



THE VOICE

COALITION OF MOBILEHOME OWNERS

A NEW NAME AND ADDITIONAL SERVICES

As you can see our newsletter has a new name: “**THE VOICE.**” This means it is your voice, the voice of all OUR members. Beginning this year we will offer more services and promotions.

MEMBER BENEFITS NEW IN 2006

- **FLYERS ON DEMAND:** We have expanded our printing facilities and can offer printing to our members. So should you need flyers for your park to attack a problem or flyers to recruit new members, just prepare your flyer and email it to us—we will print it **NO CHARGE** and send the number of copies you request.
- **LETTERS ON DEMAND:** We now will assist you in writing a letter to address a park problem, whether to your park owner, park manager or neighbor. We will use CoMO-LAC letter head and it will be signed by a board member (Secretary or President). Our hope is this service will save you the expense of an attorney. We will quote the applicable law in an effort to resolve the problem in an amicable manner. Of course the next step probably is having an attorney get involved, but at least you will have documentation
- **SMALL CLAIMS ASSISTANCE:** We will help you file your small claims action and will reimburse you for costs up to \$30.00. All we ask is you keep us informed about the case. Should you prevail and have costs awarded, we ask you to reimburse us.
- **SUPERIOR COURT ASSISTANCE:** Today we have limited funds, but we will be offering legal assistance on a case by case basis this year. The details must be worked out, but we want to help you!
- **ELECTRONIC NEWSLETTER:** We will soon be offering a newsletter by e-mail to those members who want it, depending whether or not we can get enough to participate. Remember this helps us cut down our costs of printing and postage. Also it saves us quite a bit of time.

Remember these new benefits are in addition to the ones already available to you:

- **NEWSLETTER:** Our newsletter has been well received. It is informative and our way to keep you informed about happenings around Los Angeles County and surrounding areas

(See Page 11 “A NEW NAME” for the continuation of this article)

**FEBRUARY
2006**

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CoMO-LAC TO GO STATE-WIDE as CoMO-CAL

The Board of Directors has voted to go state-wide and formally be known as the Coalition of Mobilehome Owners—California (CoMO-CAL). We want to expand membership to the entire state. This will allow us to communicate with another 650,000 mobilehome owners. Why shouldn't they benefit from the services we offer you today. We want our group to be the glue that connects all mobilehome owners together, especially those who are active. We also want to unite Home Owner Associations (HOA's) throughout the state. Just think, aa HOA in a park might have 50 members, but when they join CoMO-CAL, they would be part of our large organization, with much more strength, communication and education. It's like a soldier fighting a battle alone versus an army. We will be an army! And you are the first troops!

To promote membership by HOA's, we are developing a special dues structure for HOA members. We may decide that if all members of an HOA join CoMO-CAL, individual dues will only be \$5.00/year. We would require the HOA be involved in at least the distribution of "THE VOICE" among members of their group. Members would otherwise receive full services from CoMO-CAL. Details are currently being worked out. See the advantage of an HOA in your own park? Form one and get reduced dues!

If you live in Los Angeles County, don't worry. CoMO-LAC will not change, but will come under the umbrella of CoMO-CAL. CoMO-LAC will have a local board of directors. Your services will continue, including the monthly newsletter with happenings in and around L.A., representation on the MHPTF, local advice and meetings, etc. The only difference is CoMO-LAC will be part of a state-wide group with almost unlimited possibilities and an opportunity to expand its membership base. This is a chance we can not pass up.

We already have members in Sacramento, San Diego, Riverside, Palm Springs, Santa Barbara, Santa Cruz and other areas. In fact we have members in over 100 parks statewide. This move will allow them to form their own local Board of Directors, yet be under the CoMO-CAL umbrella. For example a group in Santa Barbara could be CoMO-Santa Barbara. We will send them our newsletter with inserts of happenings and information of interest to Santa Barbara, Ventura and San Luis Obispo Counties. And their group will address local needs. At least one of their board will sit on CoMO-CAL.

PLEASE NOTE: The name change from CoMO-LAC to CoMO-CAL is a formal change of our Articles of Incorporation which were filed with the State of California in October 2004. As a consequence, this change requires you, the membership of CoMO-LAC, **to vote**. To that end, we have included a **ballot on page 13** of this newsletter. Just check whether or not you favor this change, sign the ballot and send it off to:

**"Ballot" % CoMO-LAC
P.O. Box 4821,
Chatsworth, CA. 91313.**

Of course your board recommends you vote in favor of going state-wide! We will have a panel of members tally the votes and will report in the April issue of "The Voice." If you have any questions about this vote, its consequences, or questions about other issues, do not hesitate to call Frank at 818-886-6479, Kathy at 805-684-0246, or Ralph at 661-723-6997.

WE MUST RECEIVE YOUR BALLOT ON OR BEFORE MARCH 1, 2006

LETTER TO GSMOL BOARD OF DIRECTORS
REGARDING CoMO-LAC GOING STATEWIDE

January 6, 2006

To the GSMOL Board of Directors and Others:

The Board of Directors of CoMO-LAC has decided go statewide. In February we will ask our membership for a favorable vote to change CoMO-LAC to CoMO-CAL. Already we have members from all over the state of California, so this decision makes sense to us. This announcement will be published in our February newsletter, "THE VOICE."

We want to give all mobilehome owners across the state access to our services and a voice for others to hear. Our policy has been to publish articles sent to us by our members and we will continue this policy. We feel we can make a positive contribution to mobilehome owners in the areas of education, and enforcement of current laws. And we will continue to make mobilehome owners aware of happenings here in L.A. County and around the state. We are an organization for our membership, by our membership. Our members are our eyes and ears and they have done a great job this last year reporting problems to us.

We are aware that there may be a perception this change means we will be in competition with GSMOL and CMRAA, both statewide organizations; however our emphasis is entirely different. We do not spend any resources lobbying in Sacramento, while both GSMOL and CMRAA do. In fact we notified the GSMOL Board, in March 2005, that CoMO-LAC was NOT in competition with GSMOL. CoMO-LAC (as CoMO-CAL) intends to continue to promote other organizations we feel are making a positive contribution to the welfare of mobilehome owners across the state.

It is our hope that ALL organizations, whether statewide or local, will begin working together. Mobilehome owners across the state desperately need all of us helping with the enforcement of the MRL and Title 25. The welfare of mobilehome owners is at stake and at no time in the history of mobilehome living here in the State of California have we been more needed.

We all know about intimidation, harassment, interference of sales, unreasonable pass throughs, etc. We must work together for the general good of mobilehome owners. This means enforcement of the laws in the MRL and Title 25.

CoMO-LAC is ready and willing to work with GSMOL, CMRAA, SCMOA, and any other organization to that end. And CoMO-LAC will actively promote membership in ANY organization that is effective in helping mobilehome owners. Mobilehome owners deserve that!

2006 can be the year that WE ALL really started making a difference. We hope you will support us in making this change.

Thank You,

Frank Wodley

President,

CoMO-LAC Board of Directors

QUESTIONS & ANSWERS ABOUT MOBILE HOME ISSUES

During 2005, CoMO-LAC board members have met several times with Ventura attorney Jim Holmes. Mr Holmes, of the group Howe, Holmes and Helton, has considerable experience and knowledge regarding mobile home issues. Two of our group met with him again this last December and posed several questions. The following are some of the information we received.

1. 7-day notices - What is the extent of evidence needed by management to serve a 7-day notice?

Answer: Authorized reason and specific date, place, witnesses, circumstances, with respect to the reason, are needed. Are eye-witness accounts required? Yes, corroborating witness accounts. Many park managers leave this out in the notice.

2. Evictions - What is the extent of evidence needed by management to serve an eviction notice?

Answer: Just a reason is needed to serve an eviction notice. However, for management to prevail in court, authorized reason and specific date, place, witnesses, and circumstances, with respect to the reason, are needed. Management must then provide a preponderance of evidence supporting the eviction reasons. This means the evidence supports eviction even a little more than it doesn't. It means the existence of facts are more probable than non-existence. For mobilehome cases the standard is usually higher than for other evictions.

3. Handicapped Parking can park management put restrictions on use of handicapped parking places in a park?

Answer: No. Resident cannot be restricted if he/she has either handicapped license plate or window placard. CA Code regulating this? CA Vehicle Code: Sect. 22511.5 (a)(1) and Sect. 21458 Para. 5

4. Streets - Are streets in a park considered Fire Lanes because they are so narrow? Is this sufficient grounds for park management banning parking in the street? Is there a State code regulating this?

Answer: It doesn't matter. Banning parking on park streets is considered reasonable by courts, and therefore enforceable by the park. CA Vehicle Code Sect. 22507 (a).

5. What about sewer spills?

Answer: Local health departments have jurisdiction over sewer spills. Don't wait for HCD to take action. Call local agency immediately if there is a sewer spill in the park. Raw sewage on the ground is a health code violation. HCD deals with health and safety of park structures such as homes and clubhouses.

6. Security deposit - Is there a limit to the amount of security deposit park management can require from a new resident?

Answer: No more than 2 months rent, plus first months rent, at date of initial occupancy.

Is there a State code regulating this? **Answer:** Yes, MRL Sect. 798.39.

7. Utility sub-meters: Who is responsible for installing them in a master-meter park? Who is responsible for maintaining them? What is the State-mandated replacement requirement/schedule?

Answer: After Jan. 1997, new mobilehomes have to be sub-metered. Resident should check to see if there is anything in the rental agreement about this issue. If not, management is responsible. See MRL 798.31, 798.32 and 798.37; Cal PUC Code Sect. 2791 Cal Real Estate Code Sect. 31:18 (3d ed) and 31:22 (3d ed)

8. Mail tubes what control does management have over mail tubes attached to each house? This is not the USPS mail box.

Answer: Management cannot arbitrarily say other residents don't want material. An individual resident must tell another resident to not put material in his/her mail tube. These are fixtures of the mobilehome. Fixture law applies. Specific restrictions would have to be in the initial rental agreement to be enforceable.

Note: If you or your friends or neighbors have an issue and you would like to get an answer, please let us know and we'll research it. We will publish your question and our determination so that all our members can benefit. Also note, we are NOT attorneys nor do we practice law. These answers are an opinion of one attorney. It always pays to have a second opinion, especially if a lawsuit is looming.

ASSESSMENT OF MANUFACTURED HOMES (MOBILE HOMES) - L.A.

All new manufactured homes purchased on or after July 1, 1980, and those on permanent foundations, are subject to assessment on the local roll. As with real property, the assessed value of manufactured homes cannot be increased by more than 2% annually, unless there is a change in ownership or new construction.

Manufactured homes purchased before July 1, 1980 are not subject to assessment on the local roll if they remained licensed by the Department of Motor Vehicles. Owners may voluntarily convert from vehicle license fees to local property taxes, but once converted to the local assessment roll they may not switch back to the vehicle license fees.

Due to enacted legislation, the purchase of a mobile home park by the current residents will not constitute a change in ownership for property assessment purposes, and will not result in a reappraisal. Roll values will not be increased, except for the normal 2% maximum inflationary factor.

Action Coalition for Manufactured-Home Owners (ACMO)

ACMO? ACMO? ACMO? What is ACMO, and what does it do for mobile home owners?

ACMO is short for **Action Coalition for Manufactured-Home Owners**. The coalition was formed as a result of a meeting in April 2004 chaired by Senator Joe Dunn, Chairman of the Senate Select Committee on Mobile and Manufactured Homes. So many problems in mobile home living were brought up at that meeting so Senator Dunn suggested a task force be formed of mobile home owners to look into these problems and possible solutions. A meeting of interested mobile home owners took place in July 2004, and it was at that meeting where ACMO was formed.

The purpose of ACMO is to study problems of mobile home living to determine if they can be alleviated and how to do this. Is the remedy a new law, changing the laws we have or what other means are available? Membership in ACMO is made up of volunteer mobile home owners who are aware of problems in mobile home living by being active in mobile home organizations, such as homeowner's associations and GSMOL. Elected officers are: President, Jim Burr, Vice President, Diane Johnson, Secretary, Elaine Hostetter, and Treasurer, Mary Hahn. Meetings are held once a month.

The coalition became aware of many problems that were caused by park managers, often on their own initiative, and usually, in violation of the California Mobile Home Residency Law, Chapter 2.5 of the Civil Code, referred to fondly as the MRL. (If you are not familiar with the MRL, it is contained in the booklet your park owner is required to give to you every year, and upon signing a lease. It contains some good reading.) After studying these management problems in depth, the coalition decided to pursue the licensing/certification of Park Managers. Many examples of poor park management; threats, illegal eviction notices, refusal of rent payment, interference in sales of mobile homes, upgrading of older homes, hiring of convicted sex offenders by park owners were considered. ACMO decided this situation needed a law to remedy it.

The coalition decided on the provisions of this law to require a license or to certify park managers. The requirements for the license are: a test on the MRL, a background check and payment for the license by the applicant. These provisions were written into a proposed law, and a sponsor found. AB 1469 is the proposed law sponsored by Assembly Woman Gloria Negrete-McLeod. This is a 2-bill, backed by every mobile home owner who is aware of it. The coalition needs the help of every mobile home owner in California as it is actively opposed by WMA, the mobile home park owner's organization.

AB 1469 is a step forward for mobile home owners to better the conditions of living in their park. A license will require the park manager to know what he is talking about when he quotes the MRL, and hold him/her to a higher standard than is now available.

ACMO needs the support of every mobile home owner for AB 1469. Please write, fax, send a card, phone the local office, or e-mail your local representative urging support and a vote for passage of the bill. If every mobile home owner would do this, there would be a great impact on the legislature because of these contacts. All these cards, letters, e-mail, etc. would let the legislature know we are united and working to better mobile home living.

ACMO members will be happy to read any questions, comments, or ideas you may have. Contact the Editor of this Newsletter for address information.

Note: We thank our member Mary Hahn of Sacramento for this article about ACMO.

BLUE STAR GETTING A \$129.00 MONTHLY RENT INCREASE!

On January 2nd a CoMO-LAC member in Blue Star (located in Sylmar) advised us that they have a new management company (Sierra Corporate Management Inc.) and many residents received a notice that space rents would be increased by \$129.00/month. This is not a AAA Mobilehome Park. It is family park that has not been well maintained. The pool is locked nine months out of the year and some streets and driveways are in disrepair. Rents are in the mid \$400.00/space. Residents have also been advised that rents for new residents buying homes in the park would climb to \$850.00/month.

THIS INCREASE IS ABSURD. Only thirty of Blue Star's 186 spaces are under the L.A. Rent Control Ordinance, which means a 3.0% increase is allowable this year. We have just learned that the other 156 spaces are actually in the county, and not in the city. **IN THE SAME PARK!** So those 156 spaces will get the \$129.00 increase, except the residents still under five year leases.

It took CoMO-LAC just a couple days to send letters to about 130 of the 156 spaces inviting them to attend our monthly meeting at the Train Station on January 7th. Most only received their letter by January 5th, yet about 30 from Blue Star and more from Canoga Mobile Estates attended. CoMO-LAC gained 15 new members on the spot, with others sending in their membership later.

Those attending were serious about getting something done. One resident said the park had actually been purchased by Sierra Management. Of course all are very concerned about such a large rent increase. Some in the park have 5 year leases, so they will not be affected until their lease runs out. But then they too will be subject to this absurd increase.

The first meeting was very positive. Those from Blue Star decided to organize as many residents in the park as possible. Eleven residents volunteered to help! That was a terrific response. The second meeting will be scheduled February 4th at 10am at the Chamber of Commerce again. We have already spent time looking at options for action. Such options include getting the advice of an attorney, getting signatures on a petition, getting media coverage, asking the County of Los Angeles to arbitrate or try to get the City of Los Angeles to annex the 156 into the City of L.A. In fact annexation was done years ago with a park located entirely in the county, namely Indian Hills in Chatsworth. Residents of Blue Star must take a stand. And CoMO-LAC is by their side.

Eventually with enough mobilehome residents joining CoMO-LAC, we may have a chance to get rent control for the County of Los Angeles. But it will take a lot of time and effort. Currently anyone living outside the City limits is not covered by our Rent Stabilization Ordinance, and the park may raise their rents at will. These residents have no protection. So it is about time we UNITED and work to get rent control for all of L.A. County.

Don't let this happen in your park. Be prepared! Educate yourself. Read your rental agreement. And every park should have an active homeowners group in place. And join CoMO-LAC and have a voice. **UNITE**

E-MAIL "CONVERSATION BETWEEN JOHN SISKER AND "BOB"

The following is printed with the permission of John Sisker. jsisker@sprynet.com www.mfghomeowners.net

E-mail from Bob to John,

I think you keep missing my point so I'll be a little more blunt. There's only one possible solution to our rents that keep going up. You could provide a far more beneficial service if you would help guide park residents to park ownership (condo). This is the only way for renters to control costs and their future. It's a fact of life that owning rental property is just a temporary situation (investment), until it's sold or the property is redeveloped into a more valuable use. Rental property is maybe a notch higher than aquaculture property. I know it can be done, I and 129 others purchased our park at the Colorado River. Now, beside the property tax we pay \$75.00 a year dues. Now we're the investors and our investments have been doing quite well.

Have a good day. Bob

Reply from John Sisker:

Now this is something we can agree on. How we get to that point makes little difference. The point is, what we do about it. I've advocated for years that the push for rent control by GSMOL and others is a band-aid solution at best. The only real answer is for the residents to purchase the park themselves. Unfortunately, for this to happen, two things must be accomplished first. One, you have to have a willing seller, and two, the majority of residents must be for this concept, already and legally organized to move ahead when the right time comes. Again, unfortunately, even when the park goes up for sale, as they all eventually do, in most cases the residents have no clue what to do. In fact, they are so far off of what needs to be done, they simply wonder what happened when they get word of a new park owners and a major rent increase, if not a park closure notice. The problems stems from that fact that most residents have the mindset of professional renters, thinking purchasing the park is why beyond their control and budget. In the few parks that have sold to the residents here and there, it boils down to the fact that those parks just happened to have a few understanding residents who took the bull by the horns themselves to get things done. Unless a particular park has a few of these type people, and who are willing to get involved, most simple fall by the wayside, simply wondering what happen, and usually with the explanation of... "we didn't know the park was for sale."

John Sisker jsisker@sprynet.com www.mfghomeowners.net (714) 536-3850

Reply by Bob:

As long as we are on the subject; it has always been my opinion that the bigger companies and maybe even some smaller companies are buying parks at inflated prices. Then they levy large rent increases in order to have the parks pay for themselves. They already have the collateral to do this with any park they desire to purchase. It would seem to me that this should fall under unfair business practices. I could be wrong, but some where deep down inside, I really feel that this is going on. If this turns out to be true, it could mean an end to ROPs because no one would be able to match their bid. If this is true and someone could prove it, we would have a great case to get some sort of State wide rent control, it would also stop this type of practice. This could start right in any ones park. What did your park sell for ??? What is the park actually worth ??? What are the payments the new owners are paying ??? are the payments in excess of what the park can bare at the time of sale ??? These are all things that someone should be looking into, or even better the State should be looking into. It seems that every time a company buys a park we can count on large rent increases. The rich gets richer and the poor get the honor of donating their home to help them out..... There has always been a monopoly going on, park owners get together and figure out how much they will raise rents each year. Now to compound the problem along comes the companies with their excessive rent increases and the 20 or 30 dollar rent increases seem to look pretty good to other park residents. Lets face it, they are making fools out of us all.

The remainder of this email comes from Bob:

You may do just that if you wish. I haven't said much about the subject in the past, because no one would listen. If only one side of the boat is using their oars, the boat just goes around in circles. HOAs are very much needed at the

local level, however, to me, this is not only a local problem, but also a State wide problem. There are a lot of HOAs in the State, which is good. But each one can only take care of the park that they are in or the parks in their area. If they came together under one umbrella, such as a Coalition of HOAs, (CHOA). By doing this they could do 100% better Both in their own park or the other parks that they service area or parks State wide. Lets take a look at the park owners. Each owner belongs to the WMA, yet they retain their sovereignty. Why cant we do the same thing ??? Each HOA could belongs to the CHOA, and still retain their sovereignty. The officers could be elected from the presidents of each CHOA. This would not take a rocket scientist to set up, just a few people that would be willing to give up old grudges and focus on the good of all. There are a few other things that people don't realize that hinder purchasing a park. One of them is the us against them teaching. Nothing works very well if it is not balanced. There is a time for us against them, and then there is a time that there should be peace in the valley. We have had our times here Both with management and owner. But we were able to work things out with the owner and then still have a working relationship with him. This is crucial to purchasing our park when the time comes. Last year we got our owner to make a verbal agreement that when he sells the park we will have first dibs. Of course we have sent him a letter every year for the past 5 years telling him that we would like to purchase our park when he decides to sell.

Could be that because we are a small park, it is easier for us to be able to do the things that we do, and still keep a relationship going with the owner. We have found that if you have no relationship you have no marriage. That means that when the marriage ends you get nothing.

I learned a valuable lesson when I first joined GSMOL. I was pumped. So I decided to do a membership drive. The main obstacle was when I was posed with this question. "What can GSMOL do for me?" And the emphasis was put on "ME" They meant just that, "What can GSMOL do for me right now?" They did not care about their neighbors or the park, all they cared about was themselves. Well we have turned that around and everyone (save two) is on the same page.

It is my opinion that purchasing your park should start years before it goes on the block. A foundation has to be laid. That alone takes a lot of work. If you build the foundation on sand it will not hold when the flood comes. If you build it on solid ground it will withstand anything. It only takes one man to lay a foundation, and the rest should be very careful how they build on it. The first thing that we did was get a non profit number of our own. Then we set up a board (Park Purchase Board) separate from GSMOL, just in case the chapter had a falling out with the owner. Very important that the park purchasing board represent all the residents, not just GSMOL members.

Parks need to be owned by the residents that live in them, otherwise we are subject to all the whims and whos of a cruel taskmaster. The way we live is by our own choosing, we can change it if we work together. The phrase "Together we stand divided we fall" is for real. A park divided against itself is an accident looking for a place to happen. Just like all the HOAs. What we need is a United Nations type of organization. One entity that can speak for all HOAs. The park owners have just that (WMA). Are they really all that smarter than us ??? The HOAs don't have to like each other. All they need to do is put up with each other. This alone would work for the best of all. Think of what would happen if we had this type of solidarity. One organization that spoke for every HOA in the State. The numbers would be astronomical. The Legislators would listen very carefully to what we had to say. (Just wishful thinking).

Well I have rattled on, as usual, far too much. Sometimes a man has to say what he has to say. It helps get read of some of the discouragement one feels at times. I hope that you are having a great Christmas season. Keep up the good work, you are definitely a large part of the wheel. God Bless. Signed Bob.

KNOW YOUR COUNTY AND STATE

People QuickFacts	Los Angeles County	California	
Population, 2004 estimate	9,937,739	35,893,799	
Population, 2000	9,519,338	33,871,648	
Population, percent change, 1990 to 2000	7.4%	13.6%	
Persons 65 years old and over, percent, 2000	9.7%	10.6%	
Persons under 5 years old, percent, 2000	7.7%	7.3%	
Persons under 18 years old, percent, 2000	28.0%	27.3%	
Living in same house in 1995 and 2000', pct age 5+, 2000	52.0%	50.2%	
Foreign born persons, percent, 2000	36.2%	26.2%	
Persons with a disability, age 5+, 2000	1,775,009	5,923,361	
Language other than English spoken at home, pct age 5+, 2000	54.1%	39.5%	
High school graduates, percent of persons age 25+, 2000	69.9%	76.8%	
Bachelor's degree or higher, pct of persons age 25+, 2000	24.9%	26.6%	
Housing units, 2002	3,300,181	12,507,767	
Home Ownership, percent, 2000	47.9%	56.9%	
Housing units in multi-unit structures, percent, 2000	42.2%	31.4%	
Medium value of owner-occupied housing units, 2000	\$209,300	\$211,500	
Households, 2000			
Persons per household, 2000	2.98	2.87	
Median household income, 1999	\$42,189	\$47,493	
Persons below poverty, percent, 1999	17.9%	14.2%	
Persons per square mile, 2000	2344.2	217.2	
Land area, 2000 (square miles)	4,061	155,959	
Mean travel time to work (minutes), workers age 16+, 2000		29.4	27.7

OBSERVATIONS

1. About 30% of the residents of the state live in L.A. County. The growth rate here is half that of the state. We have about 30% more foreign born persons, and a much higher percentage of households speaking another language than English.
2. We have 25% less home ownership, and about 30% more living in multi-unit structures.
3. Our medium income is 12% lower, and we have 20% more people below the poverty level.

A NEW NAME - CONTINUED from PAGE 1

- FREE ADVICE: We are always available to help with your questions. We have many sources to find answers, from fellow members to non-members to attorneys. As in 2005 part of our budget will go for legal advice - to help answer your questions. We will continue to publish articles on the Mobilehome Residency Law. And we are as close as your phone or computer.
- All of your membership dues and donations go to benefit you, our members. Our staff are volunteers and receive no monetary compensation.
- Although we continue to have monthly meetings, you are not obligated to go to meetings. You can join and sit in your easy chair knowing we are here to help if and when you need our help.
- Soon we hope to have our 501(c)3 letter from the IRS. This means we will be tax exempt and your donations may be taken off your income tax. Also we will save an additional 10 cents on postage, meaning we have more funds for other things. We have already registered with a Resource Center and they will advertise us when we are exempt. You can see this letter will open a lot of doors for CoMO-LAC.
- We are currently working on building our organization. We need members to step up and take an active role in CoMO-LAC. It need not require much time. We want to publish an "Advisory Staff" in the newsletter, i.e. a group of members who can assist with questions.

PROMOTIONS

In order to promote your participation, we are offering the following. When you:

- Alert us to a current newspaper article of importance to mobilehome owners
- Write an article (two pages or less) on a topic of interest to mobilehome owners, and send it in.
- Volunteer to pass out flyers in your park - for recruitment of new members
- Volunteer to help with the newsletter - collating, folding, stapling, and labeling.
- Get your friends and neighbors to join CoMO-LAC
- Alert us to problems in your park or other parks
- Help us in other ways not listed above...

Each month the Board will choose one person who has made the most significant contribution. The "participant" of the month will receive a one year extension to their CoMO-LAC membership, have their name and contribution mentioned in the newsletter and receive a gift certificate for \$25.00. There will be a choice of several gift certificates (details are currently being worked out).

The volunteer of the year for 2006 shall also receive a
year end award and a gift certificate for \$500.00.

CoMO-LAC THIS AND THAT

1. Beginning next month, we will start an ad page in the newsletter. We will be selling space over the next month and hope to have at least a full page. We have decided to have 10 ads per page—all “business card” size, which is larger than we initially planned. And each will cost \$20.00/issue. 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 7 more to advertise. The advertising can be for your own business, or a business you would refer to us.
2. Thank you to all our members who have renewed their membership. Membership starts when you join and continues for 12 months. So if you joined in February 2005, your renewal for 2006 is now due. You will receive a letter indicating that your membership is about to expire.
3. 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.
4. Our website will be updated after the vote to go statewide. It will provide much more useable information and will promote CoMO-CAL to others around the state. Mobilehome owners will be able to submit and application on line and pay for it at the same time.

TIP OF THE MONTH

We suggest you research anything put out by your park manager. Call CoMO-LAC or consult with an attorney - especially when the park’s decree effects you personally. Here is an example:

A neighbor was told the park: *“Our park owner has a right to upgrade his park. This means that the older mobilehomes, especially ones which are singlewide, must be moved from the park and not sold. The laws states this. Just read the Mobilehome Residency Law.”*

Beware of anything said by a park owner or manager. They are not an impartial party. In fact they often have much to gain by not telling the “whole” truth. Get a second opinion from someone you trust.

So what does the MRL really say? Here is a excerpt from 798,73(b): “It is more than 20 years old... and does not comply with the health and safety standards provided in Secions 18550... of the Health and Safety Code.” So what does this mean? Simply that the park can not force you to move your mobilehome just because of its age. It must have uncorrected “health and safety” violations or be in “significantly rundown condition or in disrepair, exclusive of its age.” And just what could these violations encompass? Problems exterior to your mobilehome, such as unsafe railings, stairs, porches. Also extension chords or other electrical wiring. What should you do to know if your home has violations? Get an inspection from HCD. The cost is \$66.00 and the form (#415) to request an inspection may be obtained by calling HCD’s Riverside Office at 909-951-4431 or 909-782-4420. Simply write Technical Service Request in Section #4 on the form.

IMPORTANT NOTICE

CoMO-LAC TO OFFER SPECIAL RATES TO HOME OWNERS ASSOCIATIONS

This is to let you know that CoMO-LAC has decided to offer membership for only \$5.00/year to members of Home Owners Associations. We will have some guidelines the HOA must follow, but we feel this is a terrific way to know what's happening statewide.

As you know CoMO-LAC wants to go statewide as CoMO-CAL (Coalition of Mobilehome Owners – California). We will know by the first week of March 2006 whether or not our members have voted to make this change.

Back to HOA's. If you now are a member of an HOA, we ask that you let your HOA board know about our offer. Essentially all HOA members become full members of CoMO-LAC (Or CoMO-CAL). Currently we offer our monthly newsletter, letters on demand, flyers on demand, small claims court assistance, legal advice, and also have an attorney when the need arises. We may soon offer grants to members needing to retain their own attorney (on a case by case basis, probably a maximum of 2 during 2006).

Here is the procedure to sign up as a HOA:

1. The HOA must have a Board of Directors.
2. The HOA must be active, i.e. should have at least 4 meetings a year
3. All members of the HOA must join CoMO-LAC.
4. The HOA will receive a newsletter two weeks prior to its issue date. The HOA will make copies for their membership and distribute the newsletter to all their members.
5. CoMO-LAC will print newsletters for \$.05/sheet if the HOA does not opt to do their own copying and bill the HOA for that service.

The HOA will send CoMO-LAC a roster of members, with a check for \$5.00 for each member. The HOA will get their own identification number, so when a member calls CoMO-LAC, we will know they are a full member (12 months) under that HOA.

We feel this is a great way for HOA members to become part of a statewide organization with many voices. You already know our newsletter – a HOA could use it as the basis of their newsletter and put inserts with local or park information. And the cost is quite low for the services we offer. We need to unite all mobilehome owners across the state of California. What better way? And everyone can afford \$5.00.

If you know of or belong to an HOA, please share this email with your Board of Directors.

Thank You,

Frank A. Wodley
President, CoMO-LAC
818-886-6479

Editors Note: The above email was sent to many CoMO-LAC members and others on January 12, 2006. We want to thank John Sisker for publishing it on his site www.mfghomeowners.net. Thanks John.

A FEW WORDS FROM OUR PRESIDENT

Things are happening so quickly that we had to have an insert in this months newsletter. We are very excited about our new ideas which will mean better service to you, and increased membership. Already our membership has increased by over 75 as a consequence of our involvement with Blue Star MHP. They have formed a Home Owners Group and all have joined CoMO-LAC. Isn't that terrific! Our army is growing stronger! Let's continue this trend.

Remember, if you want the reduced HOA membership rate, simply form a group in your park, elect a board, and begin having meetings. We want to promote groups of mobilehome owners in parks. A park group can only help you, your friends and neighbors. And you can belong to CoMO-LAC for just \$5.00/year—use "THE VOICE" as your voice—with an insert of park news. Let's do this together. You get stronger, we get stronger. What do you have to lose?

March will be another "breakthrough" month. We hope to receive our tax exempt letter from the IRS. This will mean your donations will be tax deductible. And this status means other organizations will promote us. And we will now qualify for GRANTS requiring tax exempt status. In fact we've already identified a grant that may mean \$10,000.00 to us. Just think what we can do with that! We are also on the internet looking for volunteers and interns to help us.

We hope you notice your Board of Directors is working hard for you. But success will only come if you actively contribute also. Just think if everyone made a small contribution of time or money or ideas or articles, etc.

CoMO-LAC IS YOU. Not a handful of people who run its everyday operation, but you, the membership. And you can take pride in your accomplishments. We are "grass roots" at its best. And you are a huge part of it. Thanks for your support.

FEBRUARY 2006 MEETING SCHEDULE

FEBRUARY 4th - SATURDAY. Bring your questions. This is a general "all Valley" meeting.

10 am Chatsworth Metrolink Train Station. Chamber of Commerce Meeting Room, 10038 Old Depot Plaza Rd, Chatsworth (West of Canoga Ave, South of Devonshire Ave).

FEBRUARY 9TH—THURSDAY. Board of Directors Meeting. 21500 Lassen Street Space #31, Chatsworth.

10 am. Limited seating.

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..

SEND US AN EMAIL NOW TO JOIN E-MAIL NETWORK

If you have email and want to be part of our email network, please go to your computer **now** and email us at:

fawodley@yahoo.com

This will help us verify your email address. At the same time you can let us know whether or not you would like to get the **newsletter by email**. We have decided NOT TO GIVE A DISCOUNT if you take advantage of the newsletter by email because of problems with accounting and the need to fund new services. This means annual membership remains \$15.00 for all renewing or joining new. We hope this will not be an inconvenience. For your information we have over 250 members with email addresses.

Once we verify your email address, you will be on our network to get information as it happens, i.e. you will receive updates between newsletters. And you can email us anytime with a question, a problem, a comment, etc.

REMEMBER, SEND US AN EMAIL NOW BEFORE YOU FORGET.

YOU WILL THEN BE PART OF OUR EMAIL NETWORK. AND THANK YOU!

BALLOT TO CHANGE NAME

FROM

COALITION OF MOBILEHOME OWNERS - LOS ANGELES COUNTY (CoMO-LAC)®

TO

COALITION OF MOBILEHOME OWNERS - CALIFORNIA (CoMO-CAL)®

Name: _____ Date: _____

Signature: _____ Membership Number: _____

I VOTE **FOR** THE CHANGE OF NAME

I VOTE **AGAINST** THE CHANGE OF NAME

Please Mail to:

“Ballot” % CoMO-LAC, P.O. Box 4821, Chatsworth, California. 91313-4821

MUST BE RECEIVED BY MARCH 1, 2006 TO BE COUNTED

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COALITION OF MOBILEHOME OWNERS

- LOS ANGELES COUNTY®

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,

Chatsworth, California. 91313-4821

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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