

# THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME  
OWNERS LEAGUE

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In this issue....

1

President's  
Message

2

Capitol Report

5-6

Senior Parks  
Article

8

In Memoriam

11-12

Homeowners  
Insurance

14

MRLPP  
Updates



**“NEON” IS COMING**

**(DETAILS ON PG. 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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## HAPPY NEW YEAR

It has been a good holiday season here at GSMOL. While we are all happy to roll into the new year, we still know there is a lot of work that needs to be done.

In Sacramento, we are moving forward with new bills. Our LAT chair can speak more about them in her report. At this time, I also am announcing that after 3 years as the LAT chair, Roger Johnson decided it was time to step down. While he is still active in other areas in Sacramento with GSMOL, he will still

be missed. Hilary Mosher has stepped in to take his place and is doing a great job. I want to publicly thank her for stepping forward. It is a big job and I cannot thank her enough.

While this is going on, we are still dealing with the predators that are preying on some residents in parks up and down the state. We do not have a day go by that we are not receiving reports about this, be it outlandish rent increases or intimidation/harassment going on. On a personal level, for me, it is just plain sickening. But even given that, we refuse to give up and we are making progress around the state. Our Zone Vice Presidents and Regional Managers are doing an outstanding job in working with residents wherever the need arises. And this is done on a daily basis by volunteers.

At this time, I need to say we are desperately in need of volunteers all over the state. Our small group gets so much done, but they still need help. When you look at the pages that show our volunteers, you will see where there are vacancies. Please consider taking the time to jump in and volunteer. **WE NEED YOU!!!**

We have exciting things coming up on the website side of things. We will be implementing a new system this year and shortly after it comes on board, our website should become more user friendly. The team working on this is now going through the training to make this a smooth transition and when done, it will become so much easier to get things done online for all of you. More information on that to come later.

Finally, this is an election year. We will have some new bylaws for you to vote on in the spring and new leaders to elect. I am encouraging all of you to **PLEASE VOTE** when you get your ballots.

So, in closing, I want to take the time to thank all of you for your support in the last year and I look forward to your support for GSMOL in the coming year. Exciting things will be happening.

Linda Nye, President



As many of our readers already know, one of the defining pillars of GSMOL has been, and continues to be, our legislative efforts at the state, county, and local levels. County and local level initiatives, like Rent Stabilization Ordinances (RSO's), are often championed by individual Chapter Presidents, Associate Managers, and/or our Regional Managers, typically with help, and guidance from our Zone Vice Presidents. However, at the state level we rely on the efforts of our Legislative Action Team (LAT). The LAT Committee works closely with our lobbyist and Bruce Stanton, Corporate Counsel for GSMOL, to identify issues in the state that need addressing, the drafting and sponsorship of legislation in Sacramento, and advocating throughout the entire process using our vast network of Legislative Contacts (LCs), within GSMOL's chapters and member parks.

Through much of the last three years, the LAT Committee has been stewarded by Roger Johnson. After a wildly successful run that included Herculean legislative achievements like Park Manager Training, addressing egregious water service charges, and the renewal of the Mobilehome Residency Law Protection Program (MRLPP) last year, Roger has voluntarily stepped down to pursue other endeavors and spend more time with his wife and family. On behalf of the entire organization, we offer Roger our heartfelt thanks for the time and energy he has and continues to devote to GSMOL, the LAT, the Sacramento Area Coalition (SAC), and mobilehome owners across this state, whose lives have been positively impacted through his tireless dedication. We thank you.



Roger Johnson

Replacing Roger at the helm of the LAT Committee are co-chairs Hilary Mosher and Joe Nye. Hilary, who is also GSMOL's Region 2 Manager and has previously served on the LAT Committee, will lead the efforts of the LAT Committee. Joe Nye, Vice President for Zone B, is now overseeing the efforts of the LCs and running their Saturday information calls. As the 2024 Legislative season kicks off both have been hard at work on GSMOL's legislative efforts in Sacramento. Until such time as our legislation has been offered up on the floor of either the state senate or assembly, it is LAT policy to keep details of GSMOL's bills under wraps. Look for full details of GSMOL's 2024 Legislative efforts in the next issue of *The Californian* at the end of March, or in the weekly Legislative E-Blast that you can subscribe to via our website at [GSMOL.org](https://www.gsmol.org).



New LAT Co-Chair,  
Hilary Mosher

If you would like more information on GSMOL's Legislative Action Team, becoming a member of the committee, or joining our Legislative Contacts group, please contact your local GSMOL leader.



# Work Hard, Play Hard!

By: Bill Seaton



GSMOL is a statewide, grassroots, advocacy organization, made up almost exclusively of hardworking volunteers. Many of the people that serve at the state level put in countless hours of service to our members. For instance, Shelly Parker, our State Treasurer, in addition to her fiduciary duties, helped organize a very successful GSMOL Senior Products and Services Fair with local vendors in her park in Oceanside, CA. She also sits on the city's Housing Commission, helps with her park's weekly food distribution, and serves as the office manager for GSMOL's headquarters team.

When our hardworking volunteers do get an opportunity for some well-earned time off, we thought it would be fun to share how a few of them spent it in 2023.

## **Shelly Parker, State Treasurer – Getaway to Lake Murray, South Carolina**

Shelly had the opportunity to travel to South Carolina to attend a family function and took this picture of a lunch outing to the Lake Murray reservoir.



## **Jonell Hart & Bill Seaton, The Californian Editorial Team, Vacation to Catalina Island**

In addition to his duties as Editor of *The Californian*, Bill is also GSMOL's Vice President for Zone D and he leads the team implementing the new Neon CRM Office System. He and fellow Californian committee member, Jonell Hart, traveled to Catalina Island for some well deserved R&R, where they were treated to some amazing sightseeing.



## **Joe & Linda Nye, Vice President, Zone B and Statewide President, Cruise Vacation to Ensenada**

The Nye's, along with 11 other residents of Vista Del Monte Mobilehome Park in Sanger, CA escaped on a 4-day cruise, organized by Sandy Howard. Linda reports that while the weather wasn't as warm as they would have liked, everyone had great excursions and a fun time was had by all.



## **Carol Brinkman, State Secretary, Birthday Cruise to Mexico**

GSMOL's State Secretary and member of The Californian committee, Carol Brinkman, was able to escape with eight friends (all GSMOL members), on a 7-day cruise to Mexico. Carol works tirelessly in Zone C, Orange County, writing for *The Californian* and local publications, so it was great to see her take some well deserved time away with good friends.



# Announcements and Upcoming Events



Zoom Townhall w/ Bruce Stanton,  
GSMOL Corporate Counsel

**Saturday, February 17 at 10:00 AM**

**Main Topic:** Understanding Changes to the Mobilehome  
Residency Law Protection Program (MRLPP)

*No RSVP required - Attendance Limited to 200 Participants*

**Join Zoom Meeting:** [Click Here on Day/Time of Meeting to Join](#)

Meeting ID: 895 7229 6413, Passcode: 954849

**OR Call in on any kind of telephone:** (669) 900-6833,

Meeting ID: 895 7229 6413, Passcode: 954849

Questions? Contact Anne Anderson, [a.bushnell.anderson@gmail.com](mailto:a.bushnell.anderson@gmail.com)

## NEON

Is coming.....

In October, 2023 the GSMOL Board of Directors voted unanimously to approve the purchase of a new membership management software package. After an exhaustive review process, GSMOL is pleased to announce that we have signed on with NeonCRM to replace our current database system. The new system will address and resolve many of the problems we have had with the old system, including website integration, automated renewals, and new memberships, and will greatly improved member communications. The new system build and migration has been underway since November and is set to "Go Live" on March 1st of 2024.

The NeonCRM system includes a member portal, real-time reporting, web integration, and puts much more power into the hands our chapter leaders. Zoom training on the new system will be available, and additional information will be forthcoming on our website at [www.GSMOL.org](http://www.GSMOL.org) and communicated via future mail and email announcements.



## Save Our Senior Parks!!

The homeowners in a senior park in Thousand Oaks were astounded. They had received a notice from their park owner that their park would be converted to an all-age park.

Fortunately, the only way for the park owner to do this is to impose a new park rule, and the Mobilehome Residency Law (MRL) Section 798.25 says that if any homeowner does not sign a new rule, it won't apply to them for six months. With a rule that applies to the entire park, if even ONE resident does not sign, the park can't be converted for six months. So the residents had six months to prevent their senior park from being converted to all-age.

### Why is this a big deal?

Because in many areas, senior parks are disappearing, due to the tendency of park owners to convert their parks to all-age. But mobilehome parks are one of the last places where seniors, most of whom are on fixed incomes, can live in a home that they own, with communal facilities that are geared toward their lifestyle.

Also, a mobilehome park that was built with seniors in mind may not be suitable for people with families. There is usually no place for children to play, leaving them with the option of playing in the streets. Homes may be closer together, making it difficult to prevent family noise from being a problem. There may be less parking space available, which can be a burden for two-car families.

Also, in many parts of the state there are already plenty of all-age parks, while senior parks are in the minority.

Fortunately, there is the [Federal Housing for Older Persons Act, or HOPA](#). This allows a mobilehome park to be designated as a Senior MHP, in which at least 80% of the households must have at least one person 55 or older.

And in some local jurisdictions, a Senior MHP Overlay has been enacted, an ordinance which establishes a special zoning for parks designated as senior MHPs and prevents them from being converted to all-age. These overlays generally follow the HOPA rules.

Yucaipa, Huntington Beach, San Juan Capistrano, Ventura County, Santa Barbara, Petaluma, and Cotati all have Senior MHP Overlays. This is due to the tireless work of GSMOL leaders and members in those areas, who helped the homeowners work with their city or county government to get the overlay enacted.



# GSMOL “IN ACTION”

And now Thousand Oaks has one too! This was accomplished last summer thanks to the work of GSMOL members in the senior parks in the city, working together with GSMOL leaders and GSMOL attorney Bruce Stanton to prevent the park I mentioned at the beginning of this article from being converted.

GSMOL leaders help our members work with their city or county government to adopt ordinances that protect MH owners from unreasonable rent increases, closure of a MH park without proper compensation for the displaced homeowners (some jurisdictions have MHP Zoning which prevents MH parks from being closed at all), and conversion of a senior park to all-age. This process includes educating our members about the need for these ordinances, forming GSMOL Chapters in the parks to help the homeowners work together efficiently, and networking the members in all the parks in a particular jurisdiction so they can approach their local government as a unified force.

There is also the advantage of being able to connect GSMOL members in one part of the state who have “been there, done that” with GSMOL members from somewhere else who are just starting on the journey. This is happening between the Thousand Oaks members and members in a park further up the coast who have just begun to fight the same battle to keep their senior park status. They are the only senior park left in their part of the unincorporated county jurisdiction, which also has nine all-age parks. They have until the end of April to get it done. Stay tuned!

**Reported by Anne Anderson, Zone B-1 Vice President**

## GSMOL Elections 2024

GSMOL is holding an election in 2024 for four (4) Board of Directors positions and changes to the By-Laws.

Watch your inbox and mail in March for your ballot.



## SUCCESS COMES IN A "CAN-DO" ATTITUDE!

Written by Carol Brinkman, GSMOL State Secretary

GSMOL is an organization whose success depends on its membership and in particular members who are active in paying their dues and active in getting things done! There are doers and there are watchers. GSMOL seeks doers who are willing to grow into leadership roles or are forthright leaders ready to seamlessly step into roles necessary to keep a mobilehome chapter going and growing. Doers take the bull by the horns and endure the twists, turns, booby traps, and challenges until the mission is accomplished, no matter the odds. One doer is Anthony G Moya, the newly elected President of the newly installed GSMOL Chapter #300 in Linda Vista Mobile Home Estates located in the outskirts of Hemet in Riverside County.

Linda Vista MH Estates consists of 109 spaces housing seniors 55 years of age and older who want to live in comfort and peace away from the bustles of city life. What is important to them is health, well-being, and safety. Being seniors, access to emergency care is critically important. And that was the problem! The Park had no sign or map directory to guide emergency vehicles to resident's homes. In fact, the Park had not had a directory for over three decades!

During their July GSMOL Chapter meeting, residents voted to send a letter to the park owner, Mr. Tadeusz Stefan Dzikowski, requesting a directory at the entrance to the park so anyone trying to locate a resident could easily find them. Despite the withering summer heat, Anthony and his wife, Sandy walked the park gathering signatures on a petition requesting a directory. They gathered 68 signatures which represented a majority of the park's 109 spaces. The petition was to demonstrate unity for the project and strength in numbers. Adding muscle to the residents' request, Anthony solicited the support of the Riverside County Sheriff's Department. Captain Mark Rigali immediately responded, in part: *"I am writing in response to your letter requesting the Riverside Sheriff's Office's support of your efforts to obtain a map/directory for the Linda Vista Mobile Home Estates Park. Police and Fire personnel responding to the property for emergencies would benefit from a large map/directory of the property located at the main entrance. A lighted version for hours of darkness would be great. Obviously, anything that aids first responders' ability to reach a resident during an emergency as quickly as possible is in everyone's best interest."* Those words would have a compelling ring when read by the park owner. Leaving no detail to chance, Anthony even designed a proposed map directory.



The new directory at Linda Vista MH Estates

On August 12, 2023, Anthony mailed a certified letter to the park owner and park manager that included four pages of signatures from the park homeowners, the letter from the Sheriff, and a map-directory design, and respectfully requested the installation of an aerial map at the entrance to the park, concluding, "In a 911 call, **every second counts** and we feel that **a well-lit aerial directory would solve this problem** and would help the emergency responders by quickly directing the responders to the space unit in need of medical assistance in a shorter time frame." They provided a compelling reason for their request!

Within two weeks the park's maintenance man, Ray Sword, contacted Anthony to say the park owner had approved the sign - sweet words to hear after all the work involved to create a compelling case to get approval. Golden Brush, a local sign company, created a 4'x6' by 1/8" thick aluminum sign. It followed Anthony's design. The graphics were digitally printed and topped with UV protection and an enamel coating. Solar lights provided night-time visibility. The sign was installed on September 22, 2023, just two months after the residents requested it. It was a win for first responders, the Park owner, and Linda Vista residents and can save lives. It is a gift for years to come, rain, shine, night, and day.

Anthony Moya's success with this project was the result of his "can-do" attitude and refusal to listen to naysayers who said residents would never get a sign approved after all these years! What they didn't count on was the leadership of Anthony G. Moya, a lion-hearted, get-it-done, work-in-progress, new GSMOL Chapter President.





It is with both sad and full hearts that we report on the passing of a GSMOL Titan on the Central CA coast. A GSMOL Member for 40 years, Jerry Bowles was a fierce advocate in the Santa Cruz County, Capitola area for Homeowners rights, Rent Stabilization, and homeowners purchasing their parks and converting them to Resident Owned Parks (ROPs). Jerry served as GSMOL's Vice President of ROPs for 15 years, in addition to his 20+ years of work with Resident Owned Parks of The Central Coast (ROP). He also worked tirelessly as an advocate with both the Capitola Mobilehome Owners Association and for 15 years with the Santa Cruz County Manufactured and Mobilehome Commission. In 2020 the Commission awarded Jerry the Jan Beautz award, stating, in part,

*"The Commission would like to commend you (Jerry) for your outstanding service and significant contributions to the Santa Cruz County mobile and manufactured home community. You have been an effective voice and key strategist for manufactured and mobile home park residents for many years, the Commission has designated you the second annual recipient of the Jan Beautz Award for Outstanding Service to the Mobile and Manufactured Home Community. You advised both the MMHC and the Board of Supervisors, providing insight on key legislation impacting the mobile and manufactured home community and connecting the community with resources from around the state. You have consistently inspired residents of investor-owned parks to convert to resident-owned communities and supported their efforts to do so. You went on to present to and consult with residents of other investor-owned parks on matters related to their own resident-ownership conversions. The impact of your contributions to the betterment of the mobile and manufactured community in Santa Cruz County is so far-reaching as to be incalculable."*

When asked to prepare remarks about Jerry, Lynn Gainey of Seacliff MHP summed it up best, writing,

*"I also share the sadness of losing such a valued member of our community I first met him in 2017 when Art encouraged me to attend the ROP meetings to gain knowledge. Jerry was very welcoming and always eager to share his wealth of knowledge, experience and enthusiasm about what was happening."*

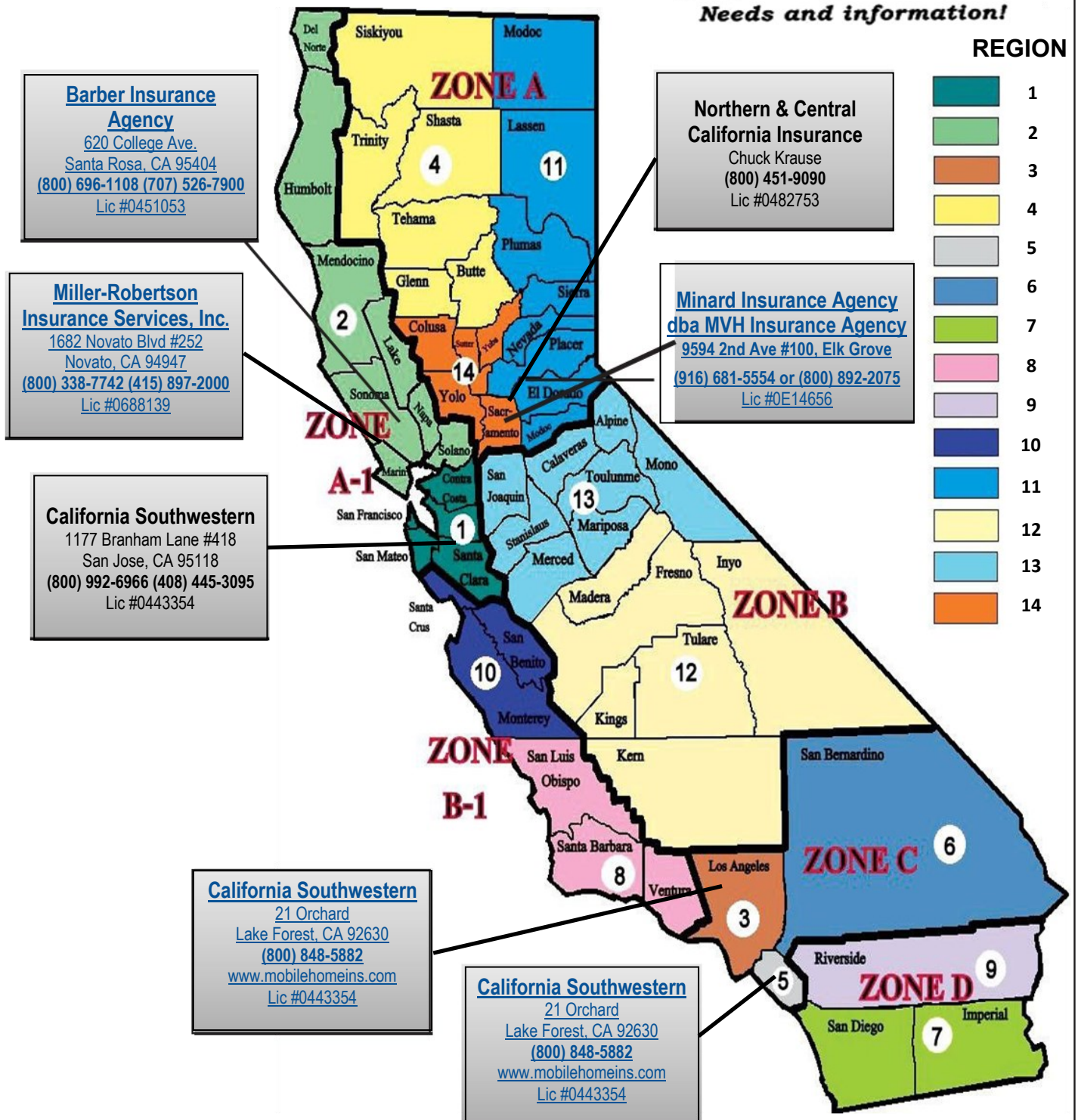
*I learned a great deal from him and was able to utilize it daily. He was definitely an inspiration and integral part of our community! He will be missed as we move forward with the example he has provided us."*

To Further Honor his memory, on January 5th, 2024, the residents at his home park of Brookvale Terrace in Capitola, dedicated the "Jerry Bowles Clubhouse" in his honor with a dedication by State Senator John Laird.

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A ■ S ■ K ■ G ■ S ■ M ■ O ■ L

## Can I Still Get Mobile Home Homeowners Insurance in California?

A GSMOL member recently called me in a panic, **“My insurance company just told me they would no longer insure my mobile home! What can I do?”** Her concern is increasingly echoed by many others across the State of California. Several insurance companies are tightening eligibility requirements to drastically limit who they will insure or are pulling out of California altogether. Why?

I called Barber Insurance, one of the advertisers in this magazine, and the company I use for my homeowner’s insurance. Barber has been in business long enough to have ridden the tides over many years, so I asked them for their perspective.

According to co-owner Cheryl Fessenden, the current tumultuous situation is due to a confluence of several things that created a “perfect storm” that affected profitability. In a nutshell, they are Covid-19, climate change, the recent devastating fires in California, and regulations by the California Department of Insurance (CDI).

CDI regulates insurance companies to protect consumers. One such regulation prohibits an insurance company from not renewing your homeowner’s insurance for one year following a catastrophic event, such as the recent catastrophic California fires. 2023 was the first year insurance companies were released from that restriction and could decide whether to renew – or not! This was compounded by a nearly 3-year restriction on rate increases allowed for auto insurance companies following Covid. When Covid abated and people started driving again, car accidents – and repair costs – skyrocketed. Further inflaming this tight market were supply chain delays.

In the face of this uncertain market and shrinking profitability, some insurance companies decided to leave the California market altogether. Others decided not to write new business. Others tightened their underwriting requirements to limit who they would insure such as deciding not to insure older homes or insure anyone who had a claim within the last 5 years. Fewer companies, fewer competition, fewer choices, and higher prices have created the current hardship for consumers and agents trying to help consumers.

California does have an alternative option for home insurance - the California FAIR Plan. The FAIR Plan is available to California residents and businesses who cannot obtain insurance through a regular insurance company. As of 2020, the FAIR Plan covered less than 3% of residents, meaning more than 97% of Californians had a competitive option for insurance.

Since then, at some points in 2023, they were receiving 1000 submissions a day! [Their website](#) suggests you shop the market before calling them. They are expensive and the point of last resort when you are unable to get insurance elsewhere. You can contact a licensed insurance broker who is registered to sell Fair Insurance or you call them directly at 800-339-4099.



A ■ S ■ K ■ G ■ S ■ M ■ O ■ L

## Can I Still Get Mobile Home Homeowners Insurance in California? (cont.)

**But there is good news!** Cheryl Fessenden assured me that Barber Insurance is still issuing mobile home homeowner's policies across the state. They are a broker, not a captive agency, which means they can shop policies from many companies to find you insurance, and they are one of the licensed brokers for the Fair Plan if they can't qualify you with one of their regular insurance companies. But Cheryl cautioned me this takes time in this shrinking and tightening market, so be patient and allow them time.

Cheryl did recommend a couple things you can do to "stay insurable."

If you already have insurance, stick with your carrier! Do not let it cancel! Trying to get insurance on a home that has been uninsured is more difficult than ever.

If you do get a cancellation or non-renewal notice, do not delay! Start shopping but be aware that most insurance companies cannot issue a policy more than 30 days in advance, so understand that timeline.

There are a couple things you can do to keep your home safe: maintain your roof so as to avoid leaks, have your plumbing and water pipes inspected, keep trees trimmed to prevent overhanging on your property or your neighbor's home, and create a defensible fire space around your home.

### **A note about Barber Insurance:**

In addition to supporting mobile home residents with their home insurance needs - and supporting GSMOL with their advertising dollar - Barber Insurance has been sponsoring free GSMOL memberships at the monthly Petaluma Coalition luncheon in Sonoma County where they are located.

***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!***

By Carol Brinkman,  
Barber insurance client and GSMOL State Secretary.

## We NEED HELP....

### Volunteer Positions (from Home)

Social media coordinator and committee volunteers. We are increasing our electronic presence!

Mail Chimp Bulletins, Facebook, e-Californians and Townhalls. We need 3-4 volunteers to organize and coordinate the information that is being published.

Good organization, computer skills, proof reading and editing experience is valuable. Committee will be interacting with the Board of Directors. Please contact us on our email: [gsmolgold-enstate@gmail.com](mailto:gsmolgold-enstate@gmail.com)

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## 2023 LEGISLATION AMENDS MOBILEHOME RESIDENCY LAW PROTECTION PROGRAM (MRLPP)

By Bruce Stanton, GSMOL Corporate Counsel

On October 11, 2023, [AB 318 \(Addis\)](#) was signed into law by the Governor, and took effect on January 1, 2024. This important Bill made certain revisions to the Mobilehome Residency Law Protection Act, which establishes the Mobilehome Residency Law Protection Program (MRLPP) within the Department of Housing and Community Development (HCD) to assist in receiving and resolving complaints from homeowners relating to the Mobilehome Residency Law (MRL).

First and foremost, AB 318 extends the “sunset” date for the MRLPP for three years. Under the original legislation the MRLPP would have been repealed as of January 1, 2024. The Program period has now been extended until at least January 1, 2027. This allows for further Program performance and monitoring for its effectiveness before a further extension might be sought in 2026.

### **AB 318 made the following additional revisions:**

- ⇒ Previously the law required HCD to use good faith efforts to select from the complaints it received the most severe, deleterious, and materially and economically impactful alleged MRL violations. AB 318 deleted this requirement.
- ⇒ Previously the law required that if HCD selected a complaint for referral and evaluation by a non-profit legal services provider, that a notice be sent to advise the parties they were required to negotiate in good faith to resolve the matter in 25 days. If after 25 days either party responded that the matter was not resolved, HCD was authorized to refer the complaint to an appropriate enforcement agency or a nonprofit legal services provider. AB 318 removed the requirement that HCD send the above-described notice, along with the requirement that the parties negotiate the matter in good faith to resolve within 25 days.
- ⇒ Previously the law required that HCD submit a written report to the Legislature on January 1, 2023 outlining data collected from the Program and to make that report available on its internet website, including, among other things, the amount of registration fees collected, the total number of complaint allegations received, the total number of complaint allegations processed, and the total number of complaint allegations referred to another enforcement agency or to a nonprofit legal services provider. AB 318 now requires the above information to be included in HCD’s annual report.
- ⇒ The Bill further authorizes HCD to adopt regulations as necessary or appropriate to implement the MRLPP. Until January 1, 2027, the adoption and re-adoption of regulations is deemed to be an emergency and necessary for the immediate preservation of the public peace, health and safety, or general welfare for purposes of the Administrative Procedure Act, and exempts HCD from the requirement that it describe facts showing the need for immediate action. It further requires that HCD, before submitting an emergency regulation to the Office of Administrative Law, must solicit and consider stakeholder comments in the design and implementation of the MRLPP in at least one 30-day public comment period, and provide responses in writing to substantive written comments received during the comment period.



# WHAT IS THE PROPER TERM FOR MOBILE HOME?

BY ALLEN SEMELSBERGER KAELIN, LLP

**The proper term for a mobile home is manufactured home.** Terms like a trailer, trailer park, and even mobile home are no longer politically correct, but the public has been slow to adopt the proper term, “manufactured home.” Technically speaking, “mobile homes” refers to homes built before 1976, and “manufactured homes” refers to homes built after 1976.

## **WHY WAS THE TERM MOBILE HOME REPLACED WITH MANUFACTURED HOME IN 1976?**

The U.S. Department of Housing and Urban Development (HUD) introduced the term, “manufactured home,” with a new law in 1976. HUD Code included regulations for manufactured homes, which means the new homes were safer and had to meet higher quality standards. Further, most manufactured homes were not designed to be moved.

Not only was the term “mobile home” inaccurate and out-of-date, but HUD wanted to rebrand this type of housing and start eliminating the stigma surrounding manufactured housing communities (previously known as mobile home parks or even trailer parks). While most people realize that calling a manufactured home a trailer or calling a manufactured housing community a trailer park is derogatory, many people still refer to these homes as mobile homes and these communities as mobile home parks. Even California Law (the Mobilehome Residency Law or MRL) still refers to manufactured homes as mobile homes.

## **CAN I STILL CALL MANUFACTURED HOMES MOBILE HOMES?**

Yes. Many manufactured home enthusiasts have refused to stop using the term “mobile home.” While the federal government insists on calling factory-built housing manufactured homes, many states (including California – see above), still call this type of housing mobile homes.

Ultimately, the stigma surrounding mobile homes has faded over time, and changing the name of factory-made housing had very little to do with it. People don’t think poorly of mobile homes anymore because manufacturers stopped building poor-quality homes thanks to HUD Code. As long as you avoid the terms “trailer” and “trailer park” you can call your home whatever you wish.

## **ARE THERE STILL PROBLEMS IN MOBILE HOME PARKS?**

Yes. Although manufactured home construction has improved significantly since 1976, manufactured housing communities still present challenges. Often, mobile home park owners fail to follow California mobile home park law and allow unsafe conditions in their communities. Fortunately, the MRL exists to protect mobile home park residents, and [Allen, Semelsberger & Kaelin LLP](#) has been bringing cases under the MRL since 1987.



Mobile home built in 1975



Modern Manufactured Home

(Cont. on pg. 16)

# WHAT IS THE PROPER TERM FOR MOBILE HOME? (cont.)

BY ALLEN SEMELSBERGER KAELIN, LLP

## GSMOL's Comments:

When referring to the law firm of Allen, Semelsberger & Kaelin, GSMOL tends to shorten its name to an acronym of the partners' names: ASK. The ASK law group has been a long-time advertiser in our magazine, *The Californian*, and we greatly appreciate their ongoing financial support that allows us to continue to do our work. ASK and GSMOL have a synergistic relationship in that we share a common commitment to assist mobilehome residents in California. ASK is one of few law firms who understands the unique laws pertaining to mobilehomes as codified in the MRL or Mobilehome Residency Law. It was GSMOL who added most of those laws to the MRL through our legislative efforts.

GSMOL leaders visit MH parks to help residents with their problems and when those problems are so egregious they require litigation, we have referred them to the ASK Law Group. Over the last 35 years, ASK (formerly ELTH) has been a strong voice for mobile homeowners, particularly those facing "David and Goliath" situations. They have secured over \$300 million for mobile homeowners over the years litigating issues such as leaking sewer lines, hazardous electrical wiring, disputes involving overcharging, poor living conditions, park closures and more. ASK won some of the highest court judgements in the history of manufactured housing including a \$111 million Failure to Maintain award for homeowners at the California Hawaiian MHC and more than \$58 million for residents at Terrace View Mobile Home Estates. Their clients received compensation for damages, including a refund of rent paid, loss in value to their homes, and compensation for their suffering through poor living conditions.

Confer with your GSMOL leaders first to see if they can assist with problems in your park. And if litigation is needed, contact the ASK Law Firm at 619-544-012 or visit their website at [www.asklawgroup.com](http://www.asklawgroup.com).

## Have an idea for an article or story that you think would be of interest to our readers?

*The Californian* Committee accepts original stories and/or has resources available to help you, our readers, write and submit stories or articles of interest, for publication in *The Californian*.

Submissions can be in the form of a Letter to the Editor, *GSMOL in Action*, or any other article in which GSMOL features prominently and informs, enlightens, or inspires our readers.

Submissions should be emailed to [billseaton949@gmail.com](mailto:billseaton949@gmail.com) with "For The Californian" in the subject line of the email. If email isn't possible, then articles may be mailed to the GSMOL office at 14802 Beach Blvd., La Mirada, CA 90638 with "Attn: Editor, The Californian."

We look forward to hearing from you!

# GSMOL Highlights

## A Compilation of How We Helped Our Members in 2023

In June, the city of Capitola enacted a Rent Stabilization Ordinance in a relatively short time, thanks to the work of members in Chapter 51, Cabrillo Mobile Estates. GSMOL would like to honor the late John Hakin, their Chapter President, for his strong leadership in this venture.

GSMOL members in a park in Thousand Oaks were told by their management in July that they would be converted from a senior park to all age. Working together with members from four other senior parks in Thousand Oaks under the leadership of Chapter 1121 President George Senko, the homeowners were successful in their campaign for a Senior MHP Overlay for Thousand Oaks, which was enacted in September. (For more information about Senior MHP Overlays, see page 5)

Also in September, Ventura County removed from its Rent Stabilization Ordinance the “loophole” that prevented residents in parks constructed 1982 or later from being covered by the ordinance. This effort was spearheaded by members of Chapter 1864 at Oak Haven, a park which falls into that category, who made the point that the State had eliminated this loophole in recent legislation sponsored by GSMOL.

GSMOL Attorney Bruce Stanton worked with the leaders and members in all three of these campaigns.

GSMOL also helped members in parks in Cambria, Paso Robles, Oceano, Solvang, Ventura, and Ojai stand up for their rights. Some of these efforts are ongoing. A new Chapter was formed in Capitola.

On September 9, GSMOL leaders in Santa Maria and the North Santa Barbara Manufactured Home Team (NSBMHT) put on a GSMOL Regional Conference, with 68 people attending in person and probably about 30 by Zoom or telephone. Guest speakers were GSMOL attorney Bruce Stanton, GSMOL VP for Resident Owned Communities Dave Loop, Kevin Hootman from the Division of Codes and Standards at HCD, Rent Stabilization Subcommittee Chair Gary Hall (who leads a group that is fighting for an RSO for Santa Maria), State Assemblymember Gregg Hart, and State Senator Monique Limon.

GSMOL Regional Manager Martha O'Connell has begun the process of putting together a group of advocates to get an ordinance passed in San Jose to give mobile homeowners facing eviction the right to counsel. 90% of landlords appear in eviction courts with an attorney; 10% or less of mobile homeowners have an attorney at an eviction hearing. San Jose has the largest number of mobile home Parks of any city in the state. Eyes wide open - this will probably take years.

Martha O'Connell was interviewed by KTVU about the situation in Avalon Park in Castro Valley. GSMOL was front and center in the KTVU airing as well as in the press. The new owner is claiming that the “trailers” in the Park are not covered by Alameda County's RSO. These “trailers” have been in place for decades. O'Connell held a meeting after the television and press coverage with some of the residents. You can watch the press coverage here ———> [KTVU Rent Increase Story](#)



# GSMOL Highlights (cont.)

## A Compilation of How We Helped Our Members in 2023

2023 was filled with lots of positive outcomes in Zone C for Los Angeles, Orange, and San Bernardino Counties.

Region 3 Manager Martha Vazquez, appointed a new Region 3 Associate Manager, Maria Aguilar, to assist in the Western part of Los Angeles County.

We reached out to numerous mobile home parks this year either by “in person” meetings or via Zoom, helping to solve various Health and Safety issues and MRL violations. Failure to Maintain issues in some of the parks are becoming more visible as lawsuits and potential lawsuits are happening. GSMOL’s presence has made an impact with management and park owners in many parks. Through the efforts of onsite GSMOL leaders, we were able to reactivate Chapters – Sierra MHP Chapter 1012 in Santa Clarita, and Del Amo MHP Chapter 1143 in Long Beach, and potentially more reactivations will occur in 2024 with the strong leadership in place.

We have also been working with the Costa Mesa Mobilehome Coalition and the Huntington Beach Mobilehome Residents Coalition on various issues, including interest in the statewide Rent Cap bill by Assemblymember Muratsuchi. The majority of the Coalition Boards are made up of GSMOL members. On January 29th, Assemblymember Muratsuchi held a Townhall at the Torrance Airport to update us on current issues and plans for 2023 in Sacramento. He also had been starting on language for a state Rent Cap Bill to be introduced during the 2023 session in Sacramento. The Meeting was attended by GSMOL members from Skyline MHP and other parks in Torrance, Long Beach, and Huntington Beach. The Assemblyman mentioned that he was consulting with the GSMOL Corporate Counsel Bruce Stanton regarding the proposed Rent Cap Bill.

In March, at a meeting in the Skyline MHP in Torrance discussions were held about revisions to the 7-year long-term lease agreement offered by the park owner. Bruce Stanton was contacted about this outrageous lease agreement. He reviewed the document and changed every item. The revisions suggested by Bruce Stanton were incorporated by the Skyline MHP attorney. A very good outcome and well appreciated by the community, even though only a handful of homeowners had signed the lease. As a “thank you” to GSMOL, the Skyline members donated \$400.

Our Zone C GSMOL members have attended several meetings with Legislators, including Townhall Meetings with Senator David Min and Assemblymember Al Muratsuchi. One such Townhall Meeting was held in Anaheim and very well attended. Keynote speakers were Assemblymember Muratsuchi, along with representatives from Assemblymember McKinnor’s Office, Assemblymember Valencia’s Office, Orange County Supervisor Vincente Sarmiento’s Office, and representatives from HCD. Assemblymember Muratsuchi gave the attendees as much information as he could legally do about the proposed State Rent Cap bill. Muratsuchi’s big point is that in each park, we have to invite state and local elected officials to visit and talk with them about our issues.

# GSMOL Highlights (cont.)

## A Compilation of How We Helped Our Members in 2023

On June 3rd, a group of GSMOL members attended a meeting in Juropa Valley in Riverside County, hosted by Senator Roth, Chair of the Senate Select Committee on Manufactured Housing Communities. It was well-attended and as usual, Matt Weise gave a great presentation on HCD activities, including the MRLPP and MORE programs.

On June 8th, GSMOL members of Park Avalon MHP hosted a meeting regarding the threatened conversion of the park a few years ago to commercial development. But the people held strong and are still there. The park owner, Peter Wang, backed out of the development. The Carson Mayor attended the meeting. She is very supportive of the mobilehome community of Carson. They have a strong RSO in Carson and have fought and won several fights against multi-billionaire park owners like James Goldstein.

June 16th was the Senator Umberg Townhall meeting at Cal State Fullerton. The Senator talked about the redistricting of District 34 boundaries and the change in constituents. He welcomed the new businesses and cities. This was a very well attended event, with numerous city council members of the various cities, and a few members of the Orange County Board of Supervisors.

On July 7th, the City of Cudahy passed a Rent Stabilization Ordinance and a Tenant Protection Ordinance.

On September 30th, the Region 5 Educational Conference was held at the Park Royale MHP in the City of Orange, organized and hosted by Region 5 Manager, Bobbie Magnusson. David Loop gave a super presentation on purchasing your park. Our thanks to Bobbie and the park's GSMOL Chapter members for a well-organized Conference, accompanied by morning snacks, drinks and a delicious luncheon.

Carol Brinkman, GSMOL Secretary, was the first speaker who shared that GSMOL has been protecting mobilehome residents since 1962. She emphasized that GSMOL's biggest accomplishment was building the Mobilehome Residency Law (MRL), one law at a time until the MRL now numbers over 100 protections. Next, Attorney David Loop, the GSMOL VP for Resident MH Owned Communities, gave a marvelous educational presentation via Zoom regarding the merits of purchasing your park. David offered guidance on how to decide which form of purchase makes sense, the different types of financing available, how to secure that financing, and the need to manage your park once you own it.

Following David was a presentation by our Corporate Counsel Bruce Stanton who brought with him a 5-page handout, "The Nuts and Bolts of Park Rules and Regulations" and covered topics such as what makes a rule legal and reasonable, how is it enforced, and how to write a letter of complaint to management. A great Q&A session followed.

Matt Weise, the Chief of Statewide Field Operations for HCD Codes and Standards, spoke next. He gave an introduction of the program called MORE", Manufactured Housing Opportunity & Revitalization Program. This is a funding program that can be used for rehabilitation of mobilehome parks that have the most severe health and safety concerns. Matt went on to do his Q&A session with questions regarding inspections, sheds, trees, trash, and utilities such as gas and electric.

# GSMOL Highlights (cont.)

## A Compilation of How We Helped Our Members in 2023

### **Menifee, CA – Updated Rent Stabilization Ordinance**

When the city of Menifee, located in Riverside County, CA, incorporated about 13 years ago, it adopted the county's Rent Stabilization Ordinance (RSO). However, when residents attempted to invoke sections of the ordinance to challenge outrageous rent increases in 2021, it became clear that the ordinance, originally designed for a county with hundreds of mobile home parks, wasn't going to work for a small city with just four (4) mobile home parks.

Zone D Vice President Bill Seaton, working closely with his city councilman, Robert Karwin and Menifee Mayor, Bill Zimmerman, organized residents from all 4 parks in Menifee and successfully pushed for a brand-new ordinance that passed the City Council unanimously on March 1st of 2023. The new ordinance is one of the most progressive in the state and no longer allows park owners to automatically pass-thru their property tax increases when the park is sold. Nor can they automatically pass-thru any capital improvements. Any rent increase, above the annual permissive increase, requires the park owner to petition the city and demonstrate why the increase is warranted. You can read more about the city ordinance here -> [Menifee Rent Ordinance](#)

### **Corona, CA – City Council Votes to Move Forward with Mobilehome Park Rent Stabilization**

For more than two decades homeowners in the City of Corona have unsuccessfully lobbied the Corona City Council for a Rent Stabilization Ordinance (RSO) for the cities 13 mobilehome parks (MHP's). That all changed in 2023. Assembly Bill 1035, a statewide rent cap bill for MHP's caught the attention of many local and county governments and helped highlight the need for more affordable housing in California.

The residents of several of Corona's MHP's jumped into action. Led largely by GSMOL members Lydia Heusner of Corona La Linda MHP, Judy Anderson, President of the GSMOL Chapter at Green River Village MHP, and Maddy Paxton, of Villa Corona MHP, working closely with Community Assistance Manager, Cynthia Lara, they worked relentlessly and got the Corona City Council to agree to move forward with a new RSO, pending the outcome of AB1035. Congratulations team Corona!

### **New Leadership in Zone D – Associate Manager Patricia Patterson and JoAnne Ventre**

2023 was a great year for recruiting new leaders in Zone D. Patricia Patterson of Date Palm Country Club in Cathedral City came onboard as an Associate Manager for the Coachella Valley and JoAnne Ventre of Bonita Hills Estates in Spring Valley, CA was unanimously voted in by GSMOL's Board of Directors as the new Manager for Region 7 with oversight for all of San Diego County. Both have hit the ground running and are working on problems and projects in their respective areas for the betterment of our members.



# ALLEN, SEMELSBERGER & KAELIN LLP

## LAW FIRM, SAN DIEGO



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

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