

COALITION OF MOBILEHOME OWNERS—Los Angeles County

CoMO-LAC

Volume I, Issue 2
MARCH 2005



First San Fernando Valley CoMO-LAC Meeting

Back Row L to R: Dwight Blackwell, Jr, Herb Jensen, Jim Rowe, Laurel Fielding.

Front Row Frank Wodley, Joan Ratcliff, Rhoda Samuels, Marjorie Fjelstad, Hazel Shamburger, Gladys Jackson, Marietta Sue Welch, Casey Truskunas, and Our Host Cliff Kenny. (Katy Harris Photographer)

The first San Fernando Valley Meeting of CoMO-LAC was held in Sylmar Mobile Manor on Saturday February 12th. Represented were six parks across the Valley. We want to thank the host Cliff Kenny. All attendees introduced themselves and briefly told about their parks, problems they were encountering, and the help they needed.

A CoMO-LAC "Legal Issues Committee" was formed to study the strategy

to deal with various problems in our parks. Casey Truskunas (Joy's Mobilehome Park,, Glendora), Dwight Blackwell, Jr, (Casitas La Verne MHP, La Verne), Jim Rowe (Indian Hills Mobile Village, Chatsworth), and Frank Wodley (Chatsworth MHP, Chatsworth). volunteered to serve. This group will work hand in hand with others interested in legal issues. We have put together a website and are
(Continued on page 2)

MEGAN'S LAW– Does it Affect your Park?

Many of you who have computers have already heard about the recent release by the State's Attorney General, of a Website commonly known as "Megan's Law". The Website shows the faces and in many cases the actual addresses of men and women who are registered sexual offenders,

and as such are required to re-register whenever they move to a new locale. Chances of rehabilitation are thought to be near zero, and this a this law allows us, the guardians of our children and grandchildren to locate them and keep a watchful eye of them.

You cannot tell whether your neighbor next door

is guilty of such a horrific crime just by looking at him/her.

A check done by street addresses revealed that in the San Fernando Valley we have many of these offenders living among us. See page three at the end of this article for our findings.

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FIRST SAN FERNANDO VALLEY CoMO-LAC MEETING (From Page 1)

working on a "cook-book" for handling problems. Problems include water under mobile-homes, trees /driveways, interference with sale of mobile-homes, harassment, and others.

We also gave some websites for mobilehome information:

Comolac.org. (Lots of information for mobilehome owners)

Servingmobilehomeowners.com (Clay Harrison)

SCMOA.org (Elaine Hostetter)

Mfghomeowners.net (Sisker)

Cityofla.org/lahd (LA Hous Dept.)

Cesinaction.org (Coalition for Economic Survival-LA)

ahrc.com (American Home-owners Resource Center).

Utilities was another subject. CoMO-LAC will start a study and will publish the findings. This study will include utility rates and service charges in parks that charge for utilities.

Please send us a copy of your park rent statement so we can compile information for this study on park utility charges.

We received \$53.00 in donations and five new memberships. Great Work Everyone!

Our next SFV meeting is scheduled for March 12, 2005 at 11:00am at Sylmar Mobile Manor. All CoMO-LAC members are invited.

JOIN OUR CoMO-LAC MESSAGE BOARD

Many CoMO-LAC members, about 65%, have e-mail address. This is a super way for us to communicate. A message board is different from e-mail. When you join the message board of CoMO-LAC you can post messages for other members to read and you can read messages from other members. When you post a message, all who have joined the message board will see it, i.e. it goes out to all the group. Our message board is at: <http://groups.yahoo.com/group/comolac>.

We strongly urge all members, with computers and e-mail, to take advantage of this service. Should you have problems joining, please call Frank @ 818-886-6479 The message board can be used to tell us about your park problems, and/or to get advice how to handle a problem. Or you can share other information that you think would interest us.

HAPPENINGS IN LOS ANGELES —RENT CONTROL

Department of Housing Mobilehome Task Force

The Task Force needs mobilehome owners to represent residents in parks across the City of LA. The park owners are well represented by David Evans and Clint Lau (Western Manufactured Housing Communities Association—the park owners group). Our representatives can balance the efforts of the park owners only if we are serious.

CoMO-LAC presently has two members on the Task Force (Frank Wodley & Marion Steveson), which is composed of mobilehome owners, WMA representatives and park owners. Marjorie Fjelstad, a long time advocate for mobilehome owners, has offered to join also. We need a group of representatives here in LA that will work together for the welfare of mobilehome owners across the City of Los Angeles.

Remember this Task Force is our only representation in such vital issues as "passthroughs" and rent control. If you are interested or know someone who might be, please have them contact: us.

Bernard Parks Calls for Rent Control Changes

In the February 5th issue of the *Daily News*, City Councilman **Bernard Parks** called for changes to the city's **rent control** system, saying "the program needs to reflect higher costs facing apartment owners. There is nothing that's been in effect for 15 years that can't stand some updating. It's time for us to realize we can't punish people who own property. I do think we need to look at modifying it to allow the pass through of some costs, such as recent increases in water rates and sewer service charges."

LA Department of Housing Hearings

The LA Department of Housing will hold hearings in March on the recently approved program redesign and organizational re-structure. The new programs include a new Compliance Division as well as redesigned Homeownership and Rehabilitation programs. Most importantly LAHD would like to take public comments on issues related to the Rent Stabilization Ordinance. Northeast LA (3/2/05), Central LA (3/10), San Fernando Valley (3/15), South LA (3/22).

**From The CoMO-LAC
Newsletter Editor**

We believe communication is key to our organization. This column set aside just for happenings around LA County mobilehome parks. Please write to Frank Wodley, NEWSLETTER EDITOR, at P.O. BOX 4821, Chatsworth. And tell him what's happening in your park.

If you have not received a newsletter, or your information is incorrect, please call Frank Wodley (818-886-6479) or email comolac@walla.com

If you have suggestions, comments, or articles for our Newsletter, please send them to Frank. For example:

We are interested in anything of general interest to mobilehome owners.

Is the manager harassing or threatening residents.

Does the park have a campaign of moving older homes? What about seven day notices?

Having trouble with tree trimming or driveway repair?

Have there been any unlawful evictions or illegal lock-outs?

Do you have experience with attorneys in your area? We'd like to know about the good ones to we can share this information with others.

Let us know what's going on in your park!!

**MEGAN'S LAW
From page 1**

If you have a computer, or have access to one, type in this address for the site: www.meganslaw.ca.gov. and follow the simple directions.

Please remember, that even though it is abhorrent to us to even imagine such a thing we do not have the right to harass them. They have a right to live peacefully and quietly wherever they are. If by some remote chance they have the slightest regret for their sick actions, knowing that YOU know will be punishment in itself. If they still harbor secret lusts they will be extra cautious, at least in your park. Don't blame your park manager. Even if he/she knew about this person ahead of time, they could not have refused tenancy under MRL section 798.74. And they cannot demand the person leave the park unless the crime was committed by a resident, under 798.56.

So until such time as the MRL is changed to include a law that will enable the park to refuse tenancy to such persons, just do YOUR job of being extra watchful.

(Article by Elaine Hostetter, from SCMOA, January 2005)

This subject was of great concern to residents at a recent Home Owners Association meeting in Indian Hills. Also residents in Chatsworth Mobile Home Park have had much interest also, as well as other parks in L.A. County.

Home Remodeling Loans/Grants and Rent Subsidies

Many cities in the Los Angeles area provide loans and/or grants to mobilehome owners for the purpose of remodeling their homes, as well as rent subsidies. The following cities participate in these programs:

Baldwin Park — Rent subsidies for low income persons and seniors. Call 626-869-7500

Lomita — Loans and grants for seniors, low-income, and handicapped home owners, up to \$5,000. Call 310-325-7110 for details.

Long Beach —Loans for mobilehome owners. Up to \$ 5,000 low-interest loan. Call 570-6373 or 570-6808 for details.

Palmdale — Up to \$ 6,000 for elderly and disabled low-income owners. Call 661-267-5126 for details.

Paramount — Loans for general home upgrades. Up to 75% of costs. Call 562-220-2036 for details.

Pomona — Grants up to \$ 4,500 for elderly and low-income owners. Call 909-620-3764 or 909-620-2368 for info.

Santa Clarita — Grants & loans to moderate & low-income owners for repairs. 661-255-4972, 661-255-1588

Los Angeles County — Low-income home repairs. Call 323-890-7239. Sect. 8 assistance—562-347-4663

CoMO-LAC

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MESSAGE BOARD:

<http://groups.yahoo.com/group/comolac/>

WEBSITE:

<http://comolac.org>

Serving Mobilehome Owners in
Southern California

We're on the Web
<http://comolac.org>

COALITION OF MOBILEHOME OWNERS

LOS ANGELES COUNTY, INC

Membership/Renewal Application

Name: _____

Park Name: _____

Address: _____

E-Mail Address: _____

City, State, Zip: _____ Phone No: _____

Signature of Applicant: _____

Join CoMO-LAC TODAY—DUES \$12.00/Year

(Offer expires March 31, 2005)

Membership Dues are Non-Refundable

Please mail to: CoMO-LAC, P.O. Box 4821, Ca. 91313

Have something to complain about?

Try one of these numbers

Federal Trade Commission
Consumer Complaints 877-382-4357

Federal Meat/Poultry
Complaint Hotline
800-535-4555

Federal Social Security
Hotline 800-772-1213

Federal Medicare Hotline
800-952-8627

State Attorney General's
Complaint Hotline
800-952-5225

Victim of Crime Helpline
800-777-9229

State Insurance Department
Hotline 800-927-4357

State Auditor's Complaint
Hotline 800-952-5665

State Banking Commission
Complaint Hotline
800-622-0620

State Veterans Affairs Hotline
800-952-5626

State Auto Repair Complaints
Hotline 800-952-5210

State Consumer Complaints
Hotline 800-952-5210

State Contractor Licensing
800-321-2752

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