



# COALITION OF MOBILEHOME OWNERS

## HAPPY NEW YEAR

Happy New Year to all our members. We hope your holidays are joyful times with family and friends. CoMO-LAC has a birthday this month; we are one year old. We are grateful for all our members, especially to those who have taken an active part in helping us in 2005. We have received both your time and donations. Thank you very much. Your help and donations will take us to new success in 2006.

2006 brings many challenges. We have seen that park owners are getting stronger and more brazen. Many have campaigns to upgrade their parks and ask residents to remove their older mobile homes. Of course in most cases their requests are illegal (age is not the only criteria, a mobile home must be in rundown condition also). Rent increases, especially in areas without rent control, and pass throughs continue to be areas of concern for residents. Remember for every \$10.00 your rent goes up, the value of your mobile home decreases about \$1000.00. We understand GSMOL may introduce a bill in 2006 to define what a pass through is and is not.

Here in Los Angeles, one concern is the Mobile Home Park Task Force. The MHPTF is supposed to fairly represent both park owners and mobile-home owners. IT DOES NOT! CoMO-LAC has made a request to the L.A. Housing Department to be your "ombudsman" for LA (instead of a WMA-park owner representative) and to be included as a contact in the Housing Department Guide; however both requests were outright rejected by Anna Ortega. We should not sit back and allow this to happen. Support CoMO-LAC in 2006 to change this "business as usual" attitude with the Housing Department.

We expect good things from our Antelope Valley CoMO-LAC group. Ralph Weber of Leisure Lake in Lancaster has 17 years as a leader helping mobilehome owners. As president of the Antelope Valley Group we feel our members there are in good hands. And Ralph welcomes your calls with problems and questions.

This year CoMO-LAC will offer more services. We will assist you in writing letters to your park management and park owner. And we will do flyers in parks with unfair business practices. Parks will eventually realize that we have many eyes and ears, and we are willing to take the time to make a difference. And our hope is that you will continue to feel CoMO-LAC is your group, for you and by you. With your help we will have a productive year and **TOGETHER WE WILL MAKE A DIFFERENCE!**

Volume 2, Issue 1

**JANUARY  
2006**

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## City Atty. Allegedly Failed to Act on Rent Law

Housing agency says many cases expired in prosecutor's possession.  
Delgadillo aide contends some were resolved and others lacked proof.

By Patrick McGreevy, Times Staff Writer

The head of the Los Angeles Housing Department complained in a letter released Monday that City Atty. Rocky Delgadillo's office failed to file criminal or civil actions in 275 rent-control cases, despite evidence that the ordinance was violated. Delgadillo's chief deputy responded that some of the cases submitted by the Housing Department were resolved in internal hearings and others were so sloppy and incomplete that prosecutors could not prove criminal wrongdoing.

The cases, which date from the last seven years, represent the majority of about 350 cases that the Housing Department referred to the city attorney's office for prosecution. Mercedes Marquez, the Housing Department chief, wrote in the letter to Delgadillo that her office received eight boxes of cases from his office last month "without a cover letter or any documentation suggesting what we were receiving."

Many of the cases involved allegations developed by the Housing Department that landlords engaged in unlawful evictions or illegally raised rents on tenants in rent-controlled buildings. In more than 200 of the cases, the one-year statute of limitations expired while the cases were in possession of the city attorney's office, she complained in the letter to Delgadillo.

Marquez is very concerned about the expirations, according to a representative, who also said the general manager was out of the country attending a family funeral Monday and was not available for interviews. Marquez sent 31 of the cases back to the city attorney because she believes they warrant criminal charges. "These 31 cases were returned with no helpful information as to the status of each case," Marquez wrote.

Richard H. Llewellyn Jr., who is Delgadillo's chief deputy, replied Monday in a letter and disputed the allegation that his office failed to communicate with the Housing Department. He said he was surprised and disappointed that Marquez did not acknowledge that they had talked about meeting to increase their enforcement efforts. "My staff has attempted to schedule this meeting without success," Llewellyn wrote.

He said the majority of the 275 cases were handled through internal hearings that led to relief for the tenants, such as rent reduction, or else were closed because of "a conclusion that the alleged criminal violation could not be proven beyond a reasonable doubt." Llewellyn said the 31 most recent cases, which Marquez returned to the city attorney's office, did not have hearings because they need more investigation.

Delgadillo's office could not provide the number of cases in which tenants received some relief and the number of cases not filed for lack of evidence.

Spokesman Jonathan Diamond said hearings were held on 134 cases, but information was not available Monday on the outcomes. Asked how many rent-control cases the city attorney has filed in the last two years, Diamond cited one case in which a lawsuit seeking civil penalties was filed against the owner of an Encino apartment building in February for excessive rent increases. He declined to address the allegation that the statute of limitations expired for most of the cases while in the hands of his office.

(CITY ATTORNEY - CONTINUED FROM PAGE 2)

Llewellyn faulted the Housing Department's documentation, saying many cases lacked proof that the alleged offender owned the apartment building in question. The Housing Department refers 40 to 50 cases each year to the city attorney based on allegations that rent-control laws were violated.

Tenant rights leaders, including Abdullah Muhammad, chairman of the Assn. of Community Organizations for Reform Now, said they were frustrated that so many cases went nowhere. "I'm very disappointed because he's supposed to protect the citizens, but he's not doing his job," Muhammad said of Delgadillo. "It means landlords will continue to do what they have been doing." The dispute is the latest in an ongoing disagreement about how the two agencies should work together to protect tenants in Los Angeles.

Housing officials recently complained that the city attorney's office referred a slum-housing case for an inspection without letting them know the building was run by landlords who have a long history of operating buildings with substandard conditions. The city had a legal settlement with the landlords that could have been used to force them to comply quickly.

The Times reported in October that Delgadillo accepted \$16,600. in political contributions from the landlords, as well as their businesses, associates and relatives. Muhammad cited the article as evidence that it appears landlords have influence over the city attorney because of campaign contributions. The political action committees of the Apartment Assn. of Greater Los Angeles and other landlord affiliates have contributed \$3,500 to Delgadillo since 2001. Delgadillo, who was elected city attorney in 2001 and reelected this year, is running for state attorney general. Delgadillo said recently that the Housing Department has referred fewer substandard housing cases to his office. The number of referrals declined last year to 289 from 392 the year before.

Marquez copied her letter, dated Nov. 23, to the mayor and City Council members and her office released it to the media Monday. She wrote that the cases returned to the Housing Department by Delgadillo on Oct. 28 include one from 1998, but that the vast majority date from after 2000. Tai Glenn, an attorney with the Legal Aid Foundation of Los Angeles, said the city's affordable housing crisis would worsen as long as landlords with rent-controlled buildings are able to illegally increase rent or improperly evict tenants without fear of prosecution.

"Rent-control violations are running rampant through the city," Glenn said. "I would like to see the city attorney's office pursue rent-control cases, but I haven't seen that."

Glenn said her office refers allegations of violations to the Housing Department routinely but has not seen any criminal prosecutions. She said the decline in the number of units covered by the city's rent-control ordinance is evidence that illegal landlord actions are reducing the stock of affordable housing.

Some of the decline involves legal actions, such as converting apartments to condominiums, but some also is the result of illegal actions, Glenn said.

(Thanks to Milt Burdick, GSMOL Zone C Vice President, for alerting CoMO-LAC to this article)

**“WE WON’T GIVE THEM OUR MOBILE HOME!”**

So said Peter and Jean Keyaerts, co-owners of space 55 in Indian Hills after receiving the latest in a series of letters from Jeffrey Leek of Star Management demanding the Keyaerts move their mobile home. The Keyaerts have been trying to sell their mobile home ever since their son, Doug Goudy, a disabled veteran, part owner and resident of space 55 got into trouble by shooting a neighbor on June 12th, 2005.

Doug was one of our first members and wrote CoMO-LAC in February 2005 about the following problems: unequal enforcement of rules and regulations, unsafe parking of vehicles in the street and various problems with the neighbors (trespassing, littering, loud music, parking in the street, & even more serious problems). Doug obviously was quite upset that the park had allowed these problems to continue.

On June 21st, just nine days after “the incident,” the Park sent the Keyaerts a 60 day notice to vacate, also stating that the mobile home would have to be moved within 15 days of sale, effectively preventing them from selling the mobile home. In fact the Keyaerts received about a dozen such notices—sent to the mobile home, their residence, and other addresses. Although the Keyaerts were co-owners with Doug, the Park claimed they had no rights.

On July 15, 2005 the Keyaerts listed the home with Paul Sauder of 5 Star Realty, Inc., also a CoMO-LAC member. Paul has had many listings in Indian Hills and is familiar with the way the Park can work against residents selling their mobile home. He stated that there have been times when the Park has given the seller three lists of repairs—some within days of the close of escrow.

The Keyaerts were forced to retain attorney David Pillemer who subsequently wrote Mr. Leek advising him that the Park’s 60 day notice did not comply with California State Law. In fact the Park had not had HCD inspect the subject mobile home and did not know whether or not there were health and safety issues.

The Park’s reply (October 1st) was a letter listing eleven items to be repaired (within 15 days), including removal of oil stains in the driveway, replacement of brick work (didn’t exist), submitting a landscaping plan for Park Management approval (although the landscaping was okay!), and painting the exterior of the home. These repairs would cost perhaps \$3,000 to \$4,000. The Keyaerts also had to sign a “storage agreement” for their own mobile home—paying full rent! Additionally the home could not be occupied and would have to be moved if not sold after the 6 months. It appeared they had until the end of March 2006 to sell. At least this gave the Keyaerts some breathing room. But.....

Not so fast! After significantly reducing the price, several buyers were turned away by the park. One buyer would pay cash and had six figures in the bank; however he had a bankruptcy and was rejected by the Park.

Then on November 29, 2005 the Keyaerts received another letter from Mr. Leek stating the requested repairs had not been done and if not done within 10 days, **THE PARK** would move their mobile home at the Keyaerts expense! That was the time when they said “**We won’t give them our mobile home**” and decided to file a lawsuit against the Park. Obviously enough was enough. Now they wait for the Park’s next move. This story is continuing and CoMO-LAC will update you as developments occur.

**HCD OFFERS “HEALTH & SAFETY” INSPECTIONS**

There has been some confusion whether or not HCD was still doing “health and safety” inspections for homeowners. They are. The cost is \$66.00 and the form (#415) to request an inspection may be obtained by calling HCD Riverside at 909-951-4431 or 909-782-4420. Simply write Technical Service Request in Section #4 on the form. We suggest if and when you sell, you get an inspection, especially if the park is giving you a hassle and/or your mobile home is older and a single-wide. Parks know they can pick up substantial “free” money by claiming they are upgrading and telling residents must move their home. We suggest you don’t just take their word, but it is your money. CoMO-LAC is always available by phone, email or snail mail to offer assistance. Parks know they can not force someone to move his home unless there are serious health and safety issues. So when push comes to shove, the park usually will back down.

Mr. Ti San Li is the inspector in Chatsworth. When he inspected the mobile home in Chatsworth Imperial he stated “I am the only one who can make the decision—whether a mobile home must be moved or not.” When CoMO-LAC called Riverside, they stated that a Park is private property, HCD can do an inspection but does not get involved with the decision to move a home or not.

**CoMO-LAC OFFERS “NEW SERVICES”**

As you know, CoMO-LAC has always offered you free advice on issues and problems you might have in your park. Advice is as close as your phone or computer. We have access to others around the State of California who advise residents in their local areas, so if we don’t have an answer to a particular question, we can ask someone who does. As a last resort we are using Holmes and Howe, attorneys in Ventura, as a source of answers to legal questions. We can then pass on this information to you. We have been fortunate enough to have had a member donation to be able to consult with these attorneys this last year. That donation is running out and some of your membership dues will now go to pay the attorneys should we need their advice. Of course you can ear-mark any donation to CoMO-LAC to be used for this purpose.

Providing you information and advice is one thing, action is another. In 2006 CoMO-LAC will begin taking action. We want to work together with those of you who must explain to your owner or manager how they are not following the law or are misstating the law. SCMOA has done this. Our goal is not to attack, but to explain in simple terms how we feel the park might not be following the law. As in the case where the manager of Chatsworth Imperial asked Maryland to move her double wide. The law is clear that uncorrected health and safety violations would be the only reason why she had to move her home. We will work together with a CoMO-LAC member when writing a letter. It will be on CoMO-LAC letterhead and signed by a board member. We will ask for a timely reply from the park. This might save you \$100.00+.

Of course managers and parks have a history of not replying. We will make it clear that without some positive action by the park, we WILL get an attorney involved. These steps will provide a paper trail that can support a residents argument if and when there is a lawsuit. We may use this opportunity to do flyers in the park where these “violations of the law” exist. We want as many residents as possible to know and be protected. That’s why it is so important for you to tell us when you see “unfair business practices.”

## LAS ENCINAS - THE FINAL CHAPTER?

This article is written by David Shackle and dedicated to Kathy Mattes of CoMO-LAC.

My name is David Shackle and I live in Las Encinas Mobile Home Park just outside the city limits of Ventura. I brought my brand new, fresh off the assembly line, Golden West mobile home in April of 1981. I have lived here since that time and have taken superior care of my quality built 14x54 mobile home. To this day it is like new, interior and exterior. Until 2005, most residents and owner/manager never heard from me or saw me. I'm a busy man with higher priorities than to deal with slumlords and un-trained managers.

On January 8th, 9th and 10th of 2005 there was a major flood here in Southern California. The flood channel, which runs directly behind this mobile home park, was built illegally, and with inferior products by the previous owners of this park. How it passed county inspection, only the "under the table" people know. The park side of the channel is legally owned by the owner of this park. During the 2005 flood this inferior wall washed out for 120 feet and undermined the back of my mobile home.

On Monday January 10th, myself, 2 kind neighbors and the manager built a makeshift wall to save my home from falling into this channel, and saved the owners real estate. It was very hard, back breaking work. The owner never said thanks, just complained that he had to pay the manager overtime and buy supplies to build this eye sore, makeshift wall. It took management 30 days after that to put up any type of barrier fence so a child would not fall 14 feet down in this channel, and that was at my request.

On January 21st the owner came to the park to examine the damage. I approached his office with hopes of helping this older man begin this project. I was nervous, I had never met this man in the 15 years he was the owner. As I asked to enter his office, the 1st words out of his mouth were, quit fucking bugging me. Then I showed him how to use the yellow pages to find a cement contractor. I documented the whole conversation. Over the next 3 months I tried to deal with the manager on this issue. He was misinformed and only a puppet for the owner's excuses for nothing being done. On April 17th I called the owner. He said he was having problems with the cement contractor. When I asked for a reduction in my space rent, his reply was ,what is the big deal, you are only missing 2 feet back there. Yea, 2 feet under my home and 14 feet down into a channel. His final comment was that if I told anyone about the channel damage, he would evict me from his park. I documented the entire conversation. At that time I realized that this man had no intention to repair this channel and repair my space.

So I began going through the maze of governmental agencies that enforce channel/flood creek rules, and mobile home park laws. What a maze and what confusion and finger pointing and lazy government employees. I then sought help from senator Thomas McClintock and his staff.

They helped me go up the ladder at Housing and Community Development, the ONLY California agency that has any power in California mobile home parks. They had an inspector come to this park. He was amazed at the damage! He cited the owner, giving him a timetable (**LAS ENCINAS** continued on Page 9)

(LAS ENCINAS continued from Page 8) to repair the nuisance. The owner still moved very slowly on the project. Then through chance, I met Kathy Mattes of CoMO-LAC. She visited the site and explained CoMO-LAC to me. I joined and she began to help me. I would feed her my research information and she would make phone calls and personal appearances to apply pressure on the owner and government agencies to fix this safety factor. Kathy taught us how to organize, and we have formed a resident association here to hold the owner and manager accountable and to improve our quality of life.

After 11 months of stress, intimidation, government run around, sleepless nights, fear that my home would slide and knowing the fact that my home was worthless, the channel wall has been built. With the help of Kathy and Allison Bromberg at Senator McClintock's office, enough pressure was applied to convince these people to live up to their legal obligations. In a nut shell, for all mobile home park residents, please follow this advise when you have a similar problem. Remain calm and don't say anything you will regret in the future. Document all information, be organized and aggressive as a successful attorney would do. Never quit. and most of all understand that at the present time, there is really no private or government agency that is totally in charge in a California mobile home park. Write your local politician, have a good lawyer ready and organize a rights group within your park. Happy Holidays.

## HAPPENINGS AROUND LOS ANGELES COUNTY

**CARSON:** Our friend and member Cindy Morel has told us the resident in Carson who lost his mobile home to the Park has retained attorney Stewart Parker. Mr. Parker has taken the case on a contingency basis, so apparently he feels the case has merit and the resident should prevail (and get something from the loss of his mobile home).

**CHATSWORTH:** Maryland Duckworth, space 11 of Chatsworth Imperial, retained attorney David Pillemer of Sherman Oaks to write a letter to the Park regarding their order to move her mobile home. To date the Park has not replied! However Maryland also contacted HCD about an inspection and Mr. Li (inspector from HCD) came and gave her a "clean bill of health." Nothing to be fixed, repaired, or taken out! Maryland's real estate agent took the report to the Park manager and Maryland will close escrow in mid-December 2005. Way to go Maryland! She didn't let the Park push her around and fought for her rights. If you or your friends or neighbors find themselves ordered to move their mobile home, remember Maryland. Get an inspection from HCD for \$66.00. After repairs are done as per the HCD report, the Park can not legally tell you to move your mobile home. If they do, call CoMO-LAC. We will try to help and if not can put you in touch with an attorney who will.

**NORTHRIDGE:** CoMO-LAC believes the pass through granted by the L.A. Housing Department may not be legal. A representative from the City Attorney conducted a hearing between residents and the Park owner months ago. Although they were required to make a decision within a specified length of time, THEY HAVE NOT! Northridge residents are affected. They have been paying the \$29. and change for several months now. But no one from Northridge will step up to put pressure on the Housing Department and the City Attorney. At least come to our monthly meetings and let's discuss your options!

## EDITORIAL - WHO IS RESPONSIBLE?

When our parks try to take advantage of us, who is responsible to bail us out? Think about it.

The Times article shows how the good intentions of the L.A. Housing Department can get lost in politics and possible corruption. We should be following up—were some of these rent control violations really resolved? What were the violations? How serious were they? Obviously serious enough to file a complaint with the City Attorney's office. They need to hear our VOICES!

Then we have the Keyeart's story. This is not an isolated event! And these events are happening more often than ever. Of course we probably see only the tip of the iceberg! The Parks have all the cards—they misstate the laws to their own advantage—after all who would question what our managers say. They know if they can get a resident to move his mobile home, they can charge anything they want as space rent. And if the resident happens to sell to the park (at rock bottom prices), the park makes easy money bringing a new mobile home into the Park and selling it. Parks can put added pressure on sellers by giving them “more hoops to jump through.” Lists of repairs, time periods (and if they don't comply, there goes their mobile home), not approving a residents buyer (although the buyer is qualified), giving a prospective buyer a HCD violations report for the particular space, etc.

Who do you think will help you when you go to sell your mobile home and the park tries to interfere? HCD, GSMOL, CoMO-LAC, CMRAA, WMA...? Of course we pay our taxes for the Ombudsman program run by HCD, but don't ask them for help. HCD does not get involved in civil matters like interference of sales, bad managers, closed clubhouses, or other unfair business practices. Just call and ask them. Soon they will not even inspect our parks. Of course WMA, the park owner's group, will “help” you. Just call the L.A. Housing Department about a problem—like a closed clubhouse, and they will refer you to David Evans, the representative of WMA. He is paid by Park owners and looks out for their interests! Do you think he will give you an unbiased answer to your problem? Yet, even after CoMO-LAC asked Anna Ortega of the Housing Department to replace David Evans as “ombudsman,” she emphatically said no! What does this say about our own Housing Department? Questions and problems of homeowners should be handled by a homeowner advocacy group like GSMOL or CoMO-LAC. But they don't!

So what are we to do as mobile home owners? Stay under the park's radar? Keep out of sight and out of trouble? Cozy up to management? In fact many do! Maybe that is the answer. But when it comes to money, I doubt it. In fact a neighbor who has been very cozy with management has just sold his double wide to the park for a rock bottom price. So alas, selling is always an option—just what park owners want. This increases their cash flow and the value of their property!

So who is responsible? **Ultimately we all are**, especially those living in parks where these unfair business practices take place. We must realize this situation will only get worse unless we organize. Organize in our parks. Organize in our county. Organize in our state. That is our only hope. Then communicate between parks, and between counties. Then let the park owners know we have many eyes

and ears—we are watching and listening. And unfair business practices will not go unnoticed. They will be dealt with. We will involve our local officials. And we will go to the media or to court if we must. But we will not allow Parks to get away with these practices any longer.

So ask your friends and neighbors: What will it be? Remain unorganized and go it alone when you sell (and spend several thousand dollars if you have a problem). Or bite the bullet and spend \$15.00 to join CoMO-LAC or GSMOL for \$20.00. Last month we offered a complimentary newsletter coupon. FREE! The goal was to get YOU to give it to a friend or neighbor so THEY could read our Newsletter and be informed. Some members sent in the coupon with their own name and address; however the coupon was to attract new members. We want to help them and inform them. And we help ourselves at the same time by getting larger and stronger. We have written that CoMO-LAC is an organization for its members, BY ITS MEMBERS. What does that mean? It means that, if you can, please contribute to CoMO-LAC. Contribute your time or your money. What better way to volunteer than to help your friends and neighbors who are in need! And you help yourself at the same time.

So how can you help? CoMO-LAC needs help addressing envelopes, filing, keeping membership records, writing letters, etc. Computer skills are helpful but not necessary. We welcome your ideas. Ideas to get new members, and suggestions how CoMO-LAC can better serve you. Call Frank at 818-886-6479.

Remember Peter Finch's famous line as Howard Beale in the movie "Network": I'm mad as hell and won't take it anymore! Here it is—brings back memories.

**Howard Beale:** I don't have to tell you things are bad. Everybody knows things are bad. It's a depression. Everybody's out of work or scared of losing their job. The dollar buys a nickel's work, banks are going bust, shopkeepers keep a gun under the counter. Punks are running wild in the street and there's nobody anywhere who seems to know what to do, and there's no end to it. We know the air is unfit to breathe and our food is unfit to eat, and we sit watching our TV's while some local newscaster tells us that today we had fifteen homicides and sixty-three violent crimes, as if that's the way it's supposed to be. We know things are bad - worse than bad. They're crazy. It's like everything everywhere is going crazy, so we don't go out anymore. We sit in the house, and slowly the world we are living in is getting smaller, and all we say is, 'Please, at least leave us alone in our living rooms. Let me have my toaster and my TV and my steel-belted radials and I won't say anything. Just leave us alone.' Well, I'm not gonna leave you alone. I want you to get mad! I don't want you to protest. I don't want you to riot - I don't want you to write to your congressman because I wouldn't know what to tell you to write. I don't know what to do about the depression and the inflation and the Russians and the crime in the street. All I know is that first you've got to get mad.

**Howard Beale:** *[shouting]* You've got to say, 'I'm a HUMAN BEING, Goddamnit! My life has VALUE!' So I want you to get up now. I want all of you to get up out of your chairs. I want you to get up right now and go to the window. Open it, and stick your head out, and yell 'I'M AS MAD AS HELL, AND I'M NOT GOING TO TAKE THIS ANYMORE!' I want you to get up right now, sit up, go to your windows, open them and stick your head out and yell - 'I'm as mad as hell and I'm not going to take this anymore!' Things have got to change. But first, you've gotta get mad!... You've got to say, 'I'm as mad as hell, and I'm not going to take this anymore!' Then we'll figure out what to do about the depression and the inflation and the oil crisis. But first get up out of your chairs, open the window, stick your head out, and yell, and say it: **Howard Beale:** *[screaming at the top of his lungs]* 'I'M AS MAD AS HELL, AND I'M NOT GOING TO TAKE THIS ANYMORE!'

It may not be politically correct to write this Editorial, but unless we work together, we are lost. Give those free newsletter coupons to your friends and neighbors. Let's build CoMO-LAC. We're off to a great start and we can only get better. And we deserve and should demand that all groups, like GSMOL, CMRAA, CoMO-LAC work together for the welfare of all mobilehome owners in the State of California.

**Antelope Valley Group To Meet January 14th**

Holiday travel, illness, and other priorities cancelled our December 17th meeting at Leisure Lake Mobile Estates. The next meeting will be Saturday, January 14, 2006 at 11 a.m. We would like to have any MHP residents from the Antelope Valley and surrounding areas attend. Leisure Lake is located at Avenue E and the 14 Freeway. Ben Renshaw, Hacienda Heights MHP in Lancaster, tells us that Howe and Holmes, a law firm in Ventura, has sent a letter to the Hacienda's Park Owner disputing the separate increase Trash Charge. Citing the MRL Section 798.25, the letter agrees that the 4% increase in a pass-through effective January 1, 2006 will not be opposed by The Hacienda Mobile Homeowners Association.

However an additional amount, shown as a separate section on the residents monthly bills, to cover additional collections of trash is being disputed because it is being arbitrarily charged without consulting the Hacienda MHP residents. Stating that the Park Owner has failed to comply with the Civil Code, it may become necessary to bring a civil action. We'll go over this issue and discuss the legal definition of a "pass-through" at our January meeting. We can't emphasize enough the fact that you are completely anonymous as a CoMO-LAC member; no one needs to know you are considering advice for any abuses you may be suffering from Park Management. If you have questions or think your Park Management is violating the Civil Code 798 (MRL) you should plan to attend our meeting on January 14, or call Ralph at 661-723-6997, Ben at 661-942-2905 or Billie at 661-943-3119. During the January meeting we will focus on new methods for increasing CoMO-LAC membership in the Antelope Valley, and prepare a list of recommended attorneys to contact if you need professional legal advice or action.

**JANUARY 2006 CoMO-LAC MEETING SCHEDULE**

**JANUARY 7th - SATURDAY.** San Fernando Valley CoMO-LAC Meeting 10 am Chatsworth Metrolink Train Station. 10:00am. Chamber of Commerce Meeting Room, 10038 Old Depot Plaza Rd, Chatsworth (West of Canoga Ave, South of Devonshire Ave).

**JANUARY 14th - SATURDAY.** ANTELOPE VALLEY GROUP MEETING. 11:00am, Leisure Lake is located at Avenue E and the 14. Call Ralph at 661-723-6997

JANUARY 20-22ND. GSMOL Convention in Costa Mesa. CoMO-LAC President Frank Wodley will be attending.

That is the sum of our meeting schedule this month. The San Fernando meetings are attended usually by a few members from Canoga Mobile Estates. Although productive, we would like to see participation by the other (more than 300) members in the San Fernando Valley. This meeting is your chance to ask questions and get some help. It is also a great way to meet your neighbors and make new friends. This could be an opportunity to build our group. If you have a suggestion for a different location or a different time and day of the week, please let us know. Thanks..

**HAPPY HOLIDAYS**

### CoMO-LAC THIS AND THAT

1. E-MAIL TEST: Those members who use email and want CoMO-LAC updates between newsletters should email Frank Wodley at fawodley@yahoo.com **anytime during the first week of January**. This will confirm your interest and verify your correct email address. Those who email Frank may begin getting updates starting February 2006. E-mail is a great way to stay in touch! This would be a good time to let us know if you would like the newsletter by e-mail also.
2. Beginning in 2006 we would like to start an ad page in the newsletter. We will be selling space over the next two months and hope to have at least a full page. Call Frank for info on our rates - they are very reasonable, perhaps \$100.00/year or \$10.00/month, depending on the size. If you or someone you know might want inexpensive advertising that will go to many mobilehome owners—especially in the SFV and the Antelope Valley, let us know. We need at least 10 before we will devote a page. To date no one has shown any interest. The advertising can be for your own business, or a business you would refer to us.
3. Later in 2006 we may offer the newsletter by email (e-newsletter), as well as snail mail, provided there is enough interest. **If you are interested in this option, email Frank**. When we have enough members who want the e-newsletter, we will announce the start date. Of course those who already receive the newsletter by snail mail and do not want the e-newsletter, you will continue to get your newsletter mailed to you and your membership dues will remain \$15.00/year. Please consider the e-newsletter option as it takes considerable time and effort to publish the newsletter, print, fold, staple, and label it. It will have the exact same content. All you have to do is open your email and it will be there, you won't have to save and open an attachment. And it will be in Microsoft Word, so it will be easy to open. If you have trouble reading the newsletter now, you can download it and easily make the font larger for easier reading. Please note: **Do not start sending us \$8.00 for your membership or membership renewal if you opt for the e-newsletter. We will not offer electronic newsletter until enough want it.** And we will announce it at that time.
4. Beginning with this issue, those who joined in January 2005 & February 2005 will receive a notice that their membership should now be renewed. Those with memberships 501....or 502..... please renew NOW. We would appreciate receiving \$15.00 from those who took advantage of the \$12.00 offer, but of course we will honor your \$12.00 renewal also. **When renewing, you do not have to send another application, just your check with the word "renewal" in the memo line.** (If there are any changes to your contact information, please let us know). Those joining in March 2005 will receive their notice with the February 2006 newsletter. Those joining in later months will receive their renewal notice the month prior to joining. If you have any questions please give Frank a call at 818-886-6479.
5. If you have a "situation" in your park, a problem or issue, please let us know about it. You are our eyes and ears and without you CoMO-LAC would have no newsletter. We never hear anything good happening in parks, so send us that information also. We are open to suggestions for new subjects; something we don't cover yet. If you would like to write an article on a subject regarding mobilehome life, please send it.

**HAVE A WONDER FILLED & JOY FILLED NEW YEAR**

**NEWSLETTER EDITOR**

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**COALITION OF MOBILEHOME OWNERS**

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**Membership/Renewal Application**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Park Name & Address: \_\_\_\_\_

Space # \_\_\_\_\_ City, Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Renewal \_\_\_ New Member \_\_\_

Dues are \$15.00/Year.

Make checks out to CoMO-LAC®

Mail to: CoMO-LAC, P.O. Box 4821,

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Note: Dues are non-refundable. It may take 30 days to receive your first newsletter.

CoMO-LAC is a non-profit California Corporation dedicated to serving mobilehome owners in Southern California. Our purpose is to educate, communicate and unite.



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