI, has created a hardship for many residents, especially with this year's Social Security increase being only 5.9%. Efforts are underway in Riverside County to petition the County Supervisors for modifications to the RSO to incorporate rent caps.

The owner of Western Village in Palm Springs, who left residents in that park without a gas utility for 3-6 months, is now focusing on other parks that he owns in the Desert Hot Springs area. Reports are coming in from parks owned by Mike Yamin of unlawful evictions, resident intimidation, flagrant violations of the Mobilehome Residency Laws (MRL), including the closure of amenities that have been leased out to private companies. Complaints have been filed with multiple governmental agencies and legal aid organizations in an effort to assist the homeowners in these parks.

Good News in Zone D

Homeowners are working with the City Council of Menifee to rescind an RSO that had been adopted from the county when the city incorporated and hopeful that the new RSO that will replace it will be more aggressive and include both rent caps and a robust rent review process.

Homeowners in Corona are working with the Corona City Council on a new RSO for the city's 15 mobilehome parks. Members from Corona La Lynda Mobilehome Park and Green River Village are leading the charge on this effort.

GSMOL "WHO'S WHO"

Please contact your local Associate
or Region Manager first

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Vice President Resident Owned Communities

DAVID LOOP

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Vice President Zone A

Regions 4, 11, 14

VACANT

Vice President Zone A-1

Regions 1, 2
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Vice President Zone B

Regions 12, 13

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Vice President Zone B-1

Regions 8, 10
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Vice President Zone C

Regions 3, 5, 6

MARY JO BARETICH

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Vice President Zone D

Regions 7, 9
BILL SEATON
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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
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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

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REGION 2

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

REGION MANAGER Hilary Mosher

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Carol Werner

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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*

CO-REGION MANAGERS

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ASSOCIATE MANAGER South Santa Barbara County

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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 Martha Vazquez

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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

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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 Victor Roy

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REGION 9

Riverside County

REGION MANAGER VACANT

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

ETHNIC CONSULTANT

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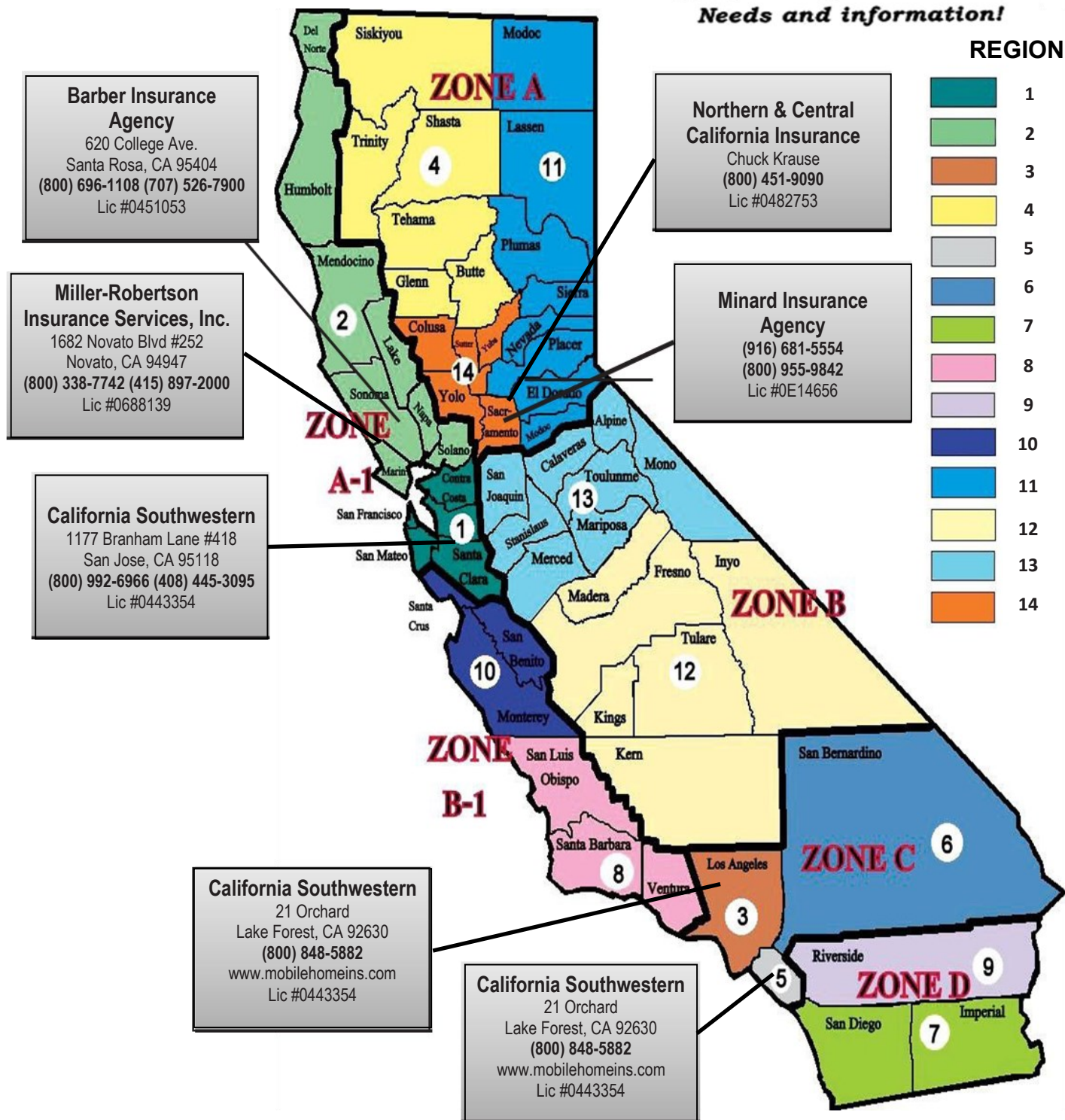
Refer to Map on
Page 15 for Zones
and Regions



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