

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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September/October 2015



Zone A-1 VP Terri Pohrman at a chapter officers meeting in Sonoma on August 8th.

Standing from left: Terri Pohrman, Jan Arensmeier, Marcia Petersen
Seated from left: Gary Hermes, Joyce Murphy, Ann Colichidas, Kitty Wallace



UNITY

Story on Page 4...

Above: Carl Leivo - Speaking at a Sebastapol City Council meeting

Left: Seated Karilee Shames, Jerry Jackson, Robert Neumann, Diane McPherson, Miss Terri Pohrman, Bob Fleak, Len Carlson, guests.

Inside This Issue:

4 ➤ **IMPORTANT INFORMATION:**
A vote is coming on One Member, One Vote!

8 ➤ Speeding, Parking
and Other Park
Problems

13 ➤ GSMOL
Bills Enter
Final Stretch

What are those extra numbers on the address label?

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THE
CALIFORNIAN
GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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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 mobile home 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.

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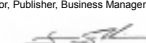
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Times are Changing!

We have committees working constantly to improve the resources and services that GSMOL has provided for years; and we have committees working just as fervently to develop new plans of action to provide more resources and services. Plans of action very rarely develop into RESULTS overnight. Committees consider every side of the plan they are charged with developing; the benefits to our members, the costs (if any) to our organization, how to present the plan in order for it to be a success. Of course, the consideration vary depending on what the outcome is. In other words, no plan is put into place without careful review, consideration and scrutiny.

Over the last few months our Budget Committee has been meeting to develop next year's budget; our 2016 fiscal year begins October 1, 2015. What became apparent right from the start was that if GSMOL is going to be able to continue to provide services in the same quantity and quality that our members have come to expect, we would need to find ways to increase our revenue.

Uh, oh—this is where you are thinking “our membership dues are going to go up”, right? **WRONG!** This, of course, would be the most obvious solution; however, our Board of Directors does not always take the easy way to solve a problem—read again the above paragraph which mentions “plans of action”. We are all dues-paying members so this, as with every decision made by your Board, affects us as well. Raising membership dues will be the last resort, only when and if, the RESULTS of the plans of action we are building are not successful. We don't plan on this being the case.

Over the next few months you will be hearing from your Board by different modes of communication asking you to become pro-active in helping us make new programs successful. There will be ways to help reach the organization's goals at member level, chapter

level, region level and/or state level—as you help YOUR organization, you will also be helping yourself, your chapters, your chapter members and members who are not able to be connected to a chapter. I encourage each chapter to be sure the GSMOL office has email contact information for at least one of your chapter's officers.

During the last few moments of the 2014 convention, delegates requested and, after proper parliamentary procedure, secured the Board of Director's “promise” to look into alternatives to the Delegate system of electing GSMOL Board of Directors and approving by-law changes. In the months since the convention, two very important committees have worked on fulfilling that promise. This edition of The Californian has information regarding the OMOV (one member-one vote), be sure you understand it fully and, if you have questions, email a Board Member near you to get an answer. The November-December issue will contain your ballot. **YOUR VOTE** will be important and necessary to make this decision. This should in no way be construed as an opinion on how you should vote, only as a means to encourage you

TO VOTE.

I wish to extend the Board of Director's gratitude to Ramona Villa MHP's GSMOL Chapter 1107 in Rancho Cucamonga for hosting our July regular meeting. Carl Laughman, Chapter President; Robert DePoto, VP and Lucy Clement, Secretary-Treasurer, and all the area members who attended made us feel very welcome and we appreciate the effort put forth before and during to make it a successful meeting. The October regular meeting will be held in Clovis, CA. Details can be found later in this issue and on the website gsmol.org.

If you haven't already visited our newly constructed website gsmol.org, you should do so now. Everything and anything you need

“Rebuild, Renew and Restore is our Motto; honesty and transparency is our promise.”

See *Times are Changing* on page 14 ►

GSMOL's Awakening Unity is the Key to Success

by: Karilee Halo Shames, GSMOL Associate Manager

Change is in the air. In response to predatory park owners, a sleeping giant is awakening up north, in what was previously sleepy Sonoma County.

For those of you living elsewhere, Sonoma and its surrounding counties, replete with rolling hills and working farms, is not only growing in population, but also in strength, and numbers.

Some greedy mobilehome park owners don't just want to make a living on their investment; they want to make a killing.

The sleeping giant – GSMOL – is helping us to organize, and fight back.

With deep appreciation to Len Carlson & Betty, Bob Fleak & Dottie, Roger McConnell - and all who kept hope alive for many years – we now have a new crop of leaders stepping up, willing to fight for our collective rights.

Prime one is Miss Terri Pohrman, Zone A-1 VP, who has been working nonstop for fifteen months to help pull our large region together. Below are her words: "Mobilehome owners have really joined together, as many are living on Social Security & fixed income, and cannot pay rents that go up unfairly.

Right now we have five counties working on Rent Stabilization Ordinance (RSO) revisions. If we win these upcoming court cases, we will have a solid body of knowledge to help others."

Miss Terri is presently working with housing representatives in Alameda, Contra Costa County, Solano, and says it is time for Napa to rewrite its 25-year old RSO.

More GSMOL members are joining in, getting support, and learning how to fight back; remember our strength is in our numbers. 'While many of the older folks in our parks are too old to fight back, we boomers can still fight. Every park has new residents coming in who know nothing about MRL or RSO, they just know it's cheap. They soon find out some not so good news; it's our job to preach to everyone, to help them organize.

Calistoga just had a big win -- every win helps."

Miss Terri says we need to ensure that all Mobilehomes are counted as affordable housing. Get involved, and be sure the city signs us up with the Federal Government as low-income housing.

Do it now.

Working on these issues early allows us to be even more successful. Far too often we meet folks in GSMOL who should have taken steps years ago, but they didn't know what to do.

As our Regional Manager Diane McPherson says: "Sometimes it is discouraging to hear how much money and legal help park owners have. However, we have numbers! Having a strong, large number of votes has to influence our legislative representatives, and this is our power." I saw this when a busload of mobilehome owners went to Sacramento to testify before the legislative community about SB510. Our presence made a difference- the legislative committee passed it unanimously.

There is power in people involving themselves. If our representative's know we have a block of 10,000 votes, he/she will listen. "United we stand" is more than a phrase. Unity and involvement are the tools we possess to fight "city hall", and we must use them to stop the greed of park owners."

Each of us is an important piece of the puzzle; that includes YOU.

GSMOL has been the glue that holds us together for decades. The BOD – and local leaders - are working diligently to educate you.

GSMOL leaders are working overtime to fulfill their promise to you – help us get more folks at your park on board! Contact us! We who are able must work on behalf of those many who cannot. Help us beat greed, so California's mobilehome owners can live in peace. ■



“ Miss Terri says we need to ensure that all mobilehomes are counted as affordable housing. ”

Zone Reports

ZONE A REPORT

John Bertaut, Zone VP

Zone CONCLAVES continue and deal with Failure to Maintain and How to Use Small Claims Court, presented by local attorneys. Our August 14 CONCLAVE will be in Chico, hosted by Anne Rucker, Region 4 Manager. In September it will be presented in Roseville.

July marked this VP's first year in place and fortunately, the Zone enjoyed a modest net gain of 50 members. You know, members join ... and then drop out. The hope is that many more will join and remain than will drop out. It doesn't always work out that way.

We who belong will question why anyone who ever joins GSMOL would be inclined to not renew each year? Isn't League membership the best investment of \$25 that a mobilehome owner can make? YES, it most definitely is!

However, that fact obviously is lost on those who don't renew. Yes, some truly have a financial challenge that may compete with renewal. But, most just don't hear a message that will make them appreciate the value in their \$25. I see now that the responsibility for getting out that message must start at the top...with the Zone VP and the Region Managers, Assistants and Associates.

Therefore, be it resolved that in Zone A, each member whose name comes up on the member list a second month without renewing, will get a call, from Zone or a Region Manager, to have 'that chat' about the value of membership.

GSMOL membership is too valuable for you to lose. I trust we can help all members to understand that more fully. You and your neighbors may not have issues with your park now ... but you will. And when you do, GSMOL will be there for you.

Value the membership!

ZONE A-1

*Miss Terri Pohrman, Zone VP
Diane McPherson, Regional Manager*

Zone A-1 has been experiencing re-organization, as one of our Associate Managers - Jerry Jackson - has accepted the position of President of SCMOA.

After nearly two decades, Len Carlson has turned SCMOA (Sonoma County Manufactured Home Owners Association) over to Jerry. We want to thank Jerry for his contributions as GSMOL Associate Manager, and wish him and SCMOA the very best. We also want to thank Lenny (and Betty) for their many years of dedicated service.

We also send our appreciation to Bob Neumann, for his GSMOL endeavors as Sonoma Associate Manager. We wish you well with your family responsibilities at this time.

Exciting News: Attorney Will Constantine has been working with many in our zone, especially Len Carlson / SCMOA, to help Sonoma County standardize suggestions for Rent Stabilization Ordinance revisions throughout the county. Stay tuned...

Now we seek a few new managers for Zone A-1. We have 2 Regional Manager positions open, plus several for Associate managers. Once we get these volunteer jobs filled, we will be in a better position to saturate our zone with knowledge and support.

If you have been learning mobilehome law, live in Zone A-1, and would like to join our team, please contact gsmolnorth@comcast.net. We look forward to adding you to our outreach endeavors.

Once more managers are in place, there will be a return of the popular "Know Your Rights" Seminars, based on the MRL. Contact Sandy at the gsmolnorth office to schedule this seminar at your park.

Remember folks, the price for living so reasonably is our involvement. Not all of us are strong and able, but those who are must speak out for those who cannot.

See [Zone Reports](#) on page 6 ➤

“ We who belong will question why anyone who ever joins GSMOL would be inclined to not renew each year? ”

ZONE - B

Jean Crowder, Region 12 Manager

HAS GREAT NEWS!

THE GSMOL BOARD OF DIRECTORS QUARTERLY MEETING IS BEING HELD IN CLOVIS ON OCTOBER 22, 2015, 9:30 A.M. - 2:30 P.M.

ARABIAN VILLA/CAMPUS CORRAL MOBILE HOME PARK'S CLUBHOUSE - 1500 VILLA AVENUE, CLOVIS

PLAN TO ATTEND TO MEET YOUR BOARD.

All GSMOL members in Zone B will be receiving further details as the date gets closer.

Mark the date on your calendar now so you don't forget. We expect to pack the house, so there will be requiring reservations. Contact your Regional Manager or Katie at the Corporate Office if you want to be guaranteed a spot.

ZONE B-1

Patty Cramer, Region 10 Associate Manager

Living in a mobilehome park can be stressful at times. Residents of Monte Del Lago in Castroville, CA found this to be true when ELS bought their park. What was once a wonderful place to live became a nightmare for many.

The park was not maintained and residents fought back. They have filed a lawsuit for failure to maintain and it has been accepted by the ASK Law Group, a law firm in San Diego.

I attended a meeting with a packed room of residents who were quite upset about the way they were being treated and the way their park was being maintained. Interesting how the owners now have found some time and money to make some of the repairs. Too little too late was the message from most. We are hopeful they will succeed and this shows there is strength in numbers.

On another note, I attended another meeting at El Rancho Mobilehome Park in Marina. They have a new owner (Vierra Enterprises) and he is causing havoc with the residents. Lot lines have been moved, HCD is involved and a threatening letter was sent to one of the seniors in the park for questioning the change in her lot line. This

borders on elder abuse and should not be tolerated.

Get a copy of the MRL and learn your rights. If you are on a lease, learn what you've signed. We are lucky enough to have a Rent Stabilization Ordinance in Marina and it has protected us. We appreciate our City Council and Mayor for understanding the difference in owning a mobilehome and owning a regular home where you own the land.

Standing together and supporting each other makes us stronger. Congratulations to both of these parks for taking a stand.

Zone C Report

Mary Jo Baretich, Region 5 Manager

On July 25, 2015, Zone C hosted the GSMOL Board Meeting at the Ramona Villa Mobile Estates in Ranch Cucamonga. Numerous parks from Zone C were represented at this meeting and were able to ask excellent questions.

Senator Connie Leyva, the Chair of the Senate Select Committee on Manufactured Home Communities, has held two Town Hall Meetings in Zone C since May of this year. The first was held in Colton on May 8, 2015, and the second was held in Pomona on July 25, 2015. Both were well attended. At the Pomona meeting, after taking a tour of several parks in Pomona, Senator Leyva proclaimed that she would be meeting with the Pomona city officials and agencies to address the blight and insufficient infrastructure conditions in these and other parks. She was shocked at the conditions these people had to live under, and the lack of police assistance in the parks. The people in her district are fortunate to have such a Champion for them.

The mobilehome owners of El Nido Mobile Estates have formed a Steering Committee to address the proposed steep increase in their rents of \$641 per month. El Nido is located in San Juan Capistrano, the only city in Orange County with a Rent Stabilization Ordinance. Their first move was to gather required signatures on a Protest Petition to be heard by a Hearing Officer. They were only required to obtain a majority of signature (over 50%), but were able to get over 80% of the homeowners to sign. There is an exact

“ Standing together and supporting each other makes us stronger. Congratulations to both of these parks for taking a stand. ”

Hearing procedure in place per the city's Article 9, Mobilehome Rent Control. Recommendations are made by the Hearing Officer to the Housing Advisory Committee. Then, the recommendations of both the Hearing Officer and the Housing Advisory Committee are reviewed by the City Council.

The El Nido Home Owners Association, with the legal advice of GSMOL, have raised funds to hire our GSMOL Corporate Counsel Bruce Stanton and Expert Witness, Ken Baar, just in case the City does not uphold the Rent Control Ordinance. Bruce has fought and won numerous cases of this type, although the rent requests have not been as high as this request from the owners of El Nido Mobile Estates.

Costa Mesa mobilehome owners have been uniting together as a Coalition for this past year with the help of two former city council members. Very soon they will be forming a nonprofit corporation to act as an umbrella city-wide Home Owners Association. Their mission is to educate the homeowners about their rights, and thereby maintain a quality of life in their parks.

Since their outrageous rent increase in their low income park, the homeowners of Park Royale are also spearheading the organization of a Coalition in the city of Orange to unite their fellow homeowners, very similar to the Costa Mesa homeowners.

Zone D Report

Tim Sheahan, Zone VP

Region Seven:

As a follow-up to my previous report regarding some residents of Sundance MH park suing the City of Escondido over an unjustified rent increase granted to their park owner, I regret to report the homeowners did not prevail in Court. The Judge ruled that the City had considered sufficient evidence and acted within its authority. Affected homeowners certainly don't agree and might appeal the decision.

With the Escondido City Council sitting as the MH Rent Review Commission, it's more important than ever for MH owners in Escondido to band together more effectively and expand

their sphere of influence at the ballot box. We know several Council members have received considerable contributions from park owners, and homeowners need to demonstrate they have the power to vote those Council members who do not support Escondido residents out of office. I would welcome the opportunity to work more closely with HOAs, GSMOL chapters and individual homeowners in Escondido to develop a stronger alliance of MH owners.

While Escondido has been a major disappointment, considering its strong past support of MH owners, I have even greater concern for the plight of MH owners in the unincorporated areas of San Diego County being victimized by excessive rent increases, failing infrastructure and unprofessional managers. If you live in a MH park in unincorporated East San Diego County, our new Region Seven manager, Buddy Rabaya, and I would welcome information on the conditions in your community so we can better document the extent of the abusive conditions. We know of several MH communities in the inland areas that have space rents far surpassing nicer MH communities in nicer areas, which cannot be justified.

Region Nine:

In the desert areas around Palm Springs, MH communities like Vista Grande and a growing number of other communities with a high percentage of seasonal residents, park owners are pushing harder to raise rents on those who might not live in the area full time. What has been particularly devious is that park owners have served notice of the increases while the affected homeowners are gone for the summer and much less able to network with other affected homeowners to challenge the increases.

You might recall in 2012 GSMOL fought AB 317 (Calderon), which in an early form would have denied rent protections for homeowners if their manufactured home was not their SOLE residence, or even if they took trips of a week or longer. GSMOL successfully fought those outrageous provisions and the bill was ultimately changed to provide a disclosure to prospective buyers that if they have a second home, they might not qualify for rent ordinance protection for

See [Zone Reports](#) on page 12 ➤

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Speeding, Street Parking, Towing and Other Related Issues



If mobilehome park residents are asked to name the top rule-related problems in their Community, they inevitably answer:

(1) Speeding (2) Pets (3) Parking On The Street

These complaints have two things in common—they are often within the control of residents and are all regulated by most sets of Rules & Regulations. This article discusses a joint industry perspective on issues related to speeding, street parking, and other vehicle-related topics.

Speeding: In most Communities, the streets are *private* property owned by the Community and not under local government jurisdiction for speed control or parking citations. Local police have no authority to issue tickets for speeding on a Community street or for parking overnight on the street or in guest parking. But we all know that governments and law enforcement agencies solved the problem of speeding on *public* streets many years ago, right? That's why for decades you have never seen anyone speeding on freeways or racing through residential neighborhoods. Because the police can issue expensive speeding tickets to offending drivers, and since public streets are full of signs indicating the proper speed, speeding has been completely eliminated on public streets and freeways. Dream on! This attempt at sarcasm is made to demonstrate that speeding is and may always be a huge problem. Even the threat of expensive speeding tickets—a threat not allowed in mobilehome communities—does not deter most drivers from cruising our highways at excessive speeds.

So should we throw up our hands and forget about speeding in mobilehome communities? Of course not. We should continue to appeal to residents, their guests and other vendors and contractors who come into the community to slow down and be careful. Appropriate signage at the entrance and at other strategic locations throughout the Community can help, as can reminders in monthly newsletters.

Bill Schweinfurth: I constantly hear residents clamoring for the installation of speed bumps, even from residents who live in communities that *already* have them. What does that tell you? Most Community owners don't mind adding an amenity if the cost is not too prohibitive. Speed bumps—those obnoxious,

abrupt bumps that span the whole roadway and measure about 4 inches tall and 12 or less inches wide—don't cost very much. Per J.B. Bostick Company, a typical bump will cost \$350 or less for a contractor to install, especially if adding multiple bumps. Pre-made speed bumps can be ordered from various catalogs for \$500 or less and self-installed. In contrast, a speed "hump" is much more expensive, typically costing over \$1,250 to install. Humps can be as wide as 12 feet and as tall as 4-6 inches or more in the mid-section of the hump.

The hump/bump will slow down traffic *at that point*, with the hump providing a less jolting driving experience than the bump. The problem is that vehicles often speed up after the bump/hump and race to the next obstacle, hence the demand for more bumps/humps in communities that already have them.

While bumps/humps do control speed at their locations, they also come with obvious drawbacks. Fire departments and paramedics dislike them because they slow down response times and pose problems once patients are loaded and on their way to the hospital. Ask any 10 residents if they would like to have a speed bump/hump in front of their home and 9.9 of them will tell you; "No Way!" Especially if they have a china cabinet. Wine glasses and UPS Trucks on bumps don't go well together. Finally, it's just no fun to live with speed bumps/humps. I know, in Friendly Village where I live, I have to go ba-bump, ba-bump six times each night when I get home. I hate that.

Bruce Stanton: Speed bumps get mixed reviews from residents. Some like them... some hate them. Management is not obligated to install them, but when they do the bumps/humps must be installed correctly with appropriate marked lines. And they cannot be installed in a way that causes damage to vehicles or impedes traffic. If possible, they also should not impede the ability of residents to use walkers or motorized scooters to travel the streets, or be a 'trip-and-fall' hazard to those who walk.

Bill Schweinfurth: Managers are expected to keep order within the Community and this extends to problems like street parking and speeding. But managers aren't on duty 24/7, and can't be expected to

“A jointly authored mobilehome industry “Best Practices” article by Bruce Stanton, Corporate Counsel, GSMOL, Inc. and William Schweinfurth, Managing Director of Carefree Communities (formerly Vedder’s Director) on behalf of WMA”

All GSMOL Members to Vote on Important Bylaws Changes in the November/December Issue of The Californian

A SPECIAL ELECTION IS COMING!!

“This will be the first time in several years that GSMOL has held a Special election via mail, and it will be important for every member to cast his/her vote.”

At the 2014 GSMOL Convention, delegates passed a resolution instructing the Board of Directors to draft GSMOL Bylaw amendments replacing the current Convention delegate voting system with a “One Member One Vote” mail ballot system. If passed, all GSMOL members would vote by mail for Board candidates and Bylaw amendments. The delegate system would be eliminated.

During the past year the Board, along two different Committees comprised of Members from each Zone, have been investigating and discussing the logistics for replacing the delegate voting system, and are now drafting amendments to the Bylaws that would be required to implement a “One Member One Vote” system.

Please take notice that a Special Election will be held in November/December, 2015 via mail ballot vote by all GSMOL regular members, which will determine whether the delegate system should be eliminated and replaced by the proposed “One Member One Vote” procedure. Each member will be asked to vote “yes” or “no”

on whether a set of proposed Bylaw changes should be adopted. Ballots will be provided in the Californian. This will be the first time in several years that GSMOL has held a Special election via mail, and it will be important for every member to cast his/her vote. So mark your calendars for November/December, 2015 and look for the Special Election insert information in that issue. That issue will contain a ballot, instructions for completing your ballot, and the exact Bylaw language upon which you shall be asked to cast your vote. No ballot or instructions are printed in this issue.

This month, the Board desires to introduce all members to the upcoming Special Election by publishing the following “Pro” and “Con” arguments relating to the proposed Bylaws changes. We invite you to review them now, as a preview of the next issue, and to save these arguments for further review when your November/December issue arrives.

Remember that we will need all regular GSMOL members to vote and make your voices heard this November/December! ■



Attention Chapter Leaders: We Need Your Email Address!

Don't miss out on important communications from GSMOL. In order to streamline our communication with chapters and their members we are encouraging every chapter to provide an email address for at least one chapter officer.

We will only use this for official GSMOL communications. If we don't yet have an email address for at least one officer in your chapter, send it to our membership co-chair Anne Anderson at a.bushnell.anderson@gmail.com.

*As always, you can
call the home office at
1-800-888-1727.*



“PRO” Arguments In Favor Of The Proposed Bylaws Changes And Replacing Convention Delegates A “ONE MEMBER ONE VOTE” System

The purpose of One-Member-One-Vote (OMOV) is for each member to have a vote and to improve members’ representation of their choices for the Board of Directors.

At the 2014 Convention, only one-percent (a total of 73 delegates) represented some 5,400 GSMOL members.

Not all delegates could stay to vote for officers. Some had to leave early to catch their flight at the airport.

Fifty-five percent (55%) of GSMOL members (6,600) were “members-at-large” who were not even represented by a delegate because they did not belong to an active GSMOL Chapter.

Many Chapters can never afford to send a representative and many members-at-large cannot afford to attend Conventions.

Those who cannot afford to attend should have the right and a means of voting.

The Californian will publish full explanations for candidates and issues for each election, and include a ballot and envelope for member use.

Members will be asked to vote, affix postage and mail ballots back to GSMOL. Every member can vote for less than a dollar. The only cost is time to read the Special Election ballot and information, along with postage for the ballot.

An appointed Inspector of Elections and impartial election team of GSMOL volunteers will verify and count the ballots received, at little or no additional cost to GSMOL.

Election results will be finalized prior to or at the Convention, and certified at the Convention.

Often, there will be no need for detailed or precise ballot counting where there is only one unopposed candidate for office.

With one candidate for office and no other issues to vote on, election outcomes would be easy to determine.

Conventions are costly (in 2014, the net cost of the Convention was \$14,592).

Time used for delegate voting at Conventions consumes time which could be spent learning the MRL, for leadership training and getting person-to-person advice from attorney advisors and Board officers.

At past Conventions, leaders and members who are requested to attend have been partially subsidized, financially, by GSMOL and represent a small fraction of our members.

Everyone should have the opportunity to vote for bylaw changes and candidates, not just a handful of delegates.

A YES vote can guarantee your individual right to vote in future GSMOL elections.

We urge you to vote YES on the proposed Bylaw Amendments.

Jerry Jackson: Member of Special Task Force and Bylaws Special Committee for “One Member One Vote”; President SCMOA; Calistoga Senior Park Coalition Board member; Rancho de Calistoga HOA President; Former Assistant GSMOL Manager for Napa Valley

Wally Emory: Pres, GSMOL Chapter 152, The Fountains, La Verne; Member of Special Task Force and Bylaws Special Committee for “One Member One Vote”. ■

“ A YES vote can guarantee your individual right to vote in future GSMOL elections. ”

“CON” Arguments Against/Opposing The Proposed Bylaws Changes And Keeping The Present Convention Delegate Voting System

“ A major incentive to forming GSMOL Chapters is so they can name delegates to Conventions. ”

The Delegate method of voting has been the mainstay in GSMOL since its inception. It may not be perfect, but it has produced solid results over the years.

There are few occasions where more than one candidate ran for the same state office, and 2014 was the first Convention since 2002 that a race for State President was even contested.

Special information will have to be published in at least two, maybe three issues of The Californian, to meet time requirements.

There may not be sufficient numbers of qualified volunteers for vote counting.

Convention attendance may decrease. Delegates like to meet candidates before voting.

Conventions encourage leader-involvement as they work their way up through the chain of leadership. They get to know members and other leaders along the way.

Conventions are a valuable means to promote networking/interaction and to meet candidates. For volunteer boards, this also promotes a spirit of teamwork.

Decreased attendance may jeopardize the future of Conventions. Without the election process to look forward to, many might not attend Conventions.

A major incentive to forming GSMOL Chapters is so they can name delegates to Conventions.

In a “One Member One Vote” system, most voters may be less informed and knowledgeable to vote on candidates and bylaw changes than delegates would be.

Many other comparable organizations continue to use a delegate form of voting. We are not aware of any other state MH advocacy group that uses One Member One Vote. Even smaller city and regional coalitions typically don’t use a OMOV mailed ballot system.

GSMOL Super Chapters have enabled ‘at large’ members to be delegates. There are also other opportunities for at-large members to become delegates. Each Zone VP may appoint as many as two (2) at-large delegates and two (2) alternates in their Zone.

The proposed Amendments would require ballots to be sent out even if only voting on a bylaw change.

The Delegates who started this process can propose a Bylaw change at any future Convention if they desire. Because the next GSMOL presidential election doesn’t occur until 2018, the 2016 Convention would be an opportunity to fully debate and vote on whether to enact a One Member One Vote system.

We ask for your NO vote on the proposed Bylaw Amendments.

Tim Sheahan: GSMOL Vice President, Zone D; Former GSMOL State President, GSMOL State Secretary, Editor of “The Californian” and Region 7 Manager, GSMOL

Mary E. Hahn: Former GSMOL State Secretary; Member of Special Task Force and Bylaws Special Committee for “One Member One Vote” ■





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tenancy in a MH park. That section, 798.74.5, could be helpful in protecting homeowners who have purchased MHs believing they would be treated like all other residents of the community, especially if they had not received the disclosure at time of purchase.

The burden is on the park owner to prove the MH is not a homeowner's principal residence, but many park owners mislead homeowners into thinking the burden is on the homeowner to prove their MH is their principal residence.

This growing trend of discrimination among MH owners is becoming a concern of some local jurisdictions that recognize seasonal residents are effectively already paying "double" the rent if they are only residing in the park half of the year; and that unfair rent increases to "snowbirds" might encourage them to migrate to other states, creating an adverse impact on local desert economies and full time residents. I intend to set up meetings in the desert this fall, once the snowbirds return, to help organize homeowners to lobby local governments to adopt necessary protections for all MH community residents. If your MH community has already been unfairly impacted, please let me know. ■

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GSMOL Bills Enter Final Stretch



It's been an exciting year for GSMOL in the State Capitol. Shortly after the July 4 holiday, the Legislature began its month-long summer recess. That break also marked the end of committee hearings, leaving just one more month of work.

When the legislature reconvenes August 17, the Appropriations committees will hear fiscal bills. After that, it's the usual end-of-session madness as hundreds of bills are considered on the floor of the Senate and Assembly, before shipping off to the Governor for the last step in the recess. All three of GSMOL's bills cleared the first house in June, but one of them—AB 587—was put on hold in the second house to give us more time to work through the details. Here's a summary of where we stand on all three measures.

GSMOL's bills

SB 419 (McGuire), which would strengthen the rules governing home sales, has received unanimous, bi-partisan support in both houses so far. It would clarify that homeowners looking to sell their home can use any common real estate sign, not just the "A Frame" or "H Frame" sign that is currently referred to in the law. It would also clarify what information must be disclosed to potential sellers. The bill has generally had broad support because amendments were taken early to satisfy opposition from park owner groups. It will be heard on the Assembly floor sometime in the last two weeks of August.

SB 477 (Leyva) also easily cleared policy committees in July, with bi-partisan support. It would reinstate mobilehomes into the state's Property Tax Postponement program, which provides low-income seniors and disabled households with help satisfying property taxes. When the program was reinstated recently after a 5-year hiatus, mobilehome owners were left out. GSMOL is working with the state controller's office (which operates the program) to address concerns raised about lower than average collection rates from mobilehomes. The bill is currently pending in the Assembly Appropriations Committee. It will be heard in mid-August and then on to the Assembly

floor, where it must pass by September 11.

AB 587 (Chau) is the most complicated of the three bills GSMOL is working on this year. It would reform the process for registering and titling mobilehomes in California. Currently many homeowners are at great risk because while they "own" their home, they may not actually have title in their name. When they go to sell they may face complications and great expense satisfying outstanding taxes and penalties to get the home into their name. GSMOL's bill would provide an amnesty from collection of past taxes to allow homeowners in that situation to get the home in their name. We are also working to help put in place a new system that would ensure homes are properly registered and titled with the state Department of Housing, to ensure that this problem does not replicate itself in the future.

In late June, GSMOL and the author made the decision to make AB 587 a "two-year" bill. This will allow us more time to work with stakeholders over the next several months to craft a workable solution. The bill will not move further this year, but will be heard in the Senate when the legislature resumes for the 2016 portion of the legislative session.

Stay Up-To-Date

The action is fast and furious at times in Sacramento. To stay up-to-date between issues of the Californian there are two great options. First, go to GSMOL's website anytime for the latest information. Just point your browser to www.gsmol.org and click on "legislation" then choose 2015 bills. While you're there, you can also sign up for the second option for keeping on top of legislation, by signing up for our periodic email blasts. These e-blasts help keep you up-to-date about how and when to send letters or make calls in support of our legislation. To sign up, go to <http://www.gsmol.org/legislation/legislative-action-team/> and click the link at the bottom of the page. Remember, we never use your email address for any other purpose and we don't let anyone else use it either. ■

“In late June, GSMOL and the author made the decision to make AB 587 a “two-year” bill.”

observe every speeder or parking violator all the time. Management needs resident help to ID those who habitually violate the rules.

Residents acknowledge this, but can be reluctant to “snitch” on their neighbors. Years ago, we devised a simple tool for residents to use to report speeding or illegal parking issues to management. We prepared the two-sided business card-sized report shown on the left to provide a convenient way for residents to report to management when they witnessed speeding or improperly parked vehicles in our Community. Do you know how many of these cards were returned to us within the next 12 months? Not 5, not 10, not 20, not 50, but only one.

Can't say we didn't try.

The bottom line is that we all need to do our part. Everyone needs to slow down, and most of us do. For those who won't cooperate, residents need to report violators to management and management needs to use the Mobilehome Residency Law (MRL) to enforce the rules. We should be thankful that most residents obey traffic rules. In 30 years of managing properties that were home to over 8,000 residents, we never had a vehicular fatality from any cause and I honestly can't remember a serious accident caused by speeding. Hopefully, those good records will continue for years to come.

Bruce Stanton: Speeding is a safety issue, and residents shouldn't be reluctant to report violators, else someone could be seriously injured or killed. It takes a joint effort to ensure that reasonable speed or parking rules are obeyed and enforced. But management might also agree to keep initial complaints anonymous, so as to prevent retaliation by the offenders. Speeding complaints should not be solely the product of park management, who could seek to use such allegations to unfairly target residents for eviction. Whether someone is in fact speeding can be a subjective determination, especially where management personnel have no expertise in measuring speed and no radar evidence. Management should always compile clear evidence of the alleged speeding from other residents who have observed the conduct, so as to avoid what might otherwise appear to be a retaliatory motive.

And remember that there must be a clear rule or regulation, properly noticed and implemented per Civil Code 798.25, which designates the maximum speed established by the park owner.

“ According to a fact sheet put out by the City of Modesto the “Disadvantages of Speed Humps” include: “Slow response time of emergency vehicles. May divert traffic to parallel residential streets. There is a possibility of increased noise and pollution for residents living immediately adjacent to the speed humps. <http://www.modestogov.com/ced/pdf/traffic/speedhump.pdf> ”



Learn all that the Mobilehome Residency Law contains.



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Times are Changing from page 3 ►

to know about Mobilehome Residency Law, current Legislation and what's happening in our organization is there. Take time to browse; I learn something new everytime I go to it.

Marie Pounders, GSMOL State Secretary, has recently undergone major surgery and is fighting complications due to the surgery. Please keep Marie and her family in your thoughts and prayers as she travels an uphill road to recovery.

As always, I encourage you to volunteer to help GSMOL carry out our work. One very simple act of volunteering—share this magazine with a friend or neighbor and let them know that by becoming a member, they will not only start receiving it in their own mailbox, and will become an important part of the only Statewide organization that advocates for the rights and benefits of Manufactured Homeowners. ■

Why Unity is Needed at All Levels, State Regional Local and in the Parks

“With the help of good neighbors and friends working together the family have been able to hire an attorney.”

The local headline reads “Mobilehome Park threatens sick woman with eviction!”, June 19, 2015, In an article by Susan Lazarro, of La Prensa Newspaper * What can be done about this and how could it have even happended?

In 2012 the Chula Vista rent control ordinance was changed. Manufactured homeowners were divided as to how to protect their homes and on how to fight for their rights. The city converted Vacancy Control to temporary Vacancy Control. There was a similar fight in Oceanside at the same time, but GSMOL chapters, Oceanside Mobile Homeowners Association (OMHA) and local park HOA's all united and defeated the issue. Using the protections under the law, the MRL is the best tool a Mobilehome owner has to fight inequity when it occurs.

With the loss of a strong Rent Stabilization Ordinance to protect them, rents went up and in doing so allowed park owners to raise incoming residents' rents to market rates, with zero restriction. Since this change rent increases of \$200.00 per month are not uncommon, where before they were held to the CPI or required a petition the Rent Control Commission to see if an increase was viable.

The 83 year-old mother and her 60 year-old disabled son, who live in a mobilehome park in south Chula Vista, have filed a civil lawsuit in San Diego Superior Court against the park owners, and the agent/park manager.

This lady and her husband had lived in the park for 27 years as good residents. When her spouse passed she applied to the office to have her son listed on the rental agreement, she was told to have him put on the title

of the home and then he could be listed as a resident instead of a guest. She attempted to comply and went to the DMV as instructed and made several appointments with the manager to fill out the paper work as she had been instructed. The manager reportedly cancelled each appointment. For four years the son was treated as a resident with all the same privileges. The situation took a turn in Jan. 2015 when paramedics were called and were able to stabilize her. Shortly after this incident, Gladys was served with a 7-day notice, which threatened terminating her tenancy if she did not register her son as a guest and sign a Permanent Guest Agreement.

Why would the a park do this? Well, when she passes, the son would not be allowed to continue paying the same rent. He would be classed as a new resident and pay the new incoming rent (apx. \$200 over the existing). On his disability income it would be impossible, thus rendering him homeless.

With the help of good neighbors and friends working together the family have been able to hire an attorney. Then friends and two mobile/manufactured home advocates (CVMHRA & CAMOA) stepped up and covered that expense. The case will be heard in the Superior Court of California, County of San Diego- Central Division.

I am sure all of us know someone that has been harassed or maybe it has been directed at you. For one elder lady to finally say enough is enough shows us that we can stop this kind of bad behavior from managers and park owners. Unite with friends, be a part of local advocacy groups, and be active in GSMOL.

Penny Vaughn, HOA President, Otay Lakes Lodge, Chula Vista & President, Chula Vista Mobile Home Residents Association (CVMHRA), GSMOL LAT member and former Associate Manager. ■





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2. **Independence-** Americans are fiercely independent, especially the "Baby Boomer" generation. They want to receive care in the comfort of their own homes and want to remain there for as long as possible. Long Term Care Insurance can make this possible. It allows for greater control over your care needs in the future.
3. **Burden of Care-** Many people fear that they will become a burden to their family as they age and require increasing amounts of care. Often, people may not receive the care they should as family members are not able or willing to provide it. Long Term Care insurance helps you to avoid this situation entirely. It ensures you will receive the care you need when you need it without burdening your family.

If you are concerned about any of the above issues, or perhaps a combination of them, you should explore the feasibility of a Long Term Care Insurance Plan by calling Specialists in Long Term Care Insurance Services, Inc. TOLL FREE at 1-800- 764-6585. Plans from several companies are available and can be tailored to your specific wants and needs. All GSMOL members also qualify for a special group discount. (NOTES: Programs available to age 84. Long Term Care Insurance is health qualified. A specialist will need to speak with you to ask some qualifying health questions and to assist you in designing your plan.)

Emergency Assistance Plus (EA+)

Have you heard a horror story about a friend or relative who was injured or became ill while on vacation? Maybe you saw a story on the news? Did you wonder what YOU would do if faced with such a situation? Now available to GSMOL members, Emergency Assistance Plus (EA+) is a plan that protects you and your family members should one of you get sick or injured while traveling in the U.S. or abroad.

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VACANT

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REGION 14

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VACANT

If you would like to volunteer, please contact Zone VP

ZONE A-1

REGION 1

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REGION 9

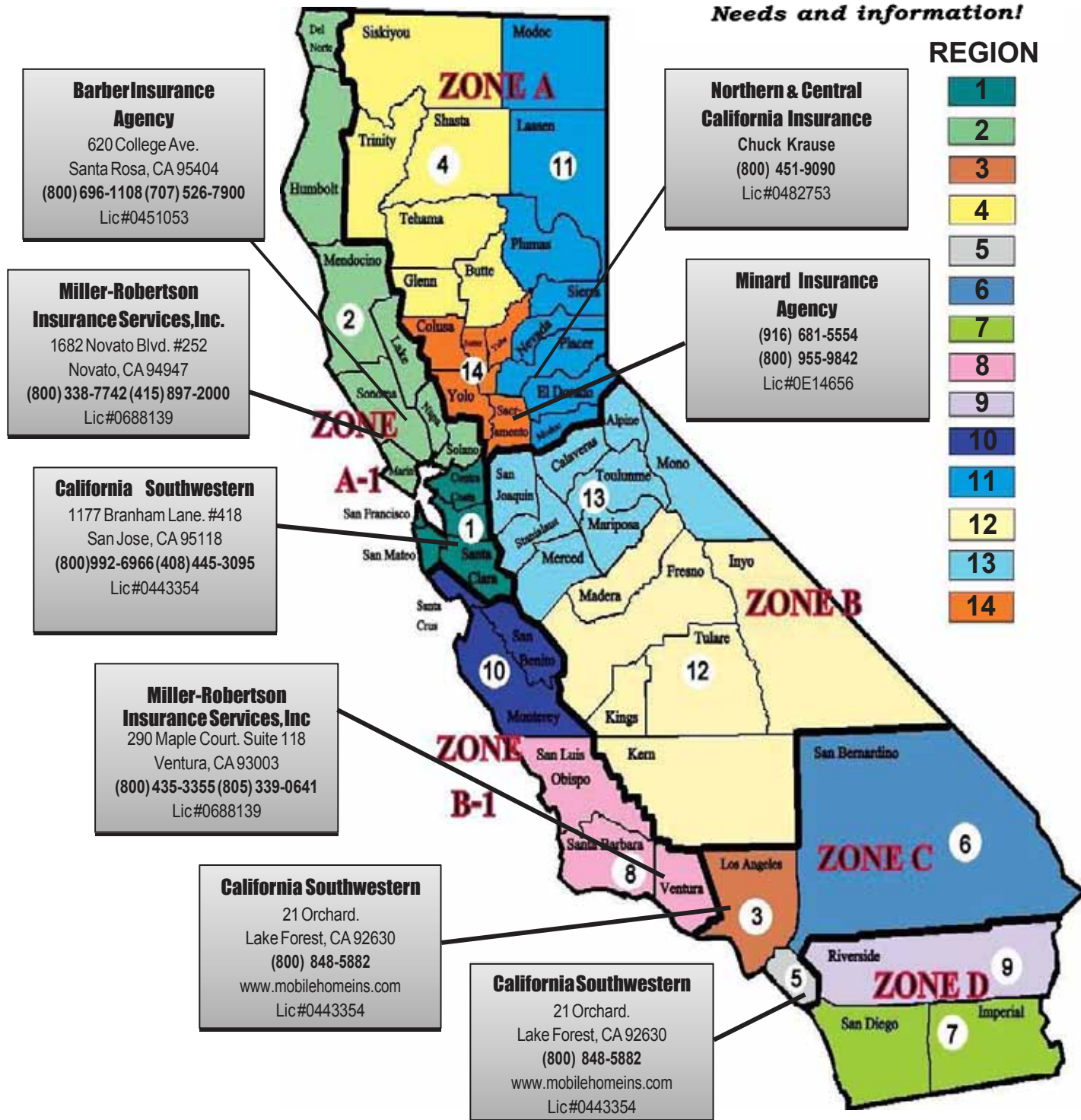
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rdnsnyder@twc.com

With DECADES of experience as MOBILEHOME INSURANCE SPECIALISTS, we are here to ADVISE you of what is AVAILABLE and ASSIST you in obtaining WHAT IS BEST for YOU personally. Contact the nearest agent and see for yourself!

INSURANCE AGENTS EDUCATION NETWORK

We invite you to contact the Agent nearest you for all your Insurance Needs and information!



FIVE FOR FIVE REWARDS PROGRAM APPLICATION FOR REWARD

(New members only – no renewals) • Mail or fax completed form to the home office, Fax No. (714) 826-2401

Please fill in new members' names, park, space number, and when they joined below and mail or fax to the home office. After verifying by the home office, a \$5 reward check will be mailed to the individual or chapter named at the bottom of this form. Please send in all new membership applications as soon as you receive them. Do not hold them for this program. This program only requires that you keep track of who they are and list them on this form. (More than one person living in the same home and paying one membership dues count as one member for this program.)

PLEASE PRINT LEGIBLY

NEW MEMBERS' NAMES	PARK NAME	SPACE NO.	MONTH AND YEAR JOINED
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Please send \$5 reward check to: Name _____ Address _____

(Note: If the reward is going to a chapter's treasury and the chapter does not have a bank account, the check should be made out to and mailed to a chapter officer. The officer can then cash the check and put the money into the chapter treasury.)

USE THE APPLICATION BELOW TO GIVE A "GIFT OF MEMBERSHIP" TO A NON-MEMBER!

MEMBERSHIP APPLICATION

GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE, INC.
800-888-1727 714-826-4071 FAX : 714-826-2401



GSMOL
SERVING HOMEOWNERS SINCE 1962

- ☐ One-Year GSMOL Membership for \$25
- ☐ One-Year Spousal/Partner Voting Membership for \$10 More
- ☐ Three-Year GSMOL Membership for \$70
- ☐ One-Year Associate Membership for \$50

(Associate Members Do Not Own Manufactured Homes. They Do Not Have Voting Rights And Cannot Hold Office In GSMOL.)

(DUES ARE NON-REFUNDABLE)

Comments (For Office Use)	First Name _____ Initial _____ Last Name _____	<input type="checkbox"/> New Member
	Spouse/Second Occupant _____	<input type="checkbox"/> Renewing Member
	Park Name _____	GSMOL Chapter # _____
	Street Address _____ Space # _____	Check # _____ / CASH
	City _____ State _____ Zip _____	You can also contribute to any of the following GSMOL dedicated fund
	Day Phone _____ Alternate # _____	Legal Defense Fund \$ _____
	Email Address _____	Disaster Relief Fund \$ _____
Signature _____ Membership Recruiter _____ (If Applicable)	Political Action Committee (PAC) \$ _____	

FILL OUT AND RETURN THIS FORM ALONG WITH YOUR CHECK TO GSMOL, 6101 BALL ROAD, SUITE 202, CYPRESS, CA 90630

Detach And Keep for Your Records Thank you!
 Check# _____ Amount _____ Date _____



Form 100
Rev 7/14