

THE VOICE

COALITION OF MOBILEHOME OWNERS

SEPTEMBER 2006 VOLUME 2 ISSUE 9

American dream is reality at Palm Terrace (Aptos) By JONDI GUMZ

Sentinel staff writer July 22, 2006 Contact Jondi Gumz at atjgumz@santacruzsentinel.com.

Dennis Connors came up with a perfect description for the two-year process that enabled residents at Palm Terrace Estates to buy their mobile home park. "It's like a birth," he said. "You have to keep pushing." Residents plan to celebrate their accomplishment Aug. 5. No longer will they argue with their landlord about road repairs or space rents. They have the security of knowing they own the land where they have invested in their homes.

Connors, 60, a retired English teacher, coordinated the \$2 million project as president of the homeowner association. He still has three reams of paperwork to show for it. He got help from county Supervisor Ellen Pirie, attorney Dave Loop, president of Aptos Knolls Mobile Homeowner Association, and Deane Sargent of PMC Financial Services of Hillsborough, who arranged financing. Sale price was \$1.5 million.

The deal, which closed Wednesday, was ideal for both sides, former owner Ken Waterhouse said. "It works well for residents," said Waterhouse, who heads Waterhouse Management of Roseville and owned the property since 1999. "Price-wise, it works well for us." The sale to residents was a first for Waterhouse. The company owns eight other parks in the county and about 70 statewide. "Properties change hands all the time," said Waterhouse vice president Ruben Garcia, but noted that sales to homeowners within the parks is rare.

In Santa Cruz County, about 25 of the 70-plus mobile home parks are owned by residents — 36 percent, which is unusually high. Residents formed an association in 1999, when the most-recent owners purchased the park, and gained nonprofit status the following year. Connors said residents felt insecure as tenants. They could be left in the lurch if the owner sold land, he said, noting a developer wants to turn the Pacific Cove mobile home park in Capitola into a parking lot.

People living in mobile homes have few places to relocate because most parks have no empty spaces. To investors, mobile home parks are attractive despite rent control, Sargent explained, because they are usually full and generate a constant stream of revenue. Residents enjoy the affordability, but park owners have little incentive to upgrade because their profits are reduced and rent control makes it difficult to recover the investment.

Connors talked up the benefits of ownership so much that 42 out of the 48 households joined the homeowners association, which cost \$12,000 per household. Those who could not afford to pay cash put \$600 down and financed their share. To pay off the loan over the next 20 years, space rent will go up from \$255 a month on average to \$397 a month, starting Aug. 1. Part of the loan will be used to repair a retaining wall where a slope failed.

The six households that did not join the association will pay same rent because they are protected by rent control. The difference is the landlord is their neighbors. The residents at Palm Terrace Estates are a varied group, ranging in age from 26 to 96. They include working couples, working singles, widows and retirees. About 60 percent are white, 30 percent Latino and 10 percent Asian. The average resident has lived there 16 years. "I come home at night and it just feels so different from before," said resident Billie Post. "It's like I'm in a dream."

SEPTEMBER 2006

Some members have said THE VOICE is too long! It should be four pages or perhaps no longer than 12. This month we started out at 12 pages, but there is so much information and news to report that it has grown to 20 pages again. Of course we are always open to your suggestions and comments. Just email us at comocal@yahoo.com or call at 1-800-929-6061 seven days a week until 9:00pm.

It's time for some good news for a change. THE VOICE, this month, is unlike any in previous months. The article "American dream is reality at Palm Terrace" shows what residents can do, of course, with the willingness of their park owner. We've just chatted with Dennis Connors and the residents are still in heaven. **We all need to think about buying our parks.**

The article on Page 6 shows how the mayor of Torrance worked to help mobilehome owners.

CoMO-CAL again played a role in another WIN for Locust Grove in Lancaster—article on Page 4. Congratulations Locust Grove residents and good work Ralph, Jeanette, and all those who were involved. Often times an attorney is not required. In this case a CPA was involved and did a terrific job.

Of course Proposition 90 is still our priority #1 until the election in November. CoMO-CAL is one of over 50 organizations that are against Prop 90. The Field Poll, taken about August 1st, indicated 46% in favor, 31% opposed, with 23% undecided. We have much work left to successfully defeat this very dangerous initiative. We will post articles of importance in the members only section of comocal.org.

We are publishing an article about Ville Vista in San Marcos, along with comments from the general public. Some comments are indicative of the mind set of many who are not familiar with our life in mobile home parks. We hope this will be enlightening.

The Mobile Home Park Task Force is again meeting, this time with a slightly different group of members. Unfortunately it is not helping us and those mobile home owners who are members are NOT working together.

Finally our President's editorial beginning on page 16 brings to light the reluctance of other organizations to UNITE as a team. If you are reading this and belong to another advocacy organization, please write or call your leaders and demand they work together with CoMO-CAL and other advocacy groups. We can not afford to isolate ourselves. There are so few working for the rights of mobile home owners. Remember:

UNITY - LET'S DO IT TOGETHER

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CoMO-CAL, Inc. is a non-profit organization committed to protecting the rights of mobilehome owners in the state of California. All persons living in a mobilehome are eligible for membership on an equal basis, except management, owners and employees of owners.

THE VOICE is published monthly by the Coalition of Mobilehome Owners—California for the use of its members. THE VOICE welcomes articles of interest to mobilehome owners.

WE ARE NOT ALONE - LET’S DEFEAT PROP 90 TOGETHER

We are not alone. In fact the League of California Cities is working hard to lead the fight to defeat Proposition 90. If you have a computer, please visit nopro90.com and <http://www.cacities.org/index.jsp>.

The League indicates that their “Initial research shows that Prop. 90 can be beaten with an aggressive and well-funded campaign to provide the voters with the facts about what Prop. 90 is really about: a taxpayer trap that will cost our state's taxpayers, harm our environment, and erode basic quality of life protections.”

CoMO-CAL has joined the "No on Prop. 90" coalition and is getting information out to our membership, our friends, families, and other civic organizations. We are “aligned” with a Los Angeles based tenant’s association called Coalition for Economic Survival. They are 5,000 members strong and doing terrific work in the Los Angeles area for all tenants. They were instrumental to get our Rent Control Ordinance in 1978.

We have phone lists for about 100 parks, containing names and phone numbers of residents. Please volunteer to call and alert them. Of course we continue our campaign of fliers into parks across the State of California.

Remember, please VOTE in the November 7, 2006 election. VOTE NO ON 90

Public Safety Groups

- California Police Chiefs Association
- California Fire Chiefs Association

Education Groups

- California School Boards Association

Environmental Groups

- The Nature Conservancy
- California League of Conservation
- Audubon California
- Bay Area Alliance for Sustainable Communities
- National Wildlife Federation
- The Ocean Conservancy
- Sierra Club California

Government Groups

- League of California Cities
- California State Association of Counties

Homeowner/Housing Groups

- *Coalition of Mobilehome Owners - California**
- *Coalition for Economic Survival**

- League of California Homeowners
- California Housing Consortium
- California Housing Partnership Corporation
- Golden State Manufactured-Home Owners League
- Orange County Community Housing Corporation
- Santa Monicans for Renters’ Rights

Consumer/Public Interest Groups

- League of Women Voters of California
- Public Advocates, Inc.

Agriculture Groups

- American Farmland Trust

Business/Economic Interest Groups

- California Association for Local
- Economic Development

Community Groups

- Santa Monica Coalition for a Livable City

**We Oppose Proposition 90
The Taxpayer Trap**

LOCUST GROVE WINS AGAIN

Article by Ralph Weber, Antelope Valley CoMO-CAL President

Despite the fact that the a May, 2006, ruling by the Rent Arbitration Board of Lancaster could not be appealed, the Lancaster City Council granted the owners of the Locust Grove Mobile Home Park another hearing before the RAB on August 7, 2006, to request a change in the RAB's previous limitation on a rent increase that would have doubled the rents in the Park. The Locust Grove owners were asking for a change in the RAB ruling to alter the RAB decision to spread the rent increase over a period of two years rather than the four years The Lancaster City Council allowed the hearing because the Locust Grove owners' attorneys threatened the City with a law suit to contest any decisions by the Lancaster Rent Arbitration Board.

But once again, after a brilliant presentation by Jeanette Rosssling and her CPA husband, Norm Rosssling, and the presence of a large audience of Locust Grove residents, the Rent Arbitration Board unanimously voted down the Locust Grove Owners' request.

The motion to reject the rent adjustment proposal, was made by ex-Mayor of Lancaster, Frank Roberts, who was appointed to the RAB after the May, 2006 hearing. and was sitting on the bench for the first time. He was elected Chairman of the RAB at this meeting. Roberts pointed out that he had not heard the arguments at the May, 2006 hearing but, in his opinion, the hearing should not have been allowed since the City ordinance clearly states that ALL decisions by the RAB can not be appealed. The other four members of the RAB pointed out that the Locust Grove owners had not brought forth any new evidence to alter its earlier decision. All five members of the Rent Stabilization Board voted to reject the Locust Grove MHP owners request for a modification of the rent increase.

Representing CoMO-CAL, I said that the law clearly states that all decisions by the RAB are not appealable and if a decision to alter the RAB's previous ruling was allowed, it would virtually make the Rent Arbitration Board useless and could lead to elimination of any protections Antelope Valley mobile home owners have against unjust and unreasonable rent increases.

We Need New Faces Up Here I would like to appeal to all mobile home owners in the Antelope Valley to consider becoming an active voice in our community to help protect and fight for the rights of all of us. At the present time we have only a handful or people on the Antelope Valley Group of CoMO-CAL. I am Chairman of the AV Group and due to a few health problems I will be forced to slow down my activities soon. Ben Renshaw of Hacienda Heights, a Co-Chairman, has lost most of his sight and is not well and he must curtail his activities. Floyd Gilbert of Quartz Hill MHP is well into his eighties but he still gives us a great deal of his time. Billie Thomas, of Boulders II, is doing a fine job as Secretary. Sunny Christensen of Leisure Lake is in our AV Group as Treasurer. She has a few obligations now that somewhat limits her time to help, but she is eagerly waiting for the day when she's officially retired and can devote more time to our cause.

Thus far, this is all the people we have up here in the Antelope Valley, who are willing to help out. It seems to me there has to be more mobile home owners, younger and more vigorous, that could come forward and join our AV group. I am appealing to everyone who gets this newsletter in the Antelope Valley to consider becoming a active representative to help fight for mobile home owners' rights in the Antelope Valley. We don't have many meetings, it doesn't cost you anything, and you get a great feeling knowing you are helping other mobile home owners. Please consider joining us now. Call me 661-723-6997 and I can fill you in on the details.

SENIOR HOUSING DISCUSSED (HEMET-NORTH EAST OF LOS ANGELES)

CITY COUNCIL: Officials explore ways to prevent seniors-only residences from being converted.

10:00 PM PDT on Wednesday, August 2, 2006 By HERBERT ATIENZA The Press-Enterprise

HEMET - Over the years, Hemet has built a reputation as a haven for seniors. City officials say a proposal they are considering would help make sure Hemet stays that way. A plan that has been discussed by the Hemet Planning Commission would make it more difficult for seniors-only housing to convert to all-ages housing by requiring applicants to:

Pay increased school fees; Meet stricter parking requirements set for non senior housing; Perform additional environmental analysis to see how the proposed switch would impact the surrounding neighborhood.

Hemet is home to a number of communities where residents must be 55 or older to live there. "The goal is to keep as many senior-housing units intact as we can," Councilwoman Lori VanArsdale said. She said federal law prevents the city from enacting ordinances that would force people to offer seniors-only housing, but the city could impose requirements that would reduce the negative economic and environmental effects of housing conversions.

"I am emphatically against these conversions," Van Arsdale said. She said conversions negatively impact the community by burdening schools, requiring more police resources, and reducing the number of homes available for senior citizens. She said the impetus for discussions were concerns brought by school district officials in recent months about how schools are negatively impacted by housing conversions. She also pointed to city studies that show more calls for police are being made from former senior-citizen mobile-home parks that have converted to accommodate all ages.

City Planning Director Richard Masyczek said that at present seniors-only communities are kept that way by covenants and restrictions. He said that if the proposal is approved, large seniors-only communities, such as the sprawling Sierra Dawn Estates, could be protected from conversion, because it would be difficult to create additional parking there that is required for regular homes.

"I am not in a forgiving mood for people who want to convert," Mayor Robin Lowe said. "There are too many seniors living below poverty level who cannot afford housing." She said the proposal will come before the City Council's housing committee in the next few weeks for further debate.

A QUICK NOTE TO CoMO-CAL MEMBERS OF VILLA DEL SOL

by Frank Wodley, President CoMO-CAL

I personally applaud your decision to form a CoMO-CAL chapter in Villa del Sol. Special thanks to Jim Dean who spearheaded this action, membership is over 100. As the President of CoMO-CAL, I believe I have a special responsibility to you, that's what CoMO-CAL is about - mobile home owners. As I've written elsewhere in this month's THE VOICE, the formation of a group that is pro-residents is critical for you to make positive progress.

Unfortunately your elected President, Jim Best, has been out of town for most of this summer and some of you have expressed concern that there has been no meeting. I've conveyed your concerns to Jim Dean and Barbara Johnson, both board members I believe they will soon schedule a meeting of your CoMO-CAL chapter to entertain your concerns. Above all, I want to extend my hand to each of you. Please do not hesitate to call me at 1-800-929-6061 or email me at fawodley@yahoo.com. Remember, I'm here for you. I will support you and your new chapter any way that I can, without dictating to your board. Thank you for joining our family!

NEW TORRANCE MAYOR FOSTERS MOBILE HOME PARKS RENT DEAL

CARSON DAILY BREEZE Originally published Sunday, July 30, 2006 By Ian Hanigan

Owners of Torrance and Lomita Knolls Lodge mobile home parks cut latest rent increase by \$63. They also promise improvements at their parks. Local mobile home park tenants who complained recently about skyrocketing rents and slum like conditions are about to see a drop in their monthly payments -- as well as other neighborhood changes.

Under an arrangement brokered by new Torrance Mayor Frank Scotto, Anaheim-based Kort & Scott Financial Group has agreed to slash last month's \$79 rent increase to \$16 for residents of Knolls Lodge near Western Avenue in Torrance as well as its sister park, Knolls Manor on Walnut Street in Lomita.

Moreover, next year's rent will be tied to more modest federal cost-of-living increase figures. The parks' owners have also promised to step up security, tackle street repairs and open a Knolls Lodge pool that had been closed since May.

"I'm very excited that the Kort & Scott people were willing to meet with me and listen to my concerns about what was going on with Knolls Lodge and Knolls Manor," said Scotto, who sat down with company representatives a little more than two weeks ago. "After a long discussion with them, they understood that basically I wasn't going to go away."

About eight years ago, Kort & Scott bought what were then seniors-only parks and later made them all-age parks. In the years that followed, tenants -- especially those in Knolls Lodge -- complained that the new owners were gouging them with unreasonable rent spikes while failing to maintain the upkeep of the parks.

Noting that mobile home dwellers have to rent their patches of land in addition to purchasing or financing their actual homes, many said seniors on fixed incomes were being economically evicted in the wake of rent costs soaring to \$1,000 or more.

And some said they had no choice but to hand over their house keys and walk away because they couldn't find buyers under the circumstances. "What do you think I should do?" 74-year-old resident Miranda Pisch asked at a recent City Council meeting. "Should I go under the bridge with a sleeping bag or should I just plain die? Because I have no place to go."

With relief now in sight, Knolls Lodge tenant Leo Lewis, 64, praised the efforts of the new mayor for making good on a campaign promise to address the situation. "It's an amazing victory because what politician have you seen who has kept a campaign promise and done it within his first week of taking office?" said Lewis, who emerged as a vocal activist. "He did what he said he was going to do."

A call to Abe Arrigotti, president of Sierra Corporate Management -- Kort & Scott's property management company -- was not immediately returned Friday. However in a May interview, Arrigotti said rent prices were driven solely by market forces. He added that close to \$1 million had been spent on infrastructure upgrades and improvements to common areas.

The company's recent concession will be a costly one. Axing this year's rent by \$63 amounts to an annual loss of \$756 per space. Multiply that by about 270 occupied units in both parks and Kort & Scott is likely giving up more than \$200,000.

Had the company not been willing to work with the city and its residents, however, officials in Torrance could have weighed costlier alternatives, such as mandatory rent controls for mobile home parks, Scotto said.

"This was the best case scenario for everybody that we were able to do this," he said.

Guest Commentary: Mobile home park owners don't play fair

By **Laura Taylor** Sunday, July 30, 2006

Citrus Heights is home to some wonderful mobile home parks with a sense of community like no other place in the city. They provide a more affordable, low-maintenance home ownership option for our senior citizens, and although they must pay monthly rent for the mobile home space, these rents had been some-what reasonable with fairly predictable annual increases. The recent sale of two of these mobile home parks changed that.

Public outcry over what appeared to be saddling residents with the cost of purchasing the parks brought to the fore a need for some regulation on mobile home rents. The often unclear, sketchy and sometimes misleading communication from park owners to residents was identified as an additional cause for concern.

Our City Council applied a method used successfully on other issues and formed the mobile home rent stabilization task force. As the co-chairwoman of the task force and one of three neutral members, I felt it was imperative that I kept an open mind. The residents who had spoken out in favor of rent control described park owners as manipulative investors who would unscrupulously take advantage of seniors on a fixed income whenever possible. I thought that assessment was rather harsh and chose to form my own opinion.

In December 2005, despite assurances to the City Council that they would give the task force a chance before raising rents or making other changes, two of the mobile home park owners in Citrus Heights drafted and were pitching long-term leases to their residents (a third followed suit shortly thereafter.) State law exempts park owners from rent control where there are leases in place. After only a few meetings, the owners were taking matters into their own hands.

When the owners' position suddenly turned toward support of long-term leases with little room for discussion of anything else, it became clear that they were operating under a shared agenda. They often stayed behind after our meetings, having their own follow-up meetings and discussing their options outside of the forum with city staff members.

I voiced my grave disappointment in what I saw as their lack of good faith directly with a number of park owners. The consensus eventually adopted by the task force and recommendations taken to the City Council were done so with great difficulty and certainly were not unanimous.

The "private cooperative" organization of park owners is equivalent to a monopoly and places them at an unfair advantage over residents, as do the much-touted leases. The ordinance will not create a huge, expensive bureaucracy simply by demanding public accountability on the part of the monopoly that is benefiting from our seniors.

The days of park owners "playing nice" and "looking out for their customers" -- which is what our seniors are -- disappeared with the sale of two parks. With increased rents in these parks, other owners' eyes lit up with dollar signs at the chance to get in on the action and drive up market rates to Bay Area levels. The "reasonable" rents of the past and new long-term leases are no guarantee of future fairness.

The threats of lawsuits and repealed ordinances in other cities that caved to the financial power of their respective park owners were clearly outlined before our panel, as were some successful ordinances and agreements (now totaling more than 100 in our state).

Our seniors are counting on their elected officials to protect them from profiteering. It will be up to us to make sure that the leases do not remain in their current one-sided incarnations but provide benefit to park owners and residents with the penalty of application of a far more strict rent control ordinance as the alternative to non-compliance.

About the writer: Laura Taylor is a Citrus Heights resident and was co-chairwoman of the mobile home rent stabilization task force.

VILLA VISTA RESIDENTS RACING RENT INCREASE
AFTER SALE OF SAN MARCOS PARK

By: DAVID GARRICK - Staff Writer

SAN MARCOS ---- The 85 families living in the Villa Vista Mobile Estates are facing a 27 percent rent increase now that their mobile home park has been sold to a private operator based in Irvine. Three months after Cal-Am Properties bought the park in March from longtime owner Richard Collins for \$5.1 million, the company sent residents letters in late June stipulating that rents must increase by 27 percent for Cal-Am to receive a "fair rate of return" on its investment.

Residents interviewed Monday afternoon said they plan to ask the City Council to nullify the rent increases and the sale of the property, which has jeopardized the residents' four-year campaign to buy the park themselves. "We're going to ask the city to please not allow the increase," said 53-year-old Beth Puzac, who has lived in the park for nearly three years. "It seems ridiculous. He must not have done his due diligence if he needs this extra money right after he bought it."

Jennifer Knapic, 41, said that the proposed increase in her rent from \$588 to \$747, will make it impossible for her to make ends meet because she is on a fixed income of \$1,000 per month. "I will not be able to buy food and the medications that I need," said Knapic, a three-year resident of Villa Vista.

Calls to the main office of Villa Vista were referred to Pete Jorde of Cal-Am Properties. Jorde did not return a phone call on Monday afternoon. Assistant City Manager Paul Malone said the residents can appeal the increases to the City Council based on the city's rent control rules, which govern how much mobile home park owners can charge residents for the land beneath their homes. Malone said the residents would be entitled to a public hearing before the council if a majority of those residents subject to the increases were to sign a petition.

Puzac said a petition is already circulating around Villa Vista, which is on South Santa Fe Avenue in the northwestern corner of San Marcos near the city's border with Vista. Only 31 of the 85 families living in the park would be subject to the first wave of increases, which would take effect Oct. 1. The affected residents are on month-to-month leases. Residents on long-term leases will be subject to the rent hikes when their leases expire, according to the residents.

The letters notifying residents of the increase, which were sent by an attorney on behalf of Cal-Am Properties, explained that projected 2006 revenue for the park is \$291,000, which is a 5 percent return on the \$5.1 million invested by Cal-Am. The letters stipulate that a "fair rate of return" would be 9.1 percent, but the letters do not outline how Cal-Am arrived at the 9.1 percent figure. The letters note that rents at Villa Vista have not been increased since 1999, and that state law allows mobile home park owners to increase rents based on the consumer price index, which typically increases about 3 percent per year.

Puzac said the residents held a meeting shortly after they received the letters in late June. It was decided that the residents should fight the increases and continue pursuing their effort to buy the park for themselves. "I'm still hoping we can buy it," said Puzac. "Collins sold it to these people despite the city's ordinance guaranteeing us a first right of refusal."

(Continued on Page 9)

Malone confirmed that there is a city ordinance providing the residents a first right of refusal on any sale of the park, but he questioned whether the residents would be within the 45-day limit included in the ordinance. Malone said the city tried to help the residents buy the park, but that city officials could not recommend that the council approve a deal the residents brokered with Mitchell Properties of Santa Ysabel.

Jerry Fisher of Mitchell Properties said that Collins and the city conspired to prevent the residents from buying the park. "The city has its own agenda of what it wants to do with these people," said Fisher. "It is my opinion that Collins and the city never wanted a deal to get done with the residents."

Malone said the city tries to help residents buy their mobile home parks whenever possible, and that the city tries to encourage for-profit companies to sell parks to nonprofits if possible. "Our goal is to assist them whenever possible," said Malone. "We took several runs at it with Villa Vista, but it never panned out."

Of the 18 parks in town, seven are resident-owned, four are owned by nonprofits and seven are owned by for-profit companies. -- Contact staff writer David Garrick at (760) 761-4410 or dgarrick@nctimes.com.

Randy wrote on July 11, 2006 7:27 AM:"It is too bad that San Marcos has no rent control ordinance like Oceanside to protect the tenants of mobilehome parks from 27% rent increases!"

jennifer wrote on July 11, 2006 9:09 AM: Villa Vista is in San Marcos and we do have Rent Control Ordinance. The person named Jennifer shes been in Villa Vista 5 years going on 6. We are protected by the City. How can anyone live when you are on a fixed income? From 588 to 795.00? and you are on a fixed income. and after that rent goes i will have nothing no food no medical help. Please Support us Villa Vista Residents. Help us not get these terrible Increase.

Daryl wrote on July 11, 2006 12:34 PM: "With the sale of land comes in an increase in property taxes. Of course rents will go up."

I find it hard to feel sorry for you. wrote on July 11, 2006 1:00 PM: . I really find it hard to understand when there are people who want to stay home and be supported by others. I can almost bet most of the tenants at these mobile homes are helped in one way or another by social services. Lately there has been so much attention paid to the illegals problem and how they have to be helped and supported by the people who do work in this country but I don't hear anything about the American people who are and have always been helped. No matter how many Mexicans get sent home people like these will always be here and women like me will always have to support them. Maybe I should ask for a raise or get a second job so I can pay more taxes in order to meet your rent??"

Christian wrote on July 11, 2006 1:34 PM:"I would love to live in La Jolla, but I can't afford it, if you can't afford to live someplace then you move or make more money, that's just life. I am so tired of people thinking they have a right to live some place they can't afford. California is expensive we all know that so if you can't afford to live hear guess what there are 49 other states that would love to have you. "

Perhaps You Don't Fully Understand wrote on July 11, 2006 1:45 PM: "It seems these last 4 comments don't fully understand mobile home living. The residents in this park pay the highest mobile home park rents in San Marcos. ALL THEY ARE PAYING FOR IS DIRT!!! Their rents are generally \$600 per month for that dirt. However, they still have their home payment on top of that! So, add another \$800 there, and you're at \$1,400 per month. Unlike an apartment or condo, the resident is entirely responsible for all maintenance and repairs. Additionally, the residents pay property taxes, insurance, sewer, trash, etc. Unlike a homeowner, these residents do not get any tax write-off for the mortgages on their homes. "

Peter wrote on July 11, 2006 2:21 PM: If a owner wants to raise the rent then he should. If you cant afford it then move on. Why should the new owner support you? Pay up or move out."(Continued on Page 10)

I understand all right wrote on July 11, 2006 2:23 PM: "If the rent is to high then move to a place or state you can afford. Why should the owner have to support you?"

A Christian Character wrote on July 11, 2006 2:24 PM: "The residents in this park are entitled to full protection under the laws governing mobile home living in San Marcos. They likely purchased their homes in San Marcos because of those protections. The previous owners of this park violated numerous mobile home residency laws, which is why these residents are paying the highest mobilehome rents in San Marcos. "

Go Residents! wrote on July 11, 2006 2:39 PM: "These residents ought to sue any of the owners of this park that have violated any of their rights! They should enlist the City of San Marcos to help them. "

Get Real wrote on July 11, 2006 2:45 PM: "The residents of this park were in the process of buying this park. Cal-Am swooped in and way over paid for the park, snagging it out from under the residents. They either planned on pillaging these residents or they didn't do their homework. In either case, there are laws in place to protect residents from these coportate rapist! This new park owner should have invested in a city that didn't have rent protection. "

Enron Anyone? wrote on July 11, 2006 2:53 PM: "This new park owner isn't any different than Enron. Just another greedy corporation! Were any of you commentators upset when you were paying those high energy rates a couple of years ago because of Enron? Hmmm... You should have just moved out of California! Didn't like it ~ did you leave? How ridiculous are these comments against these residents? RIDUCULOUSLY ARROGANT! "

Bystander wrote on July 11, 2006 3:00 PM: "27% seems like a lot all at once. I think the new owner has a right to raise rent, but I think s/he should do it at a rate like 7% increase every 6 months. That would be 28% over the course of 2 years. At least you could afford to stick around for a little while if you decided to. If you want to leave (or can't afford it), leave. If you want to stay, pay the extra money. There are much cheaper places to live than Southern CA. I realize moving sucks, but sometimes you have to pay the piper. -Gene "

They have a pool? wrote on July 11, 2006 3:03 PM: "Maybe they could remove the pool and add more mobile home spots. That might be enough extra money (and less maintenance) to cover the rent increases. -Gene"

Every Where is Expensive wrote on July 11, 2006 3:25 PM "People, everywhere in southern Cal is expensive. Home prices in the last 5 years have increased by a lot more than your rent increase. You can't even buy a home for under 400k in SM. I know it sucks but that's the way it is in southern Cal, the people in the parks are just now feeling the pinch. I understand that some of you are on fixed incomes but you know what a lot of "non" retired people are on fixed incomes too...I don't have unlimited earning potential, I just make a fixed amount at work and that is it. "

Fight a Good Fight! wrote on July 11, 2006 4:46 PM: "Residents: Don't listen to these nay sayers; they're probably corporate rat-bastards! If they're not, then I guess the days are gone when citizens stood together to fight injustice. If SM has rent control, then the city needs to stand behind it. Of course it's expensive in California, but this corporation shouldn't have bought in a rent control city. Stand tall and fight a good fight and kick that corporate butt!!! I'll keep you and all those suffering under corporate greed and injustice in my thoughts and prayers. I pray in the end, you are dancing on top the table of injustice. God be with you!"

Go Residents! wrote on July 11, 2006 4:48 PM: "I'm certain you are willing to pay a fair rent increase; you've probably been doing that all along. The consumer price index of 3% is fair; 27.03% is rape."

What about the elderly? wrote on July 11, 2006 5:47 PM: "In most mobile home parks there are elderly individuals. What would those of you saying "hit the trail" do with them?"

Shows You How Much They Know wrote on July 11, 2006 6:02 PM: "Who ever said these residents were being supported by anyone. I've never heard of a mobile home park supporting residents. Every park owner is making a bundle! They wouldn't be in the business otherwise. These residents get rent increases every year, just like every other park. This is about fairness in the rent increase. " (Continued on Page 11)

Hit the Trial Eldy i f you cant afford it wrote on July 11, 2006 6:06 PM: "You made your bed now lie in it, or figure out someother way to survive. Its a peronal issue not a government problem. Move to Mexico and get on their welfare system!"

(Continued on Page 11)

Don't do more than CPI wrote on July 11, 2006 6:27 PM: "There are approximately 90 rent control cities & counties in California. Malibu only allows 75% of CPI; Morro Bay 75% of CPI; San Francisco 60% of CPI or 4-7%; Napa 8%; Pismo Beach 6% or 75% of CPI; Santa Barbara 75% of CPI; San Juan Capistrano 100% of CPI. These cities are much nicer than SM, and they are able to control their rents. How does an owner in SM get off asking 27.03%?"

Puzzled wrote on July 11, 2006 10:23 PM: "This is a perfect example of what's wrong with American in the last 30 years -- entitlement and "rights". Should I have the "right" to rent controlled housing in one of the least affordable areas in the nation at the expense of the property owner (and in the general expense, everyone else, as this drives up real estate prices)? No one has been "forced" to live in expensive California while there are much cheaper places throughout the majority of the United States. Just about any retirement planning book/seminar/course points out that choosing a high cost of living area is stupid. "

Welcome To San Diego wrote on July 12, 2006 11:24 AM: "I agree that this is an issue not to be publicized by the media. In my real estate office, this would be addressed in a homeowners association meeting. But then, this is how the complainers attempt to get things done. And, as they will insist, they have the right. Actually, they also have the right to tear out the pool, and add more spaces for additional rental income. When you live in an area such as ours, you need to realize that it is absolutely all about the money- and not compassion. We all wish you the residents, and the new owner, good luck for the future!"

MHO wrote on July 12, 2006 2:07 PM: "How does one make a public comment on an issue they know NOTHING about? Had any of you naysayers educated yourselves on the past 30 YEARS of Mobilehome Residency Law in California then you might have a bit of a clue, ITS THE LAW! But you're most likely spending your time looking for DUI attorneys to defend you. I notice no comment in the article from the President of Golden State Manufactured/Mobilehome Owners League and he lives here....ummm "

MobileHomeOwner wrote on July 12, 2006 4:24 PM: "Trailer park residents should be proud of their pseudo-properties, and . when I capitalize my letters LIKE THIS, it means I'm shouting! How RUDE is that? Golden State Manufactured/Mobilehome Owners League is my only hope at this point. There are no amenities with or without the swimming pools or clubhouses. It can be a tough ownership. Next time get a condo! And thanks for the hope, Welcome!"

GERALD wrote on July 12, 2006 8:16 PM: "The President of GSMOL lives in this park & says NOTHING? Is he/ GSMOL impotent? Doesn't GSMOL brag the eintire state about helping mobilehome residents. Is GSMOL, a once-proud group now just another scam on mobilehome park seniors?"

ex-gsmoler wrote on July 12, 2006 10:00 PM: "If you think GSMOL or EMPAC have helped any homeowner in the last ten years think again. They didnt help my park when we needed it. They are still living off the glory, guts & hard-work of the old guard. Like Gerald Lenhard. He never hid under rocks like these current leaders. He fought to bring power to the homeowners. Bring him back and kick the bums out! "

Rachel wrote on July 13, 2006 8:28 AM: "All these smack those residents down chatters should shut up! You pseudo homeowners especially! You don't own your homes! You're renting them from your lender! If today, your lender told you they were raising your interest rates by 27.03%, I'm sure you'd be putting up a fight. Oh you have a contract you say, well so do these residents! Oh you're protected by laws governing those contracts. Well, so are these residents. When a new lender purchases your home loan (contract), will you be willing to pay an additional 27.03% in interest? It isn't any different; SO SHUT UP! Get behind these residents and back their right to be protected under the LAW or be prepared to be next!"

mobilehome owner wrote on July 13, 2006 11:20 AM: "I've resided in cali since 87, I love it here but don't think that persons living in mobilehome parks should be asked to pay that percentage of increase in one year. Gradual increases yes, but 27% is outrages. They have the right to fight for reasonable increase under the law and you folks go for it, I support your efforts. Good Luck. All others who are not familiar with these peoples situation just Shut Up!"

Liz wrote on July 15, 2006 6:16 PM: "What about the silver foxes crying that they're not getting enough handed to them when the majority outlived their social security benefits decades ago. Medicare, low-income housing and the prescription drug benefit debacle all come at the expense of children - even if this is a "family" park, I doubt it's kid-friendly. The obvious solution is to eliminate the age-discriminatory "senior parks" and open them up to families as well. Then their artificially low rents will reach an equilibrium as rents in family parks decline. We need to eliminate senior discounts in every area and begin supporting the future rather than continuing to subsidize the past. There are forty-nine other states...if the cost of living is untenable here, MOVE. " (Continued on Page 12)

LOS ANGELES "MOBILE HOME PARK TASK FORCE"

By Frank Wodley, CoMO-CAL President

The Mobile Home Park Task Force is not helping mobile home owners in Los Angeles. It is a pawn of the LA Housing Department and overseen by the Rent Adjustment Commission. The Los Angeles Housing Department would have you believe that substantive discussions of all issues take place between mobile home owners, park owners, and park owner representatives. In fact their Guide proudly states: "The MHPTF is a group established in order to provide a forum which allows full discussion of issues in mobile home parks." Nothing could be further from the truth. Issues of major importance to home owners are NEVER on the agenda, issues like interference of sales, out of control managers, efforts by parks to thwart the distribution of literature.

Early in July 2006, in a move unprecedented in the history of the MHPTF, the RAC commission "removed" Clifford Kenny and myself, the most out spoken members of the Task Force, something they have never before done, even when members had not participated in over three years or had moved out of state!! We had made our concerns known about the "transparency" of the Task Force, where no attendance records or minutes are kept, and although the Task Force supposedly submits reports to the RAC commission, members of the Task Force never see them.

On August 1, 2006 the MHPTF meeting seemed to be a training session for the new chairman, Hakha Mortezaie, who rambled on for almost two hours, discussing obscure issues that most there had no interest. There were a couple positive notes. CoMO-CAL was included in the revised "Guide" as an advocacy group for mobile home owners, along with GSMOL and CMRAA. Also the WMA MRL was replaced by one with larger font.

CONCLUSION

Today, the MHPTF does not benefit you or I. Those serving as home owners are not our representatives. In my opinion, they only lend a legitimacy to an illegitimate group. They are doing a disservice to all mobile home owners in the City of Los Angeles.

There is no transparency, no records are kept, the final "recommendations" are never given to the Task Force members. The Task Force does not discuss "hot button" issues and perhaps never did, contrary to what their Guide says.

(Continued from Page 11) Resident supporter wrote on July 19, 2006 12:56 AM: It is terrible to think that someone could buy a property and boondoggle the residents with such a huge rent increase. I am shocked by the ignorant and rude comments that the press shouldn't be covering this issue. This sort of abuse is what we need to hear more about. Of course, the new buyers supporters and various real estate people are going to make such comments. People who take advantage of others always cry foul when their greedy deeds are exposed. The comments telling people to "move!" are usual for the sheep-like people who won't fight back against injustice and unfairness. Shame on you! You give real Americans who still fight for their rights a bad name. "

Satan at Work wrote on July 20, 2006 11:31 AM: "It's quite likely the terribly negative comments are being made by the new owner of this park and his crew. Who else in the world would have any interest in this whatsoever? Absolutely no one! This isn't costing anyone a dime, except the residents. It's isn't a taxpayer issue, etc. The owner would make a profit without raising the rents whatsoever. He is entitled to raise them according to the mobile home residency laws of San Marcos. 75% of CPI is fair; 27.03% is evil; it's Satan at work here. "

Mark wrote on July 26, 2006 9:06 AM: "I recently purchased a home in a park in San Marcos. I, like many others, chose SM because of rent control and I'm watching closely to see if the city is going to enforce the law at that park. If not, it could ripple through all parks and hurt the many seniors on fixed incomes. Many of these seniors served and defended their country in times of war and do not deserve the hurtful comments I have read above."

Editor's Note: I've included all comments to date on this issue. There are some very interesting comments, especially those against the owners of mobile homes. This should give you insight into the mind set of those who have never lived in a mobile home park.

THE EYES AND EARS OF OUR MEMBERS

Judy in Hemet reports management telling residents they can sell their mobile home, but their buyer must move the home if it is older than 1974.

Marianne in Valley Village, North Hollywood, indicates her manager will not give applications to buyers of mobile homes unless it is to purchase a park owned, new home.

Another member called thanking us for the article about "scams." This is costing residents in her park thousands of dollars.

Mary Lou in Chatsworth Mobile Home Park has a lawsuit against the park owner, claiming Unfair Business Practices. The owner claims she must "bring her mobile home to current code." This means taking all metal siding off and replacing with wood siding, replacing her "flat" roof with a gable roof, redoing her porch, etc. Another part of the law suit deals with management interference with emergency services coming into the park to treat Mary Lou's handicapped daughter.

Rosalinda, who owns a mobile home in Palisades Bowl, has alerted us: 1) The owner wants to sell the spaces to the residents, and 2) A resident is passing around a questionnaire from the attorney firm E.L.T.H in San Diego as the preliminary step to filing a "Failure to Maintain" lawsuit. CoMO-CAL will send fliers into Palisades Bowl suggesting that residents use CoMO-CAL as a resource.

Michelle, a R.E. Agent for three residents in Tahitian Terrace, Pacific Palisades, indicates the owner is challenging Rent Control by increasing rents to \$1300 per month for the buyer (under rent control they would have been \$500).

Of course this is what CoMO-CAL is all about. You are our eyes and ears. With your help, we are learning what is happening all around the State of California. Keep up the good work. The more we know, the more we can help. Any regular reader knows we have a flier to combat the issue in Valley Village—age is not a criteria for the park to ask you to move your home. And please be careful of those who would scam you by saying you need new wiring or plumbing, etc. We suggest you use licensed contractors; otherwise if you have a fire or other loss, your insurance company might not cover it.

And please, please send in any information on lawsuits, whether or not on going. This will help us understand where the problems exist and what is being done to fight them.

One of our members has written the following: "I believe that the law is already in place and should not require shoring up. Why should it take "desperate measures" to enforce laws already on the books? And why should groups or organizations designed to help homeowners spend a second huge amount of their time and resources having to "re-do" something that they fought so hard for in the first place? If it wasn't good enough the first time around, then why did we have "settled" for it at that time? And, more importantly, would it improve living conditions or peace of mind for the homeowner if we had to fight the same battle yet one more time? Could we be that much more assured of a successful solution the second time around?...Without ENFORCMENT, what good does it do to have the laws on the books in the first place?" **Editor's Note: Please read "Mobile Home Wars" for some insight into our Mobile Home Residency Law and why it isn't working for us.**

Gov tells manufactured home owners to take a hike

Author: Carol Marin The Chicago Sun-Times

Date: May 10, 2006

Publication: Chicago Sun-Times (IL)

Gov. Blagojevich quickly used his veto this week to nix the most benign of bills. You have to wonder why.

This is nothing less than a David and Goliath story. Little guys vs. the big boys. And so far, let me tell you, the little guys are losing big-time.

This all centers on what are called manufactured-home communities, something we used to call trailer parks back when those dwellings were truly mobile. They are not anymore. Manufactured homes are simply more affordable than conventionally build homes. They are prefab buildings that can be transported and assembled on a foundation. About 300,000 people in Illinois live in such communities and most of them are senior citizens who have worked all their lives and are trying to stretch their retirement dollars.

They have a unique problem. They own their homes. But not the land underneath them. They must lease the land from the often huge corporations that own these communities across the country. People like mega-zillionaire Sam "The GraveDancer" Zell. Or Illinois real estate mogul Terry Zerman of the Illinois Housing Institute, a consortium of park owners.

Their power, clout and cash are in stark contrast to people like Rose and Bill Pooler. I watched the Poolers, an elderly retired couple, pack up a moving van last summer. It was the saddest of sights. They could no longer afford to live in their manufactured home in Willon Lakes Estates in Elgin, a lovely well-tended community of mostly senior citizens. Why did they have to go? Because, despite all the promises and attractive sales pitches that bring people into these places, pretty soon the rent skyrockets out of their reach. Unable to move their home along with them, they were forced to abandon it. And under the rigid rules of these communities, they aren't allowed to rent their property to someone else. And if the park owners sell their house, under the lease agreements, people like the Poolers get none of the profit.

It's outrageous. But it's legal.

State Rep. Ruth Munson, a Republican from Elgin, has tried very hard to help out people like the Poolers. She and a bipartisan band of mostly female legislators offered a series of bills this past session to accomplish some very modest reforms. Things that would have given residents a few more rights when it comes to negotiating a lease agreement and a little more warning of huge rent increases. And a way to arbitrate rents that are way out of line with market rates.

Enter the big boys.

Zerman's group hired none other than lobbyist Victor Reyes, a k a "Individual A" in the ongoing federal probe of hiring at Chicago's city Hall. Meanwhile, Zell's army of lawyers fired off letters threatening lawsuits. Pretty soon Munson's legislation was as watered down as a drink in a strip joint. By the time it got to Blagojevich's desk, amendments had been tacked on severely limiting its reach. The governor then vetoed it, claiming "the bill would apply to only three of approximately 900 Illinois mobile home parks" when, said governor, "it should apply uniformly to all Illinois mobile home parks."

Now that sounds sensible, doesn't it? Except there is something that the governor didn't bother to explain, That with the stroke of his pen, he had the ability to VETO the lobbyist-driven-bill-weakening-amendments that crippled this bill. And voila! He would have restored Munson's legation to its original form, witch would have accomplished exactly what the governor claimed was needed: a uniform law that offered protections to all the residents of all the mobile home parks in Illinois.

Why didn't he do that? According to a spokeswoman for governor, his legal advisers thought that kind of amenda-tory veto was not legal.

Boy, that's news to Munson and bunch of others I checked with in Springfield.

How about a different explanation? One that brings us back to the big boys who also happen to be big contributors. Zell, czar of manufactured-home communities in America, and his wife, Helen, wrote friends of the Blagojevch two checks in 2002. One was for \$7,500. The other, a whopping \$75.00. and Zeman, the other big owner of these com-munities? He and his Illinois Housing Institute associates have given the gov's campaign about \$18,000 in the last few years.

How generous.

So what can 300,000 mostly senior citizens do to fight back?

First, they need to remember that united they are twice the size of Rockford. And they vote.

Beyond that, they have voices that need to grow louder. It's time to start telling anyone who will listen that if they're thinking of buying a manufactured home, DON'T.

And If they're thinking of moving into one of those lovely manufactured-home communities, DON'T.

Not until the little guy gets something out of this deal besides the back of the big boys' hands.

Editor's Note: Remember, Sam Zell runs "Equity Lifestyle, formerly MHC. He raised the rents on a Santa Cruz park by \$4000 a month. **WE NEED TO UNITE TO FIGHT THIS TREND!**

"MOBILE HOME WARS" by Donald DeVore

This is a terrific book filled with 30 years of history. It describes why we are considered "trailer trash," and why the Mobile Home Residency Law is based on the wrong premise - we are not apartment dwellers but own our homes. Our laws should be based on "land lease" law. It explains how your statewide and park HOA organizations should work. And gives insight why organizations have not been effective. Don writes that we should always know who our opponent is and never fight among ourselves.

CoMO-CAL highly recommends this book. Every mobile home owner should read it. Contact the CoMO-CAL representative in your area. Available \$12.00 by snail mail, \$8.50 by email, or \$10.00 by hand.

Please take advantage of this opportunity.

TIME IS RUNNING OUT - LET'S GET ORGANIZED**Editorial by Frank Wodley, CoMO-CAL President**

Please think about this. Without a strong military and a people willing to make a sacrifice (NO PAIN, NO GAIN) you and I would have been under foreign rule long ago, perhaps speaking Japanese or German today. In fact, this is the very reason why mobile home owners are under "foreign rule" today. As mobile home owners, we do not have a strong military, in fact we have NO military. We have scattered groups of "active residents (militia)" around the state doing the best they can, but there is **NO ORGANIZED, STATEWIDE ADVOCACY GROUP** working to help us wage the fight in our parks.

MOBILE HOME WARS

If you have been reading THE VOICE, you will understand that we, the owners of mobile homes in rental parks, are at WAR with our park owners and their advocacy groups. A WAR that none of us wants or bargained for, but a WAR none-the-less. And a WAR that park owners and their managers often wage secretly, pushing the envelope, making us want to move out of these "concentration camps." Why should they be afraid to cross the legal line, after all, they have a long list of attorneys who will defend their actions. And they have well run, and well funded groups to advise them. One such group is the Western Manufactured Communities Association (WMA). Here in Los Angeles the WMA has David Evans, Clint Lau and Bill Schwinworth sitting on the Mobile Home Park Task Force, working for the interests of park owners - they work as a team.

WHERE ARE WE TODAY

Let's face reality. Life in our parks today has never been so problematic. Mobile home owners continue to suffer, faced with many more challenges than in years past. Problems such as out of control managers, unavailable common facilities, new rules and regulations that continue to take away our rights, ever increasing rents, interference by parks when we sell, condo-conversions, long term leases, pass-throughs, challenges to rent control and challenges to other protections, etc. And these issues often times are not challenged. After all, one must take a chunk of money to retain an attorney to fight.

What about the dozens of small groups across the state like SCMOA (Sonoma County), CAMOA (Carpinteria), COMPAC (San Diego Group), the Goleta Group, MHOC (Ojai), EMPAC and the dozens of others? What about the HOA's or residents groups in parks not affiliated with any statewide group? I'm sure many groups are making a positive contribution. But most are operating in a vacuum - essentially an island unto themselves. Perhaps they do not want "outside" interference or are happy might writing their monthly article for the local paper, having their occasional meeting, chatting with a local politician, etc. Often they are content to "do what they can" and leave it at that. They are happy with the "status quo." But the park owners continue to challenge us, and are not happy with the "status quo." To me, that means we MUST work hard, and be determined to make a difference.

I've talked with many leaders, especially here in Southern California. In fact, many have joined CoMO-CAL. They have read THE VOICE and most praise it. They know CoMO-CAL could supplement what they offer. Above all, they know our #1 priority is to UNITE all groups, all mobile home owners! No other group is actively working to that end. And nothing could be more critical to our collective future than UNITY.

This should be a "slam dunk!" For a measly \$15.00 a year we have a real chance to make a difference! Just \$15. Yet, even these leaders, who "say" they have the interest of their members at heart, **do not promote us**. What a

shame! An opportunity lost, while mobile home owners continue to suffer all across the state.

RECOMMENDATIONS

Number One: If you live in a park without a residents organization, please work to form one. Donald DeVore writes “Every community should have a Home Owners Association. This way you can deal with issues pertaining to you and your community. Historically most have disbanded (because) it seems that the homeowners are more intent on fighting with each other rather than the real opponent, the landlords.” **LET’S STOP FIGHTING AMONG OURSELVES AND FIGHT THE REAL ENEMY—OUR PARK OWNERS.**

Number Two: If you live in a park with a HOA, or belong to a city or county wide group, suggest to your leaders that they join the CoMO-CAL family and promote CoMO-CAL to their members. Tell them (Merle, Dennis, Hank, Mel, Homer, Tony, and others) that every mobile home owner (not just their group) can benefit from their work and they must share their expertise. Tell them CoMO-CAL is the only state-wide advocacy group working to get this information to all mobile home owners across the state to assist owners with the growing number of issues in their parks (and not just focusing on new legislation). And each time another group joins us, our “military” is so much stronger! Let’s share our expertise. **THAT’S WERE WE NEED TO BE HEADED!**

Number Three: Why continue to reinvent the wheel? Let’s draw upon the experiences of any resident, or any group that has successfully dealt with an issue. There is a wealth of talent out there, a wealth of information. Other groups must set aside our egos and share with ALL mobile home owners. CoMO-CAL will continue to promote teamwork among all mobile home owners and all groups. We will continue to disseminate this information to as many mobile home owners as possible, across the State of California.

Number Four: If you belong to a group now, be active enough to understand how that group is benefiting you. If you feel we need the enforcement of laws, rather than focus on getting new laws, let your leaders know. If you belong to CoMO-CAL, know that **Today you have an organization that values its membership and listens to them.** That organization is CoMO-CAL.

WHY CoMO-CAL?

CoMO-CAL is our best chance to really accomplish something. We are young, energetic and dedicated. We are not hindered by “do nothing” boards who want to maintain their status. We respond quickly—as we did with Proposition 90. We have worked hard for every member and we will continue to work hard. We have established the basis of a terrific organization and we have lots of potential. And we are not afraid to challenge the WMA and the park owners. We are here for you. We welcome your participation and suggestions. You can always call us and get help. If we can’t help, we will refer you to someone who will. We are the only statewide advocacy group in the state of California that is 501(c)3. That means we can get grants; resources that will be focused helping our membership. We will work with anyone, whether individual or group to improve the lives of mobile home owners. Let’s draw a line in the sand—together.

HOW ARE WE MAKING A DIFFERENCE?

ONE: We have already identified about 80 leaders around the state, who are active in their local areas, but working essentially on their own. Let’s organize them into a team! In fact I’ve just sent them an email - it doesn’t make a difference what organization they belong to, we welcome everyone. Let’s work together. Let’s brainstorm issues and make our recommendations available to all who really participate. Of course all members of CoMO-CAL

will receive this information. Ultimately they are the ones who must put it to use. Everyone must pull our own weight, no slackers. Mobile home owners should expect no less than their Home Owners Group, or Chapter get involved, promote membership in CoMO-CAL, contribute to the solution of the problem.

TWO: We will continue our mailings around the State of California. We will alert mobile home owners to Proposition 90 and introduce them to CoMO-CAL. We can not afford to continue this campaign and it has been successful.

THREE: We will continue writing and distributing fliers on important issues as "Removal of your older mobile home," Sellers Guide by Clay Harrison, "Can the park require upgrades at time of sale," etc.

FOUR: Our members continue to support us by donations, volunteering, sending in newspaper articles, telling others about our organization, etc.

FIVE: We will continue to expose the illegal practices of park owners and managers and we will continue our efforts to find ways to counter them.

SIX: We will continue to help mobile home owners like Pam, Marco, Barbara, Mary Lou and others. We are just a phone call away and are happy to chat with you about your situation.

DOING YOUR PART

Finally, each of you, each individual mobile home owner, must make a decision. Either get motivated and excited about being part of CoMO-CAL, get "mad as hell and say I won't take it anymore" or sit back let the park owners continue to run over you. Together we have a voice and together we will make a difference. You can be part of the solution, or part of the problem. I remember when Milt Burdick installed me as Chapter 0159 President over 4 years ago. He ask all attending the meeting to stand and pledge support for the Chapter 0159 Board of Directors. What a terrific idea - all CoMO-CAL members standing, pledging support to CoMO-CAL.

Please pledge your support for CoMO-CAL. **Give me a call at 1-800-929-6061 (yes, DO IT) and tell me:**

"I'm mad as hell and won't take it anymore. I am motivated and excited about being a CoMO-CAL member. I will keep my eyes and ears open and will let CoMO-CAL know what's happening in my park. And when I can, I will volunteer my time or donate. If I'm in a park with a HOA—I'll insist that the board and all members of our HOA join CoMO-CAL. If I belong to another statewide organization, I'll take more interest in it and make sure they are doing a good job, one that helps me in my park. I will be an active member and do what I can. Let's beat the park owners—together."

FINAL THOUGHTS

One of my good friends, a GSMOL manager in Riverside, suggested "The only thing I hear is that you may be TOO aggressive and maybe moving TOO fast." Another wrote: "Normally we shut down for the summer (meaning no residents meetings)." Let's put it to a vote. What do you think?

1. Is CoMO-CAL moving too fast? 2. Is CoMO-CAL too aggressive? 3. Should we shut down for the summer? 4. Do you get your money's worth? 5. Are we doing enough? If not, what would you like to see us do? 6. Do you have suggestions to improve our service to you?

We welcome your feedback. Please call 1-800-929-6061 or email us at comocal@yahoo.com.

CoMO-CAL THIS AND THAT

WELCOME NEW MEMBERS

Welcome to our new members along the central coast - a result of our flier campaign in June. We now have active members in Lompoc, Santa Maria, San Luis Obispo, Atascadero, Los Osos, Morro Bay and other areas.

STEVE MOLSKI

Steve has been a supporter of CoMO-CAL from the beginning and is now working hard to promote us in the San Diego area. He has written a couple articles for THE VOICE and has been active in his area for many years. Steve will represent CoMO-CAL in San Diego and promote membership. Welcome Steve!

RENEWALS

Please make an effort to renew BEFORE your renewal date. This saves us time and money - we don't have to put out a renewal notice. Also you DO NOT have to send a new application, just your check for \$15.00 (or \$40.00 for three years) marked "renewal."

WHEN YOU SEND US A CHECK

Please write on the memo line what the money is for, like a renewal (annual, 2 year, or 3 year), a donation, Donald DeVore's Book, or whatever. This insures that you will get the proper credit.

MAILINGS

We continue our mailings—this time in Kern, Sacramento and Santa Clara counties. Our purpose is to alert all mobilehome owners about Proposition 90 and to get members who will spread the word about CoMO-CAL and the services we offer.

VOLUNTEERS

Our program of the distribution of newsletters by hand in some parks is proving valuable. It helps establish relationships with a real person and we get feedback on our members—whether or not they still live there, if they are getting THE VOICE, etc. We need back-up volunteers for distribution—especially in Oakridge, Northridge, and Sherwood.

SPECIAL THANKS

CoMO-CAL gives special thanks to those who volunteer: Steve, Gladys, Ruby, Tony, Beverly, Colleen, Roy, Sue, Don, Richard, Herb, Pat, Billie, Gil, Ralph, Kathy, Sandi, Mike, and so many others that have helped make us what we are today! And to those who donate - especially Charles! Charles has made it possible for us to send out so many fliers alerting mobile home residents to the dangers of Prop 90 and let them know CoMO-CAL is making a difference, working hard to enforce the laws that protect us. THANKS CHARLES, THANKS ALL.

AREA MEETINGS—RALLY AGAINST PROPOSITION 90

San Fernando Valley—Chatsworth Chamber of Commerce-Chatsworth Train Station,

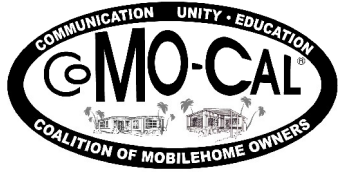
September 23, 2006 Saturday 10am

Check with CoMO-CAL in your area for rally meetings

Kathy Mattes along the coast, Ralph Weber in the Antelope Valley and Steve Molski in San Diego.

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CoMO-CAL is a non-profit California Corporation dedicated to serving mobilehome owners in California. Our purpose is to educate, communicate and unite. We are MAKING A DIFFERENCE!



CoMO-CAL

(COALITION OF MOBILEHOME OWNERS-CALIFORNIA)

P.O. Box 4821, Chatsworth, Ca 91313-4821.

MEMBERSHIP APPLICATION (Print Please)

NAME: _____ Date: _____

PARK NAME: _____ SPACE #: _____

MAILING ADDRESS: _____ CITY/ZIP _____

E-MAIL ADDRESS: _____

APPLICANTS PHONE NUMBER (_____) - _____ - _____ check() cash ()

SIGNATURE OF APPLICANT _____ renewal() new ()

MEMBERSHIP (\$15.00/12 Months, \$40.00/36 Months) Membership Dues Not Refundable.

PLEASE INCLUDE CHECK OR MONEY ORDER PAYABLE TO "CoMO-CAL" & THANK YOU FOR JOINING

MAIL TO: CoMO-CAL, P.O. BOX 4821, CHATSWORTH, CA. 91313-4821

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