

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

Volume 59 - Issue 4
4th Quarter - 2024

Wishing You



Holiday and



A Very Happy



New Year!!!

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**Did you miss the last
Bruce Stanton Townhall?**

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2025 Annual Meeting



VENUE



Video Conference via
zoom

January 15, 2025
9:30am



--Active Members ONLY--

--Zoom Link Emailed Week Prior--

--Discussions on 2025 Priorities--



Donation Drive Brings \$10,550 to GSMOL!

Thanks to the generosity of our members, chapters, and our two 501(c)(3) organizations, we reached our goal of raising at least \$5,000 during this year's "Double My Donation" drive. We actually brought in \$5,550, which is detailed below.

Direct donations to GSMOL accounted for \$3,961. This money came from **Chapter 1012 at Sierra MHP, Chapter 49 at Rancho Santa Barbara, the HOA at Ventura Marina**, and many individual members.

A gift of \$1,000 was made to the GSMOL Fund by **Sonoma County Mobilehome Owners Association (SCMOA)**, an allied coalition. This money will be used to fund GSMOL activities.

Direct donations to the Ed Fund totaled \$589 which went to GSMOL along with the Ed Fund's matching \$5000. This money will also be used to fund GSMOL activities. All total we raised \$10,550 for GSMOL.

If you were a donor this year, **THANK YOU!!!!**
GSMOL's mission is accomplished by working with state and local legislators to pass bills and

ordinances that protect manufactured-home owners, organizing our members into Chapters in their parks, training leaders, offering legal consultation with our attorney, and putting on events such as Virtual Townhalls and Regional Conferences. Your donation will help to make all this possible!

And just because the drive is over doesn't mean we don't need any more donations. You can donate ANYTIME on our website <https://www.gsmol.org>. Just click on any of the DONATE buttons. (Although donations to GSMOL are not tax-deductible, a donation to either of our associated 501(c)(3) organizations, the GSMOL Fund or the Education Fund, are tax deductible and will be used to fund GSMOL activities.)

Thank you!!!



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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Periodical Postage paid at Cypress, CA and at additional mailing offices.

GSMOL Annual Dues: \$25 yearly, includes subscription to digital version of *THE CALIFORNIAN*

POSTMASTER: Send email address changes to:
GSMOL
14802 Beach Boulevard
La Mirada, CA 90638

By Anne Anderson
GSMOL State President

From the President



The month of January was named after the Roman god Janus, who is portrayed with two faces, one looking backwards and one looking forwards. In January 2025, GSMOL is also going to look both backwards and forwards, and our members are invited to be a part of it!

We will first look to the past with our **Annual**

Report, telling the story of what GSMOL did in 2024. It will be posted on our website sometime in January.

On **January 15** we will look into the future with the **Annual Meeting** of the GSMOL Board of Directors. We will present some of the things GSMOL is planning to do in 2025 (I will give a few sneak peeks below). GSMOL members will be invited to attend either by Zoom or telephone.

(By the way, we have noticed that when we send out the monthly newsletters and *The Californian*, **many of the email addresses bounce**. If you know anyone who is a GSMOL member and has not been receiving the newsletters or *The Californian* by email, please encourage them to send their email address to the GSMOL office at gsmolgoldenstate@gmail.com so that we can update our records.)

Members Roundtables will be one way to help our members know more about the laws that protect us. These will be meetings you can attend by Zoom or telephone that will focus on what's going on in our parks and how we can fight back against violations of law. Some of these will be for members who live in a certain GSMOL Region, and others will be for members who live in a park run by a particular management company. GSMOL Zone and Region leaders will attend these meetings to answer questions and provide their expertise.

And we will be having more **Mobilehome Townhalls** with our attorney Bruce Stanton. Any questions that our leaders are not able to answer at the Roundtables we can send to Bruce!

The Leadership Training Committee will be teaching a **virtual course on the Mobilehome Residency Law (MRL)** beginning in February. They will be using the Ed Fund Academy's MRL course, which you can find at <https://efacademymrl.blogspot.com/>. Members can attend by Zoom or telephone. Those who take the course will have the option to take an exam at the end and receive a certificate as MRL Master if they pass!

The Membership Committee will be presenting more of the **Membership Meetings** that have been so informative and productive. These are open to all GSMOL members by Zoom or telephone.

More information about these events will be coming in the monthly newsletters.

GSMOL WISHES YOU A HAPPY, SAFE, AND SUCCESSFUL NEW YEAR!!

Anne Anderson, GSMOL State President
a.bushnell.anderson@gmail.com

GSMOL 2024 Legislators of the Year

Every year GSMOL recognizes an outstanding state legislator for support they have provided to our organization and our members by authoring or co-authoring a bill, helping us identify an alternative author, and/or for garnering support from their fellow legislators or state departments. GSMOL is pleased to announce Senator Richard Roth and Speaker Emeritus Anthony Rendon as GSMOL's 2024 Legislator of the Year recipients.

Richard Roth became a lifelong resident of Riverside in 1978 when he was assigned to Riverside's 22nd Bomb Wing at March Air Force Base. He retired from the Air Force in 2007 after 32 years of service with the rank of Major General and practiced labor and employment law with Riverside-based firms for over 30 years. He was elected to represent the California State Senate's 31st Senate District on November 6, 2012. This District includes the Cities of Corona, Eastvale, Jurupa Valley, Moreno Valley, Norco, Perris, and Riverside.



Senator Richard Roth (D-Riverside) receives GSMOL's 2024 Legislator of the Year Award in Perris, CA on October 19, 2024. Pictured (L to R) Senator Roth; Bill Seaton, GSMOL Zone D Vice President; Shelly Parker, GSMOL State Treasurer; and Patricia Patterson, GSMOL Associate Manager in Riverside County.

It is worth highlighting that Senator Roth has voted in favor of every GSMOL-supported bill. This included SB 1190 (2024) allowing for the installation of solar panels on approved mobilehomes and GSMOL's AB 318 (2023) bill for the improvement and extension of the Mobilehome Residency Law Protection Program (MRLPP). As of September 2024, HCD has received over 6,400 complaints for consideration of corrective action of MRL (Mobilehome Residency Law) violations through this program.

Senator Roth served as the chair of the Senate Select Committee on Manufactured Home Communities. This Committee is authorized and directed to ascertain, study, and analyze problems relating to manufactured homes with an emphasis on providing legislative recommendations for resolving problems in these areas.

This year Senator Roth authored, and the Governor signed, SB 1408 GSMOL-sponsored legislation. As of January 2025, this bill will prohibit management from removing a vehicle that is used or required by the homeowner or resident for work or employment, from a homeowner's or resident's driveway or designated parking space.

Due to term limits, Senator Roth will not be returning to the California State Senate. He will be missed. It is with deep appreciation that GSMOL awards a 2024 Legislator of the Year designation to Senator Roth in recognition of his efforts to improve the well-being of mobilehome park residents.



Senator Richard Roth (D-Riverside) hosts a townhall meeting for mobilehome park residents in Perris, CA on October 19, 2024. Pictured (L to R) Senator Roth; Carrie Payne, Deputy Director at Housing and Community Development (HCD); Kathleen Peach, Inland Counties Legal Services; and Ernie Reguly, Riverside Legal Aid.

Throughout his twelve years in the Senate, Senator Roth consistently demonstrated his commitment to improving conditions for mobilehome residents. He was a strong supporter of HCD's Manufactured Housing Opportunity & Revitalization (MORE) Program and he helped to secure \$140 million to fund its operation. The goal of the MORE Program is to help income-qualified mobilehome owners throughout California rehabilitate their homes to eliminate code violations, substandard conditions, and health and safety issues.

Speaker Emeritus Anthony Rendon was 70th speaker of the California State Assembly from 2016 to 2023 and the second-longest serving speaker in California history. He represented the 63rd district from 2012 to 2022 and then represented the 62nd district, located in the southeastern part of Los Angeles County, including the cities of South Gate, Lynwood, and Paramount.



California Assembly Speaker Emeritus Anthony Rendon

During the 2023-24 California Legislative Session, the Speaker Emeritus authored AB 2373 and AB 2399. Both bills were signed by the Governor and will become law on January 1, 2025. The passage of each of these bills will result in improvements to the Mobilehome Residency Law (MRL) and will benefit all mobilehome residents in California.

AB 2373 prevents a mobilehome park without a valid permit to operate (PTO) from terminating a resident's tenancy and issuing a notice of termination for non-payment of rent or because of a change of use of the park or a portion of it.

The second bill, AB 2399, requires additional information to be included in lease agreements and in the annual notice to park residents. In addition to informing residents of the rights and responsibilities of residents and park owners and changes to the MRL, the notice must now also include information regarding the Mobilehome Residency Law Protection Program (MRLPP). The intended purpose is to inform park residents of the existence and purpose of the MRLPP and that Housing and Community Development (HCD) is charged with receiving complaints from homeowners and residents relating to the MRL. HCD has the responsibility to review submitted complaints, coordinate with appropriate agencies and/or refer the case to nonprofit legal services to reach a resolution.

Due to term limits, Speaker Emeritus Rendon will not be returning to the California State Assembly. For his many years of service and support of GSMOL-sponsored legislation, GSMOL awards its 2024 Legislator of the Year recognition to Speaker Emeritus Anthony Rendon.



Mary Jo Baretich, GSMOL Zone C Vice President at Speaker Emeritus Rendon's District Office before the presentation of the award on November, 21 2024.

GSMOL's primary purpose is to promote and protect the rights of California's manufactured home residents. Engagement with California lawmakers has provided GSMOL with its most impactful and long-lasting achievements. The groundbreaking Mobilehome Residency Law (MRL) and the Mobilehome Residency Law Protection Program (MRLPP) exemplify GSMOL's unmatched ability to partner with legislators to secure legislative achievements for mobilehome owners across California. Each year, GSMOL sponsors bills that benefit our members. Equally important to introducing new legislation is our work to oppose and defeat any proposed legislation that may harm homeowners in manufactured home communities.



On behalf of GSMOL during the last legislative session, the Legislative Action Team (LAT) initiated bills, lent our support to other bills, and diligently opposed yet more bills. There were numerous other bills that the LAT actively monitored. In January 2025, [SB 1408](#), will become law. Sponsored by GSMOL and authored by Senator Richard Roth (D-Riverside) this bill allows residents' work vehicles to be parked within park boundaries, without threat of removal. [AB 2022](#), authored by Assemblymember Dawn Addis (D-Morro Bay) at the request of GSMOL, would have strengthened mobilehome emergency preparedness plans. While it passed both houses, the bill was vetoed by the Governor due to concerns about inadequate time and limited resources for HCD to implement and oversee. This bill is under consideration for the next legislative session. Assemblyman Al Muratsuchi (D-Torrance) at GSMOL's request authored [AB 2778](#) to establish rent caps for mobilehomes. Due to ongoing litigation on a similar bill, this bill did not move from the Assembly's Housing Committee. Rest assured GSMOL will continue to direct resources to protect mobilehome residents from unreasonable rent increases. GSMOL's success at the Capitol is due to the commitment, hard work, and time of many

volunteers. It starts with identifying current or ongoing issues negatively affecting mobilehome owners' quality of life that can be eliminated or reduced through legislation. The LAT is informed by GSMOL Zone VPs, and Region and Associate Managers who receive calls from their area's residents requesting GSMOL's help to resolve issues of varying severity. In addition, Legislative Contacts (LCs) represent their park's chapter, present the issues their park's residents are experiencing, and assist the LAT with prioritizing which issues should be considered for legislative intervention.

The issues for the 2025 legislative session have largely been selected and the LAT is preparing for bill submission before the February 21st bill introduction deadline. Once introduced, our approach will evolve according to the dynamics of the legislative session.

Currently, the LAT is meeting with our legislative advocate to chart our approach. Soon after our bills are introduced, our LC calls will transition from monthly to weekly to share timely updates on our legislative work. It is the responsibility of each LC to share information about our bills with their park and recruit residents to participate in our advocacy efforts. This will involve making phone calls, sending emails or letters, and visiting their local state legislator. For those LCs living near Sacramento, visits to the Capitol to testify in person may also be involved. There are many ways **YOU** can contribute to our bills reaching the Governor's desk for his signature.

Will you help us with this effort?

Every one of you can make a difference.

If you would like to participate in the Legislative Network as an LC or in another role, please send an email to legislation@gsmol.org with "Legislative Network" in the subject line.

Look for full details of GSMOL's 2025 sponsored bills in the first quarter 2025 issue of *The Californian*, in our President's monthly bulletins, and the weekly Legislative E-Blast that you can subscribe to via our website at <http://www.gsmol.org>.

Townhall with GSMOL Attorney Bruce Stanton:

Discussion of Mobilehome Sales Issues

For many of us, our home is our biggest asset. We want the ability to sell it to whom we want, for the right price, without interference. Unlike most home sales which are a simple two-way transaction between seller and buyer, selling a mobilehome is a three-way transaction between seller, buyer, *and the park* - because the park manager/owner must approve your buyer before he or she can live in the park. Abuses by management within this triangle made it necessary for GSMOL to lobby for laws to protect your ability to sell your home without interference. Eighteen protections were written into the Mobilehome Residency Law (MRL) over the years. They can be found in Article 7, Civil Code §798.70 to 798.83. Nearly every one of these protections is the direct result of GSMOL's advocacy.

Protections include: the ability to sell an older home "in place" and not have to remove it from the park (798.73); rules about necessary homeowner repairs before selling (798.73.5 and 798.83); rules for your heirs to sell your home (798.78); rules on management approval of the buyer and the three reasons management are allowed to refuse approval (798.74); even rules about "For Sale" and "Open House" signs (708.70).



Over 200 people spent a recent Saturday in November on a zoom call to listen to Bruce Stanton, GSMOL's Corporate Counsel, talk about issues relating to selling their mobilehome. Here are a few questions they asked and Bruce's answers:

What repairs can management require when I sell my home?

Civil Code 798.73.5 refers to home repairs required for resale. The park can require repairs to only the *exterior* of the home (and accessory structures)! And it can only require repairs that are violations of state and local codes or a violation of a park rule that enforces a state or local code. It cannot be from a manager's arbitrary "wish list." Code violations must be brought up to code. For example, if your stairs do not meet code but have been grandfathered in, those illegal steps must be repaired upon resale. GSMOL sponsored Civil Code 798.83, which states the park cannot require repairs or improvements to the park space

or property (i.e. the land) owned by management, except for damage caused by the homeowner.

Can management require inspections of the inside of a home?

No! Management cannot inspect the inside of your home. But it makes sense for all potential home buyers to get an inspection.

Can a park owner stop the sale of an older home?

There used to be a "17-year rule" which allowed the park to require a home older than 17 years to be removed upon resale. For the seller, it is important that your home be sold in place since its value is intrinsic to being in the park, with its amenities, hookups etc. Activism by GSMOL abolished the "17-Year Rule" as long as the home complied with health and safety regulations. See MRL 798.73(d)

Can a park owner require that an RV or park model home be moved out of the park upon resale?

Yes. The park can request a park model or RV be removed from the park upon resale. An RV vehicle and park model are entitled to the protections of the MRL provided you reside in the park for nine consecutive months or longer, with one exception. Management can require it be removed from the park as a condition of resale, which means it might not be allowed to be resold "in place."

If the park owner buys a home in a rent-controlled park, can he raise the rent for that home?

Yes. Homes owned by management are not subject to rent stabilization. The purpose of a rent stabilization ordinance is to protect homeowners.

Can my park owner limit the amount of rent I charge if I rent my home?

No provision of the law speaks to this issue. It might be in the rules or rental agreement you signed. Under a limited 12-month *medical* sublease the MRL does say the sublessor may not make a profit (798.23.5(c)). This issue might need to be court tested and reviewed as to reasonableness whether a park can let you sublease but limit the amount you charge.

To view videos of previous Townhalls with Bruce Stanton visit the GSMOL website or ["Click Here"](#).

By: Carol Brinkman, GSMOL State Secretary

Can A Park Owner Convert a Senior Park To All-Age?

By Bruce Stanton, GSMOL Corporate Counsel

There are many homeowners who reside in what is referred to in the industry as a “Senior Park.” This is a park which qualifies as “housing for older persons” by requiring that at least one resident in 80% of the park spaces be age 55 or older. Once this threshold is established, the park owner is free to set the age limitation for all other residents at age 65, 55, 45 or whatever other age might be chosen.

Typically, homeowners who reside in a Senior Park have specifically chosen the park because of its age requirements. They desire to reside in a quieter community that has less population and is more geared to their lifestyle. This was a crucial issue which motivated their decision to purchase a home within the park.

Many park owners enjoy operating the park as a Senior facility. There is less liability for injuries or damage that children might cause, and the park population tends to take better care of their spaces and homes. But in some cases, a park might choose to convert to “family” or “all-age” status for financial reasons, so rents can be raised based upon increased demand for spaces. Or a park which is trying to force agreement to a long-term lease or which is opposing passage or application of a Rent Stabilization Ordinance, might threaten to convert the park to all-age status if the residents do not do as the park owner wishes. This threat can be a serious form of duress for the homeowners and might prompt them to cave in to the park owner’s demands.

When a park owner threatens to convert the park to “all-age” and abandon the Senior Park status, it will typically cause great anxiety and unhappiness for most of the residents. The questions that are often posed are:

- Can the park owner change the age requirements of the park? and,
- What can the residents do to prevent a conversion to “all-age” status?

Thanks to a Federal Court case decided in 2012, homeowners have a better chance of preserving the Senior Park status when the park owner threatens to take it away.

Does a Park Owner have the ability to convert a Senior Park to an All-Age Park?

Unless there is a limitation as described below, the park owner does have the power to determine the age parameters for the park. As the owner or operator of the land, the park owner is vested with many rights of ownership, and this is one of them. This power was exercised when the park owner originally determined the age status for the park. But once the age choice is made, there may be limitations on this power, and depending upon the circumstances, the park owner could be legally prevented from converting the park.

What can the residents do to prevent a conversion to “all-age” status?

There are two scenarios where residents can prevent a conversion.

First, if residents can show that the park was specifically advertised in writing as a senior park, and that they were induced to purchase their homes in reliance upon these representations, residents can argue that the park owner has established a covenant to maintain a senior park which runs with the land, and which cannot be disturbed.

Proving such a covenant in a court of law can be tricky. The sort of “restrictive covenant” that would have to be established must be express and cannot be implied. And since the law always tilts in favor of the free use of one’s property, the burden will be on the residents to prove the existence of the covenant. The residents would have to prove that the objective of the rental agreement to establish a senior park outweighs the right of the park owner to decide the ages of its tenants. Duration becomes a critical issue, since the residents would want to show that the property should be operated as a Senior Park in perpetuity. This can be very difficult to achieve and may not be possible unless residents can establish that the value of their homes or lifestyle would suffer damage if the park was converted to “all age.” Thus, a civil court battle could be costly and fraught with much risk.

Can A Park Owner Convert a Senior Park To All-Age? (cont.)

But there is a second possible solution. Residents can ask their local City or County to pass an ordinance which establishes a Senior Park Overlay District or Zone, and prevents conversion of those parks to all-ages. If the local government goes to bat for the residents in this fashion, a law is created which would prevent a conversion for as long as it stays on the books, and the residents will be spared the expense and risk of a court battle.



On October 2, 2023 the Petaluma City Council voted unanimously to create five senior overlay districts for senior parks, designated by the blue zones in the map above.

This type of local legislation was tried in the past. Predictably, park owners went to court to challenge these laws, and in at least two cases the Federal District Court held that a city could not interfere with a park owner's decision whether to operate a senior or all age park.

But an opinion from the Federal Ninth Circuit Appeals Court swung the pendulum in the opposite direction and offered new hope for legislating to protect Senior Parks. In Putnam Family Partnership LLC v. City of Yucaipa, the court rejected a challenge by four park owners to a city ordinance which prohibits conversion of senior parks to all-age housing. The court affirmed the dismissal of the park owner's challenge, holding that the City of Yucaipa could create a "Senior Mobilehome Park Overlay District" which prohibited park owners that currently operate senior parks from changing the age status.

The court held that as long as the city clearly expressed its intent to provide senior housing when the district was created. The decision to do so was intentional. If that intent is demonstrated in published policies where the age requirements are consistently applied, then the ordinance would be upheld.

This case provides valuable assistance for homeowners who wish to preserve their senior park status. Now local cities and counties can enact an ordinance which restricts conversion and preserves senior mobilehome parks, provided that the conditions described in the Yucaipa case are present.

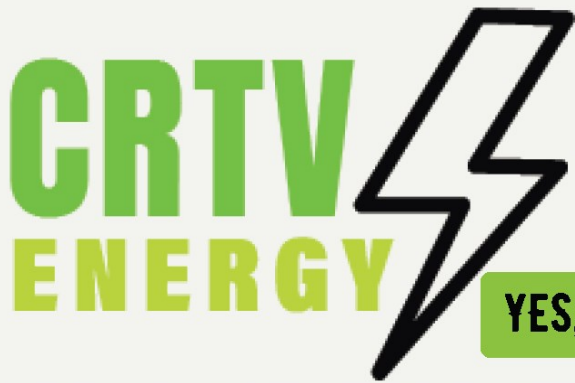
Homeowners are encouraged to cite this case whenever a park owner threatens to convert the park, and to bring it to the attention of local government officials if the park owner will not agree to preserve the park status. In some cases, it would be wise to contact your local City or County in advance, so that the ordinance can be put into place before conversion threats turn into rules changes.

The only way to change the age status of a mobilehome park is to impose it as an amendment to the park's Rules & Regulations. But remember that according to section 798.25 in the Mobilehome Residency Law, a change in age status through imposing a new park rule will typically require a six-month period before enforcement can occur if the homeowners don't sign the new rules. This should give homeowners time to organize and take action.

Articles by Bruce Stanton as well as other experts on mobilehome matters can be viewed and downloaded on the GSMOL website at <https://gsmol.org/know-your-mh-rights>.

If you want to discuss possible violations of law related to this topic, please contact your GSMOL go-to person.

To find your go-to person, see "Who's Who" on page 16 of this issue.



WE HAVE A SOLUTION FOR GOING SOLAR ON YOUR MOBILE HOME!

YES, THIS ALSO INCLUDES HOMES WITH SUB-METERS!

DUE TO THE UNIQUE NATURE OF THEIR CONSTRUCTION, MH HOMES ARE AT AN ENERGY EFFICIENCY DISADVANTAGE. THEY WILL INEVITABLY USE MORE POWER & PAY HIGHER ENERGY BILLS MAKING IT IMPERATIVE THAT MH HOMEOWNERS HAVE ACCESS TO MORE AFFORDABLE ENERGY. SENATE BILL 1190 LEVELS THE PLAYING FIELD FOR MH OWNERS TO ACCESS ROOFTOP SOLAR PROTECTING THEIR RIGHTS TO CLEAN/LOWER COST ENERGY BEGINNING JAN 1, 2025



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AB 2782 - Long-Term Leases and Rent Control

January 1, 2025, is a long-awaited date if you are on a long-term lease that has exempted you from your municipality's rent stabilization ordinance. On that day, the full weight of [AB 2782](#) goes into effect and finally your lease becomes subject to current and future local rent stabilization ordinance protections - no matter when your lease was signed!

In 2020, [AB 2782](#) [co-authored by Assembly-member Stone (D-Monterey Bay) and Senator Umberg (D-SD34)] changed the game! Previously mobilehome residents who signed a "long-term" lease (in excess of 12 months' duration) were automatically exempt from rent stabilization per MRL Civil Code 798.17. [AB 2782](#) ended that long-term lease exemption that park owners relied upon to serve as a loophole to circumvent local rent stabilization ordinances (RSO). The need for this law was in response to some predatory park owners who were deceptively enticing residents into signing leases longer than one year, often promising them a new TV or some other incentive. What the resident did not realize was that by signing the long-term lease they were automatically forfeiting their right to rent stabilization. And what the park owner knew was that he had gotten out from under rent stabilization and could now charge any amount of rent he wanted.

AB 2782, which became effective four years ago on January 1, 2021, began phasing out the long-term lease exemption from local rent stabilization. For all new rental agreements signed on or after February 13, 2020, (the date the bill was introduced into the legislature), the exemption applied immediately. But those who had a long-term lease signed *prior* to February 13, 2020, had to wait until either their lease expired or until January 1, 2025, whichever came first. Many mobilehome residents have waited four long years.

Beginning New Year's Day 2025, park owners can only increase a tenant's space rent by the amount allowed in the local (current or future) RSO regardless of what their long-term lease says! Most RSO rent increases are tied to a percentage of the Consumer Price Index or CPI, which means rent increases are tied to inflation increases. The

rent a resident was paying on January 1, 2025, will become the basis of future rent increases. The lease is not rendered null and void, and all non-financial terms of the lease remain in effect for the duration of the lease.

Park owners are not happy about this! Western Manufactured Housing Communities Association (WMA), the trade organization of park owners, filed a lawsuit in Sacramento Superior Court against the State of California alleging that eliminating existing long-term leases will cause park owners irreparable harm and violates the U.S. Constitution's Contracts Clause and their due process rights. As part of that lawsuit, they asked the court for an injunction which would stop the January 1st exemption trigger from happening. Their witnesses testified they would suffer economically if the exemptions were taken away. One owner of seven mobilehome parks testified, "The elimination of the rent control exemption will destroy our park's business model, which is based on long-term leases exempt from rent control."

Attorneys for the California Attorney General countered that AB 2782 does not violate any law because it does not prevent park owners from collecting rent at a profit and earning a fair return, and thus their long-term contracts are not substantially impaired. AB 2782 merely subjects parks to any applicable local rent stabilization laws - and rent stabilization laws themselves are constitutionally permissible. This is a highly regulated industry and park owners should expect that changes in the law will occur.

On December 13, 2024, the judge sided with the State and denied the injunction request. His decision noted that the changes to Civil Code 798.17 wrought by AB 2782 (including its expiration) "do not cause the harm identified by the Plaintiffs (WMA)."

There are several notes of interest in the judge's decision that give rise to optimism. He declared WMA claims, "echoed by a chorus of Plaintiffs' lay and expert witnesses, are at best rhetorical overkill," and their claims that the termination of the exemption would make leases unenforceable, "ring hollow."

(Continued on page 12)

Solar Solutions for Submetered Parks

By: Bill Seaton, Editor, *The Californian*

One of the most frequently asked questions in GSMOL meetings and townhalls is about the ability of mobilehome owners to utilize solar energy solutions to address the ever-rising cost of electricity. In 2024, the California Legislature passed SB 1190 sponsored by Senator John Laird (D-Santa Cruz) which made solar power a right for mobilehome owners, with one glaring exception, which is for submetered parks. This article will discuss the challenges of solar power in a submetered park and a few solutions that can be explored to overcome these challenges.

Why were submetered parks specifically excluded from legislation?

To answer this question, we must first look at what makes submetered parks different. To determine whether you are in a submetered park, you need look no further than how you are billed for electricity in your park. If you get your electric bill directly from the electric company, then you are almost certainly NOT in a submetered park and there should be relatively few obstacles when pursuing a solar solution for your home. However, if your electrical charges are included on your monthly park invoice, then you are very likely in a submetered park. This means that the electric utility provider in your area provides power to the park (master-meter), and then it is the park owner that gets that power out to the individual homes within your park (submeter). This is typically done through a series of transformers that are distributed throughout the park. Each transformer then connects anywhere from 8 to 20 or more individual homes, usually grouped closely together.

Solar systems are generally made affordable because they can be sized in such a way that allows the solar panels to generate more power than the homeowner can use. This excess generation of power can then be fed back to the electrical grid and credits given to the homeowner by the electrical utility for generating that power. When a homeowner in a submetered park generates excess power, it's fed to the previously mentioned transformer. It then ends up going to another home on the block. There is no way to track the excess power generated and

give the homeowner credit. In this scenario, it would be the park owner, and not the homeowner that would reap the reward for excess power generation. This "complication" is frequently used by park owners as a reason to deny requests for solar installations in submetered parks and was likely one of the main objections raised by park owners when considering whether or not to include submetered parks in the new legislation.

So, what are the solutions for the someone in a submetered park?

Currently, there are two solutions that this author is aware of, but there may be others, and this is where finding a reputable solar provider is essential.

Solution #1 – Perfectly sizing your system.

Working with a solar provider, who analyzes your electrical usage over a period of time, you can have a smaller system designed to meet the needs of your home. If you're in a desert climate you will likely need a larger system to help run your air conditioner. Seaside and mountain climates likely won't need as large a system, so your monthly charge for the solar system might be considerably less. Additional things to consider include second refrigerators, all-electric homes, and electric vehicles.

Depending on the size system you need, you will likely be looking at a monthly lease payment of \$70 to \$140 per month but this will result in a greatly reduced electric utility bill on your monthly invoice. A good solar company will help you calculate the monthly cost for the solar system and then also estimate the amount you'll save on electricity and overall. In this solution, you will be heavily reliant on solar during the daylight hours and then get your power from the park owner when the solar system stops producing after sun down.



Solar Solutions for Submetered Parks (Cont.)

Solution #2 – Solar system and a battery wall. It is possible to have the solar company design a larger system for you (and highly advantageous in climates that require heavy air conditioner use in hot summer months). A system can be designed that generates more power than needed for everyday use and the excess power can be stored in a battery wall. A battery wall is a series of large, connected batteries that is typically mounted to the back or side of a home or inside of your garage (if you have one), and is designed to store the excess power created by a larger solar array. These systems are going to be considerably more expensive, but they come with a big advantage. During the hours in which there is no sunlight, your home is powered by the battery wall. The batteries drain overnight and are then recharged the next day by your solar system. In the event the batteries drain before being recharged, then you are still connected to the park owner's transformer and can draw the power you need from the park's system. In this

scenario, your payment to the solar company (assuming you are leasing or paying for the system over time), is going to be significantly more than \$70 to \$140 a month, but you will see a corresponding drop in the electrical utility charge paid to the park owner. Again, engaging a reputable solar company to discuss the pros and cons of each system, purchase/lease options, and what is going to be most cost-effective for you, is essential.



Power wall mounted on the outside of a home.

Long-Term Leases (Continued from page 10)

The court recognized that phasing out the statewide exemption for long-term leases “restored full local control over restrictions on mobilehome rent increases.” The court also said, “The legislative history notes that many of these local governments have adopted rent control for mobilehome parks in order to protect the affordability of mobilehome living and in recognition that mobilehome owners cannot simply move out in response to large rent increases.” The judge stated his opinion that WMA’s contract clause and due process claims are unlikely to succeed on the merits at trial and concluded, *“Because Plaintiffs have failed to show irreparable harm and failed to show a likelihood of success on their legal claims, their motion for preliminary injunction is **DENIED**.”*

It is important to note that this is not the end of WMA’s lawsuit; the case will go to trial in 2025. But this court ruling is a significant victory for the Attorney General, and signals that ultimately WMA may not prevail in its case. The park owners are now “behind the 8-ball.” Unless this ruling is overturned on appeal, the January 1, 2025 trigger date is now in effect.

Four long years after it was passed, AB 2782 did go into effect on January 1, 2025, and the gradual phasing out of the rent stabilization exemption allowed by AB 2782 will be complete; (MRL) Civil Code section 798.17 allowing that exemption will be repealed in its entirety. Going forward, future rent increases must conform to what your rent stabilization ordinance requires, even if you have signed a long-term lease! Those homeowners living in jurisdictions affected by this should contact and remind your City Council or Board of Supervisors about this repeal, so that they can review, and if required change, their local ordinances to reflect the repeal. You might even want to let your park manager know that you are aware of the repeal.

If you run into problems as the final phase of AB 2782 rolls out, we want to hear from you. Contact your local GSMOL leader with your story.

(See page 16 for your local leader’s contact information.)

By Carol Brinkman, GSMOL State Secretary



Carol Brinkman

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An Update on Obtaining Homeowners Insurance

Were you dropped by your insurance company? Here's what you should do next.

Too frequently, I have been getting desperate calls from mobilehome residents complaining that their homeowners' insurance premium has become so expensive they cannot afford it. Even worse, they are being dropped by their long-time insurance company - even though they have never filed a claim!

In the last three years, seven of California's 12 biggest homeowners' insurance companies – and many of the smaller ones – have paused or limited business in the state. The reasons they cite are climate change, the rising risk of wildfires and floods, inflation and the high cost of rebuilding. Credit scores and aerial imagery are giving insurers a closer look at homeowners and that information is scaring some out of doing what they've always done, which is to insure people's homes in return for premiums! Some insurance companies are leaving California due to state regulations and the red tape that make the approval process to gain (mandatory) approval for a rate increase take too long — sometimes more than a year. Subsequently, insurers' rates can't keep pace with the rising cost of doing business.

What should you do if your policy is cancelled.

1. Contact your insurance company and find out why you've been dropped. Ask them to give you copies of photos or tell you what it is about your property that is now a problem for them. Ask them to give you a chance to fix it. Make sure to send proof of any corrections.

2. If you are unable to stay with your current insurer, you should start shopping for a new policy right away (*before* your current policy lapses!) California rules require insurers give homeowners a 75-day notice of non-renewal.
3. The third step is finding a good insurance agent or broker who has access to multiple options. (You might call the insurance companies who advertise with us and are listed on pages 13 and 15.) An agent can help you make informed decisions and tailor coverage such as discussing building code upgrade coverage. If an agent cannot write you a policy in the regular market, ask them about California's FAIR Plan – the high-cost, bare-bones, state-created insurer of last resort. If you have a mortgage or it's in your lease, you are generally required to carry homeowner's insurance.

Some additional tips are:

1. Avoid making miniscule claims, which go on your homeowners' records: the more claims you have on your record, the harder it is to find an insurance company that will insure you. Is that fair...No! Is it legal...Yes.
2. Create defensible space to reduce your risk of fire. Standard practice is to have five feet of defensible space with no plants, trees or bushes around your house.
3. Use your cell phone and take a video inventory of your home's interior and exterior.

Adapted by Carol Brinkman from [Little Hoover Commission Report #283](#), November 2024.

An Update on Neon

In several past issues of *The Californian* there have been mentions of the investment made by GSMOL's Board of Directors in purchasing a new software package called Neon to solve many of the issues facing GSMOL. Chief among them, seamless on-line membership renewals, improved reporting for our chapters, an on-line portal for members, and a one-stop shop for all things GSMOL.

After some expected hiccups and an admittedly steep learning curve, the team has made

significant progress over the last few months, completing a web integration project and almost fully migrating all members, chapters, super chapters, and officers into the Neon system. The Neon Team continues to make progress and are looking forward to announcing many details in a forthcoming email/letter to all members. The communication will include information on accessing the new portal, training and help for leaders, and much, much more.

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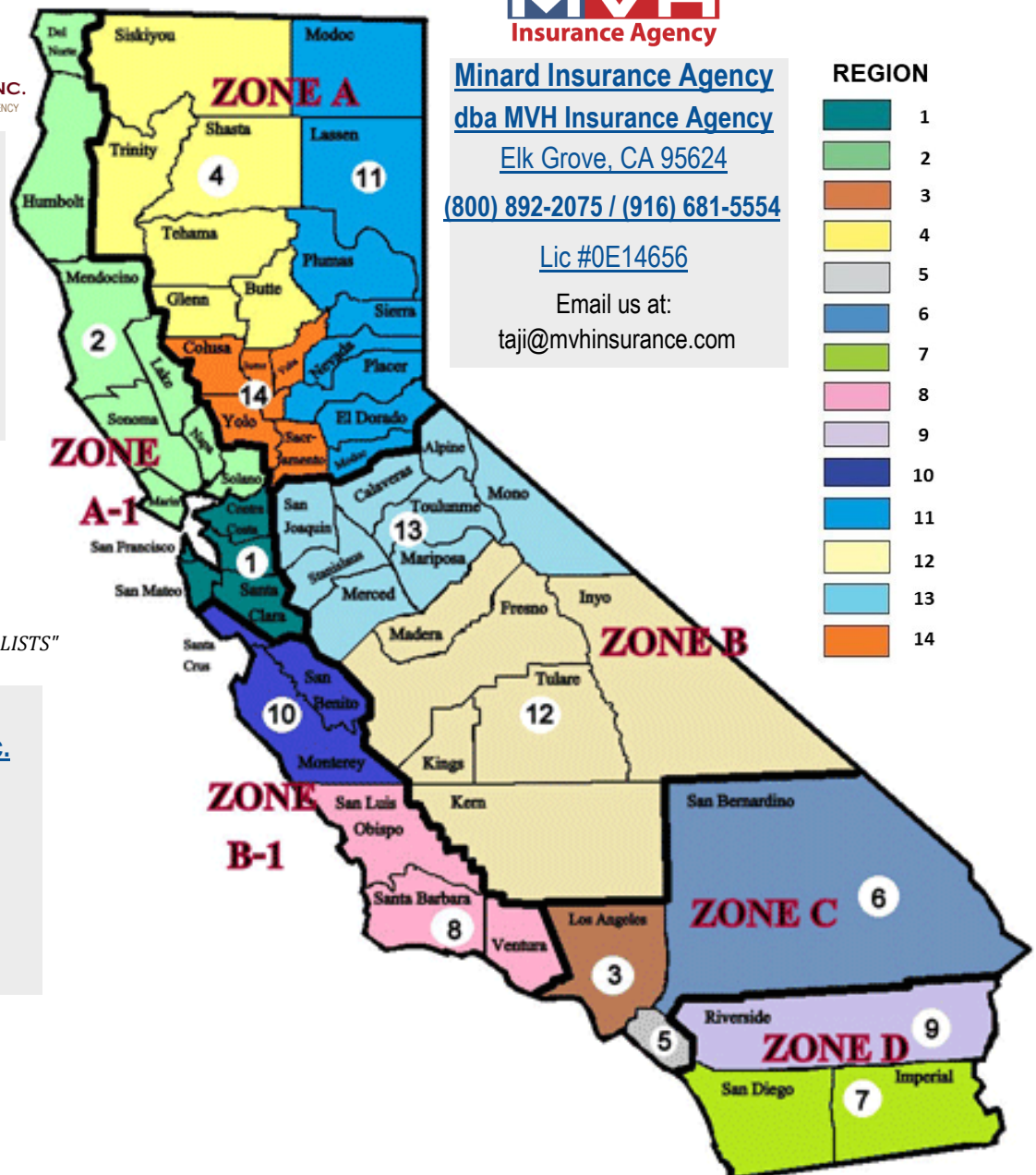
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REGION 4

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REGION MANAGER

VACANT

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REGION 11

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REGION MANAGER **VACANT**

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

REGION MANAGER

VACANT

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ZONE B

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.

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Sometimes It Is Just Who You Know!

A fire in our mobile home park. Fire trucks, ambulance, the smell of smoke...

In our senior park there was a lady, in her eighties, living alone. She was a vulnerable adult needing help. And the exterior of the home was so overgrown and dilapidated that it was an eyesore, health threat, and fire hazard. Park management gave notice to clean up her space: trim the bushes, cut the vines, mow the weeds, repair the dangling gutters and close the skirting which was allowing animals to live under the mobilehome. It was summer and a dry 103° outside, like walking into an oven. She asked for more time. More time passed.

A neighbor contracted verbally with the lady to have her vines and bushes cut by teenagers from her church. The job went unfinished because the teens were not paid as per the agreement. The contracting neighbor ended up paying the teens \$150 out of her own pocket. Another neighbor went to the manager asking for help for the lady and suggesting either the manger do something or report the situation to Adult Protective Services (APS). Nothing was done and as we came to understand, no good deed goes unpunished.

The "little fire" happened in September 2023. The Fire Department responded but the entrenched homeowner would not allow them in the house, stating it was a small cooking fire and the fire was out. There was no follow-up on the resident's safety because she had 'rights,' but concerned neighbors' pleas on behalf of the resident went unheard. Our hands were tied.

The "big fire" happened three months later on December 17, 2023, allegedly caused by a cigarette. A hero neighbor helped the 80-year-old lady escape her burning home (that she did not want to leave) and she was hospitalized. No pets were injured.

The Fire Department arrived with a huge response this time with many trucks required to prevent the fire from spreading to the nearby mobilehomes. Park exits were blocked by fire trucks; huge fire hoses lined the streets. Panicked neighbors could not get their cars out of their driveways and were instructed to stay in place. Amazingly, no cars

caught on fire. Across the street, the residents could only watch when common sense would tell you to run. There was no Emergency Evacuation Plan enforced. The fire fighters did prevent the fire from spreading to adjacent mobile homes, always a danger with older units spaced so closely. The unit was unredeemable, leaving only a carcass of a metal box. The elderly resident survived but was now homeless and being helped by the Red Cross.



Fire engulfs a home on December 17, 2023 at Sierra Mobile Home Park in Santa Clarita, CA.

Eight months later the burnt-out carcass of the mobile home was still sitting there, a toxic mess that no one had been able to convince management to clean up and remove. Residents contacted the Fire Department, the City of Santa Clarita, the Hazmat Team, Housing and Community Development (HCD), and Air Quality Management District, to no avail. Each claimed they had no jurisdiction. Management stated they were waiting for the homeowner's response. It was not until a resident filed a report with HCD under their Mobile Home Assistance Center (MAC), program that HCD posted a Red-Tag Notice. That was it!



Aftermath of a housefire at Sierra Mobile Home Park in Santa Clarita.

Sometimes, it is just who you know! Mary Jo Baretich, our GSMOL Zone C Vice President, was visiting our park to attend our GSMOL Chapter meeting in August of 2024 and was shown the site. She immediately contacted the owners of Bessire & Casenhiser, the management company in charge of our Kort & Scott-owned park. They stated they were unaware of the issues and started to investigate. Mary Jo got the ball rolling and followed up.

One short month later, and nine long months after the fire, the burnt-out mobile home was removed. Kevin Hootman, from HCD, Division of Codes and Standards, came on board to order this done and monitor the situation. What is left is a vacant lot with soot and some broken glass that the Santa Ana winds occasionally kick up. The HCD complaint was closed.

The residents of 76 homes in Sierra Mobile Home Park are happy the toxic and unsightly burnt-out mobile home is gone. We are more than grateful to Mary Jo Baretich of GSMOL for her help in making the final call in getting this done. And to Kevin Hootman from HCD who oversaw it happening. Thank you! And thank you to all who gave their time early on to effect the change. Each one knows who they are; residents are indebted to all who cared.

This sad story of our neighbor is a cautionary tale that reminds us it is important to reach out to a struggling neighbor before a tragedy occurs. To watch for signs: unkempt yard, mail piling up, rent bill left in the tubes, no one sees the resident outside, and other signs. We will no longer listen to management's excuses, nor to those who say do not get involved or say that reporting her will get her in trouble.

There are agencies willing to assist people to remain independently in their homes, not in removing them. APS and the SCV Senior Center can help. No fear.

Reach out early is what we have learned.

If any of us had acted proactively and earlier, this might have been a different story.

By Eric Roa, VP & LC GSMOL Chapter 1012, VP Santa Clarita Valley Super Chapter, NEON CRM team member; and Jennifer Roa, GSMOL volunteer in Sierra Mobile Home Park.

GSMOL Represents at Local Townhall

On Saturday, October 19, 2024, GSMOL leaders from across Riverside County came together in Perris, CA for a Townhall meeting hosted by then State Senator Richard Roth (D-Riverside) to specifically talk about the free legal services available to mobilehome residents when utilizing the Mobilehome Residency Law Protection Program (MRLPP). The event was held at the local senior center and was well attended.

Senator Roth opened the event and then handed it over to Eric Guerra, Principal Consultant to the Senate Select Committee on Manufactured Home Communities. Eric led a panel of presenters that included Carrie Paine from Housing and Community Development (HCD), who is principally responsible for oversight of the MRLPP in Sacramento. Also in attendance were attorney Kathleen Peach with Inland Counties Legal Services, and Ernie Reguly, an attorney with Riverside Legal Aid. The panelists made presentations and then took a variety of questions from the audience.



(L to R) Carrie Paine, Housing and Community Development (HCD); Kathleen Peach, Inland Counties Legal Services; and Ernie Reguly, Riverside Legal Aid, present at a townhall on October 19, 2024 in Perris, CA.

(Continued next page)

GSMOL Represents (cont.)

(Continued from Page 18)

GSMOL notables in attendance included then Zone D Vice President, Bill Seaton; current Zone D Vice President, Allyson Holden; GSMOL State Treasurer, Shelly Parker; GSMOL Associate Manager for the Coachella Valley, Patricia Patterson; and Chapter presidents from at least five different local GSMOL Chapters, as well as members from eight or more parks.



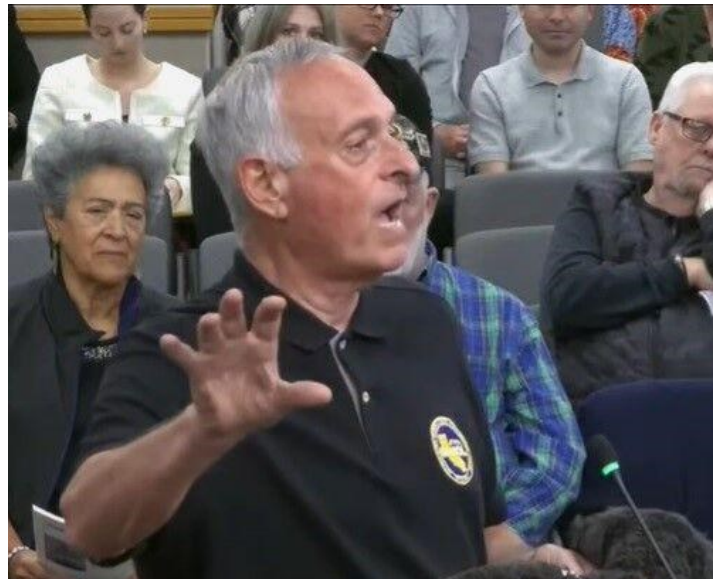
(L to R) Donna Johnson, Chapter President, and Elizabeth Bishop, Secretary/Treasurer of GSMOL Chapter 420 at Californian Mobile Estates, attend the Senator Roth Townhall on October 19, 2024.

People Power!

Residents of Del Cielo Mobile Estates, a senior mobile home park (MHP) in Orcutt, Santa Barbara County, were not even aware that their park had been sold and taken over by new management. The first thing that their new management did was pass out a 45-page set of new Rules & Regulations (R&R), and on the cover it said, "This park is now an all-ages park." Oh no it's not, the GSMOL leaders in the area told them. At that time the leaders included Steve Wagner, Associate Manager; Jamie Rodriguez, Region 8 Manager; and Anne Anderson, the Zone VP (now GSMOL president).

Steve helped the residents form a combination Residents Association and GSMOL Chapter (their GSMOL membership escalated to 71 in just a few weeks) and their new board warned the residents not to sign the new R&R so that they would have six months before the conversion to all-ages could be applied (which the management, of course, ignored and insisted that the park was already all-age). The residents used that time to start talking to their County Supervisor, who did a survey to find out whether they wanted their senior park to be changed to all-ages (all but one resident said NO).

Fortunately, Santa Barbara County has lots of GSMOL members and members of North Santa Barbara County Manufactured Homeowners Team (NSBMHT), our allied coalition based in Santa Maria. We began sending the word out through our Chapters and networks to attend the Board of Supervisors meetings and tell them why affordable senior housing needs to be preserved in our County (we have a good balance of senior parks and all-ages parks already).



Steve Wagner, the North County Associate Manager for GSMOL, addresses the Santa Barbara County Board of Supervisors in this screen shot from CSBTv's live stream of the Tuesday, October 8, 2024 meeting.

(Photo courtesy of the Santa Maria Times)

The Supervisors and their staffs were evidently impressed with the way residents from senior

parks as far away as 60 miles from Del Cielo responded. In the end we got our moratorium, and in December the Supervisors extended it for ten months so that they could work on a Senior MHP Zoning Overlay to preserve all the senior parks in the county jurisdiction. This will be the tenth Senior Overlay in the state, and all of them have been enacted with the help of GSMOL leaders and members. [CLICK HERE](#) to read more on this topic.

News From Zone A-1

Zone A-1 is a large zone extending from San Jose to the Oregon border and east to Vacaville. The zone has about 1,800 members and over 200 mobilehome (MH) parks. San Jose has over 50 MH parks, the largest number of parks in any city in CA. The 4th Friday luncheons in Petaluma continue as a 20+ year tradition. They use a hybrid format with about 35 attending in the restaurant and about 15 attending on Zoom. Ann Colichidas does an outstanding job moderating the meetings and securing speakers.

This was a year for major activity in Petaluma. The city made changes to its rent stabilization ordinance (RSO), and park owners made legal challenges to them. Jodi Johnson led a coalition, several arbitration hearings were held, and a senior overlay was approved for several parks (see story on page 7 of this issue for additional information). Jodi Johnson led the formation of four parks into a Petaluma area Super Chapter and held a membership event which resulted in 28 new members.

Regional Manager Martha O'Connell and San Jose area Super Chapter President Glenna Howcroft continue using a procedure they developed to retrieve 'lates' – members who have not renewed.

Zone A-1 has been the leader in adding new members.

To all the managers, leaders, and members in Zone A-1, a hearty THANK YOU for all you do for GSMOL.

Submitted by: Dick Heine, Zone A-1 Vice President

Zone D Gets a New VP

In mid-November 2024, citing health and personal reasons, Zone D Vice President Bill Seaton resigned. In less than a week there were two volunteers that stepped up to replace him. Ultimately, one of the candidates withdrew their name from consideration. GSMOL's Board of



Allyson Holden, GSMOL's new Vice President for Zone D.

Directors voted unanimously to have Allyson Holden, President of the GSMOL Chapter at Wagner Mobilehome Park in Desert Hot Springs serve out Mr. Seaton's remaining term. So who is this plucky up and comer that leap-frogged from

Chapter President to Zone Vice President and what makes her so compelling?

Allyson is not new to GSMOL, having been a member for many years at two other mobilehome parks on the Central Coast. She moved to Wagner, in the heart of Zone D, which includes San Diego, Riverside, and Imperial Counties a few years ago and immediately began work to revitalize the GSMOL Chapter in her park. The situation at Wagner was a story we hear often...manager(s) hired from within the park with little or no experience. Allyson found the residents being exploited and maintenance in a state of disrepair, so she leapt into action, quickly adding 30+ new homeowners as members in a park with just under 180 sites. Wagner has a mix of snow birds (people who leave during the hot summer months and return for the gorgeous desert winters), temporary RV camping sites, and permanent mobilehome residents.

(Continued on Page 21)

Zone D Gets New VP (cont.)

(Continued from Page 20)

Allyson started working on issues like fire suppression equipment being non-functional, locked up, and unavailable for emergency responders. This issue was discovered when one of the homes in the community completely burnt and homeowners were powerless to assist. Allyson also applied for and received approval for CARE (California Alternate Rates for Energy) program. Per Mobilehome Residency Law (MRL) section 798.43.1(c), a park owner in a master-meter park is legally required to account for CARE credits on a homeowners monthly invoice. Upon receipt of her first invoice after being approved for the CARE credits, Allyson pointed out to the park manager that not only was she not seeing the discounts from the CARE program, but neither were approximately 40 of her neighbors who had also been approved for CARE. After trying for more than a year to get accurate utility billing from the park manager, Allyson decided to take things to the next level. She decided to take the park owner to small claims court. Allyson didn't know how much to sue for because calculating what she thought she was owed in credits is difficult to prove in court. So instead, Allyson used MRL section 798.86 Management Penalty for Willful Violation and sought \$2,000 for the park owners failure to properly account for CARE under the MRL. AND SHE WON! In June of 2024 a judge sided with Allyson and awarded her the full \$2,000. The park owner appealed the decision and lost in August of 2024. During testimony in the June 2024 case the park manager stated, for the record, that the park had software in place and would be accounting for the credits in the next few weeks. A full 6-months have passed and the park owner is still not showing CARE credits on their invoices. Allyson has filed another small claims case, but this time for \$10,000, \$2,000 for each of the 5 months from July to November of 2024 that the park continued to incorrectly bill. She will use the park managers own words from the first case to impugn them. Allyson has also learned of at least five other mobilehome parks in the area that have failed to properly

account for CARE credits and is helping homeowners in those parks take legal action as well.

Meanwhile, Allyson continues to deal with egregious violations in her park (see below).

Congratulations Allyson and welcome aboard! Allyson keeps office hours of Monday - Friday, 10am to 6pm and her contact info is in the *Who's Who* on page 16 of this issue.



Both photos above are of wiring, plumbing, and electrical at live sites at Wagner Mobile Home Park in Desert Hot Springs as of about September 2024.

News From Zone C

In Zone C, our GSMOL members have been very active in their outreach, starting in the first part of 2024 by attending a Townhall meeting with Assemblymember Al Muratsuchi (D-Torrance) at the Torrance Airport. Among other issues, he spoke about his new Rent Cap bill AB 2778.

The homeowners at Skyline Mobile Home Park in Torrance organized in hopes of securing a rent stabilization ordinance (RSO) in the city. The Skyline Affordable Housing Committee (SAHC) consulted with Bruce Stanton on proposed RSO language. Unfortunately, on December 17 the Torrance City Council majority voted against implementing an RSO. The SAHC will wait until after the next citywide election in November 2025 to try again.

Several Chapters in Zone C have been reactivated and a Super Chapter activated in Santa Clarita which includes members in the Sierra Mobile Home Park (reactivated) and Caravilla Mobile Home Park. They have plans to bring in more members from the other 17 parks in Santa Clarita. Friendly Village Mobile Home Park in La Habra have reactivated their Chapter. There have been discussions about various issues in their park, and through teamwork, they are making progress in their interface with the park management. These leaders have organized a committee to approach the City Council with a proposed RSO. They are also organizing efforts to get a Senior Park Overlay District Ordinance in place.

In September, Zone C Vice President Mary Jo Baretich spoke at Cienega Valley Estates in San Dimas about GSMOL's history and relationship with the Mobilehome Residency Law (MRL) and how bills become law. She highlighted GSMOL's successes with various bills submitted over the many years since our incorporation. The Chapter is very active and is not afraid to help their homeowners stand up for their rights with the management. This is a very impressive group.

GSMOL members at Malibu's Point Dume Club invited Mary Jo to attend a residents' meeting with the new park owner, Hometown America, which reportedly purchased the park for about \$200 million. Hometown also owns three parks in

Huntington Beach: the Cabrillo Beachfront Village, Huntington by The Sea, and the Waterfront RV Park. They also own Ramona Villas Mobile Home Park in Rancho Cucamonga. The GSMOL members in these parks report having a good relationship with Hometown America management. The presentation to Point Dume homeowners by a Hometown America Vice President was desirous of a cooperative working relationship with the homeowners. The GSMOL members will keep Mary Jo informed of the progress. Malibu has an RSO in place which helps. Palos Verde Shores, located in San Pedro has reactivated. In September, they sponsored a vendor event. GSMOL hosted a table. Numerous Palos Verde Shores homeowners and others stopped by the GSMOL table to talk and pick up flyers, applications, and candy treats. The event was well attended and featured an entertaining hula dance by a group of ladies as the finale. The impressive event was sponsored and coordinated by the Palos Verdes Shores HOA.

GSMOL leaders have been interfacing with and educating several parks in Zone C that have been scheduled for the California Public Utility Commission (CPUC) Utility Upgrade Program this year. The program is meant to improve the electricity and gas line issues in aging parks by taking control of these systems away from park owners and giving them to local utility companies. It also upgrades the individual residence electric amperage from a low of between 30 to 50 amps to a new amperage of 100 amps. The programs success is helped when homeowners are patient and work with the contractors. About 3,850 of California's mobilehome parks were originally submetered when built. Most gas and electric systems have aged beyond their useful life. Many parks suffer from deteriorating infrastructure. Others have inadequate capacity to handle the needs of modern homes. All lines to the park amenities and homes are being replaced along with new electric and gas meters that will be read by satellite, and the billings will come directly from the utility companies and not through the park management.

Submitted by Mary Jo Baretich, VP for Zone C

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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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