



FOUNDED NOV 2004

THE VOICE

COALITION OF MOBILEHOME OWNERS

JANUARY 2009 VOLUME 5 ISSUE 1

CoMO-CAL CELEBRATES 4 YEARS OF SERVICE

Seems Like Yesterday

It seems like yesterday when about 10 of us were sitting in the clubhouse of Joy's Mobile Home Park, a small park on Route 66, working to form a new county wide organization (CoMO-LAC) for Los Angeles. CoMO-LAC became a statewide group in January 2005. Now four years old, we are the fastest growing advocacy group in California.

Endorsements

We are endorsed by Donald Devore, long time advocate in Colorado, the Modesto advocacy, and now PHRAA (U.K.) - see **page 5**.

Our Services Continue to Grow

We offer you a very informative newsletter (THE VOICE), send out THE WHISPER (an informational flier) to parks without CoMO-CAL members, network with many individuals and groups around the state, have an online message board (<http://groups.yahoo.com/group/comocal/>), a terrific website (<http://www.comocal.org/>), offer small claims assistance, etc.

We now are in Sacramento - Santa Rosa attorney David Grabill is active with affordable housing issues, condo conversions, and related issues. Herman Osorio, ex-lobbyist for CMRAA, has come to CoMO-CAL to help us lobby in Sacramento and ex-GSMOL Vice President Milt Burdick is our go to guy for laws. We welcome Chris Carbonel and David Roegner as representatives in North San Diego and Ventura County respectively.

Code of Ethics

We have written about ethics and advocacy several times. See **page 9** for a "Preliminary Code of

Ethics which we will adopt. No other advocacy group in California (perhaps in the U.S.) lives by such a code. We are asking the national group Mobile Home Owners Association of America (MHOAA) to adopt at least parts of the code.

Networking

Networking is an absolute must, so let's network with residents who have similar issues. We can learn from their experiences.

We continue to reach out to other advocates, such as COMPAC and SMOAC in San Diego/Santee. We must stick together if we are to make progress against unscrupulous park owners and managers.

We are also getting active with MHOAA.

Knowledge is Power - Database of Parks

We want to develop a "database of parks" - a "fingerprint" of each and every park. This information is critical to networking.

Help us help you. Get your park on the "map." Complete the survey on **pages 14-16** - it takes only a few minutes. We will publish some results in THE VOICE, and all results on our website for everyone to use.

Successes

In just four short years, we have had many successes. See **page 4** — a success with rent control. 2009 is a new year. We can accomplish much more with your full support. Please consider making a donation of money or time. Please fill out our surveys. Call us and say hello. We welcome your input, and we appreciate the opportunity to serve you.

EDITOR—THE VOICE

FRANK WODLEY
800-929-6061
P.O. Box 4821
Chatsworth, Ca. 91313
fawodley@yahoo.com

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CoMO-CAL, Inc. is a non-profit 501(c)3 charitable 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.

Purchase your Park

David Loop (Aptos):
831-688-1293

Deane Sargent (Ashland Oregon):
541-708-5131

DVD on purchasing your park—
on request

George Turk (Millennium Housing): 949-515-5100

Failure to Maintain Attorneys

Endeman, Lincoln, Turek and Heater (ELTH) San Diego
800-895-5053

HCD - Riverside
909-951-4431 or 909-782-4420.

Mold Attorneys

Miller Law. Inc. (Sacramento)

916-351-1200
THE CoMO-CAL TEAM

FRANK WODLEY
 President
818-886-6479
fawodley@yahoo.com

BOB HITES
 Vice President
530-743-2965
anvil95993@yahoo.com

SALLY STUDER
 Vice President
 Stanislaus Mobilehome Owners - Advocates
 (reach thru CoMO-CAL)

DONNA HELWIG
 Vice President
707-836-7248
donnahelwig@sbcglobal.net

ROSEMARIE ROSALES
 Treasurer
818-886-6479

MILT BURDICK
 Political Reference Committee
714-572-0253
milters2000@yahoo.com

STEVE MOLSKI
 San Diego Representative
619-427-1221
molski1@nethere.com

CHRIS CARBONEL
 North San Diego County Rep
760 693-1808
Cell 310 600-7227
chriscarbonel@cox.net

DAVID ROEGNER
 Ventura County Rep
805-524-4024
fraubro@sbcglobal.net

CONSULTANTS & CONTRIBUTORS

David Grabill (Santa Rosa):
707-528-6811

Herman Osorio
916-408-8094
hosorio@hotmail.com

David Loop (Aptos)
831-688-1293

Rosemary Tomai
Homeowners Coalition of
Mobilehome Parks in Tuolumne
Co.: 209-532-0889

Jerry Lenhard (Escondido):
760-745-3734

Attorneys—MRL Issues

Adrian Andrade (Santa Maria)
805-928-3651

Kristine Awalt (Sacramento):
916-927-7311

Will Constantine (Santa Cruz):
(831) 420-1238

David Grabill (Santa Rosa):
707-528-6811

Jim Holmes (Ventura):
805-642-2781

Stuart Parker (Los Angeles):
323-931-2999

Jeremy Singer (San Diego):
619-543-8190

Bruce Stanton (San Jose):
408-971-0900

William Wynder (Carson)

wynder@awattorneys.com

Thinking Outside The Box - EVICTION INSURANCE

All too often we hear residents saying they are afraid of being evicted. In fact they often go out of their way to be nice to the manager, hide from management, stay in their homes, etc. Do you know the park owners have a strategy to keep residents “under their control?” It is absolutely true. And **FEAR** is a critical part of their strategy. (We will be writing about strategies of park owners in the March THE VOICE.)

Threats of eviction are common in parks. You need to know that parks CAN NOT EVICT YOU? Only the **COURTS** can make that determination. The Mobilehome Residency Law details the seven reasons for eviction (798.56).

Eviction can ultimately cost a resident their home! We are much more vulnerable than apartment renters because we own our homes. Often a resident can't sell his home when evicted. Eviction can be devastating!

Eviction Insurance

CoMO-CAL wants to offer you “eviction insurance.” We want to fight for you if you are subject to an unlawful eviction (not one of the 7 reasons). Most advocates **ARE NOT AFRAID**. Why? Because we know managers target those who are vulnerable, those who do not understand the MRL, those who do not belong to an advocacy

group, or those who are isolated.

We want to hear your comments and suggestions. Would you feel better knowing that a statewide advocacy group would stand up for your rights and fight any unlawful eviction?

Perhaps the plan would work like this:

- Money from member donations would go into an “eviction defense fund,” separate from member dues...
- The fund would activate when a goal amount is reached - perhaps \$10,000.
- To qualify, one would join CoMO-CAL and contribute \$10/year (or \$5 or whatever is decided....).
- 90 day waiting period, i.e. have to join and contribute to fund 90 days before coverage begins.
- Claims would be submitted to CoMO-CAL. We would act within one week or sooner.
- Our attorney would be involved if necessary.

This program could be a reality as early as March 2009 if 1000 members would contribute \$10.

Please let us know your thoughts. This can be the start of a statewide movement to really protect the rights of mobilehome owners. We thank you

JON STANLEY HEIM
 Attorney at Law
 1683 Novato Boulevard, Suite 1A
 Novato, CA 94947-3284
 Tel: (415) 898-1114
 Fax: (415) 898-7118
 E-mail: joninslw@yahoo.com

CRLA Attorneys
 Ilene Jacobs, Lee Pliscou &
 Molly Stafford
 530-743-5191

Handyman—San Fernando Valley
 Ray Emmons Construction
 818-800-3366

ONE OF OUR MANY SUCCESSES

Enforcement of the L.A.

Rent Stabilization Ordinance

The following email was received by CoMO-CAL on October 6, 2008 from a member in Los Olivos:

I wanted to update you on the rent increase at Los Olivos Mobile Home Park (Sylmar) following our telephone discussion about 10 days ago. We received an increase of 4%, but I remembered reading in the CoMO-Cal newsletter that it should be 3%. After confirming that with you, I found information on the LA City website stating as much and called the park manager. She requested that I fax the information to her, which I did. Last Thursday, the manager left a message that I was correct and that new forms would be sent to the tenants. She also thanked me for the information. We received our corrected rent increase information on Friday.

Thank you for your assistance. I was the only tenant who questioned the increase, and that was due to reading it in the newsletter and confirming it with you. **You saved each tenant about \$7 a month (well worth the cost of membership).**

Signed: a CoMO-CAL member in Los Olivos

Editor's Note:

In fact this year alone we discovered at least 6 parks (853 spaces) asking for 4%, instead of the legal 3%. **At \$84/year, that totals over \$71,000! A terrific success, wouldn't you say?**

Our Work Just Beginning

L.A. is just one of over 100 cities and counties in California that have rent control. All of you know how hard CoMO-CAL and others worked to defeat Proposition 90 and 98—initiatives that would have taken away our rent control. But that's not enough to guarantee rent control is working for you, as seen by the above example.

There is much more work to do. Fortunately our President Frank Wodley lives in Los Angeles - he can be a watch dog for those living in the City of Los Angeles, but CoMO-CAL can't help other areas **until** someone steps up and volunteers their time. Those living in rent control areas **MUST** educate themselves on their local rent control. It is your MONEY!! Please help us help you! Give us a call and we'll assist you! Take the first step, many will benefit!

When does \$10 equal a \$1000 loss?

When does \$10 equal a \$1000 loss? When it is your rent increase. We estimate for every \$10 of rent increase per month, your equity goes down \$1000. For example, if your increase this year is 4% and your rent now is \$500, your increase is \$20 and your equity loss is about \$2,000. What does this mean? Simply that your home is worth

about \$2,000 less to a buyer because your rent has increased.

What is economic eviction? When your rent increases to a point where you can not afford to pay it anymore. More and more mobilehome owners are faced with economic eviction today than ever before. We need rent controls! Help us!

LINKING HANDS ACROSS THE SEA (U.K. & U.S.A.)
ENDORSEMENT OF CoMO-CAL

by the PARK HOME RESIDENTS ACTION ALLIANCE (PHRAA)

We have a saying in the UK that "everything is bigger in the United States of America" and from what we now know about your Residential Mobile Homes Industry this is certainly true. In California alone there are twice as many Residential Mobile Home Parks and three times as many spaces as currently available throughout the whole of the UK. But although there is a vast difference in the scale of the industry, we are devastated to learn that many of our fellow Mobile Home owners in California and other states are victims of exactly the same problems as those encountered daily by all too many of us mainly elderly and vulnerable residential mobile homeowners here in the UK.

We too face losing our homes to unscrupulous park owners, face huge increases in ground rent and utility service charges (gas electricity, water and sewage disposal). We also suffer bullying, harassment, intimidation, being ripped off at every opportunity etc., and the failure of Government to provide any effective and enforceable law to protect us compounded by the total indifference by all in authority who maybe could help but won't. All of which leaves us almost completely to the mercy of the dictatorial regime of the every increasing number of Unscrupulous Park Owners obsessed with greed and power, ruthlessly imposed with impunity over his elderly helpless and captive victims. Abuse of the elderly is prevalent throughout the UK Mobile Homes Industry.

As we share the same problems, CoMO-CAL and PHRAA are working together to bring pressure on our respective Governments to introduce the urgently needed and long overdue ENFORCEABLE protection all Mobile Homeowners worldwide have the right to expect. This is why we are so excited at being contacted by Frank Wodley, President of CoMO-CAL and are already exchanging information, ideas, ideals and expertise to achieve these aims.

CoMO-CAL and PHRAA are identical organizations, both manned by dedicated volunteers offering help

and advice to, and exclusively for the welfare of park homeowners. PHRAA like CoMO-CAL "TELLS IT AS IT IS" nothing is censored. All information, including regular warning bulletins, is freely available to all through the websites and newsletters. No plea for help from a desperate homeowner is ever turned away. We really must congratulate CoMO-CAL on their wonderful work for residents and the superb quality of their website and detailed and highly informative newsletters. PHRAA feels very privileged that Frank has already included some PHRAA articles within its pages.

PHRAA invites CoMO-CAL members and all mobile home owners throughout California and the US to visit the PHRAA website www.phraa.co.uk. All are welcome. You can also send us an email and say Hi to ronjoyce@phraa.co.uk.

The one great weapon mobile homeowners in California have to your advantage is that you have CoMO-CAL administered by a dedicated team headed by Frank, Bob and others all equally committed to the cause. These are the people who have voluntarily pushed up their heads into the firing line to win the extremely difficult, and at times very dangerous, battle for your rights, freedom from persecution to enjoy your chosen lifestyle in the peace and quiet you have earned and rightly deserve. But they cannot achieve this aim on their own. They need your total support. Only by joining together to form one powerful united force can you win these rights. CoMO-CAL offers you this opportunity. Grab it with both hands. It may take some time, but "PEOPLE POWER" is an unstoppable force and will prevail. Join CoMO-CAL and help these dedicated people to help you.

PHRAA is proud and privileged to be associated with CoMO-CAL and looks forward to enjoying a long and fruitful relationship with its terrific team.

Ron Joyce. General Secretary PHRAA.

2009: A Good Year To Buy Your Park

What do I mean by “buy your park?” I mean that a group of mobilehome owners can buy the park where they live through their own nonprofit corporation. This is true “resident ownership.” It’s sometimes called a co-op, or a mutual benefit corporation (“MBC”). It is not ownership of the park by an “outside” company of any kind. It does not involve dividing the park into lots (“subdivision”). In today’s mortgage market, the MBC approach is the only one that works very well.

How does it work? The park’s homeowners form a mutual benefit, nonprofit corporation (“MBC”). The MBC then sells membership shares to the homeowners. Money raised by selling shares becomes the group’s equity in the park property. Each household in the park owns a share in the MBC, which is also called a “homeowner association.” The association owns the park property after the purchase.

So why might 2009 be an especially good year for your homeowner group to buy the park where you live? There are two big reasons:

(1) Mortgage Money: In the current financial market, mobilehome owners’ associations are more likely than outside real estate investors to qualify for a mortgage loan.

With all the bad news about housing and the economy, you’d think no one could get a loan to buy a mobilehome park these days. That’s not the case, however. A bright spot in the current picture is a federal government-backed loan program to help groups of mobilehome owners buy their parks. These are 40 year, fixed rate mortgage loans that are fully amortizing (no balloon payment). Up to 90% of the park purchase price can be financed. These loans are being made today. Of course, your park owner must also be willing to sell the park to your MBC, and at a fair price.

Also, the market has dried up for the mortgage loans outside investors use. This means that invest

tors will find it difficult in 2009 to get mortgage loans to buy mobilehome parks. Homeowner groups have a better chance of getting mortgage financing these days. Park owners who understand this (and who want to sell their park) will seriously consider your MBC as a buyer.

(2) Possible Changes in the Tax Law: Park owners are concerned that the new administration in Washington may change the capital gains tax law, making it less favorable to real estate investors. The concern about this possible change may induce some park owners to sell sooner rather than later.

Other thoughts...

Why bother? The park owner will never sell. Don’t be so sure. Sooner or later, many park owners *do* sell. Don’t let the park be “sold out from under you.” Unfortunately, this happens all the time to mobilehome owners who aren’t prepared. Your group needs to be ready if the park comes up for sale. You need to be on the park owner’s “radar” as a potential buyer.

While the park is not on the market, your job is to regularly remind your park owner (*not* the manager) in writing of four things: Your homeowner group (a) wants to buy the park, (b) would pay a fair price for it, (c) believes it can find financing to do it, and (d) can give the owner income tax breaks no other buyer can. Do this with a brief letter to the owner every 4 to 6 months. Contact me, I’ll send you a sample of this letter.

Writing regularly to your park owner is the best way to improve your group’s chance of owning the park. It may take some time. Don’t give up, even if your letters get no response from the owner. Be patient and persistent. Remember, “if you don’t bother to ask, the answer will always be no.”

Continued on next page (7) bottom

ROAD TRIP in Southern California

Our President, Frank Wodley, recently took a road trip around Southern California—talking with mobilehome owners in San Diego, El Cajon, Chula Vista, Santee, Perris, and Hemet.

He spoke with leaders in two groups helping residents in San Diego and Santee. The first one is COMPAC (County Mobile Home Positive Action Committee, Inc.) and the second is (SMOAC) Santee Mobilehome Owners Action Committee, Inc. It is our hope that they will assist us in telling others about CoMO-CAL and what we do. After all, we just want to get information to mobilehome owners.

There is much activity in the San Diego area. One park in El Cajon is working to retain the firm of Edeman, Lincoln, Turek, and Heater for a “Failure to Maintain/Unfair Business Practices” lawsuit against their owner. Their team has done a terrific job in organizing residents but there is much hard work ahead. We wish them all the best. We understand ELTH has never lost a case, so if your park has maintenance issues—problems with the electric, sewer, and other utilities along with management problems, ELTH is the go-to organization to contact.

Also there is an effort in El Cajon to get rent stabilization. Remember our friends in Modesto, led by Sally Studer, who were able to get rent control for Modesto and other cities. The El Cajon folks should contact Sally.

We learned that a mobilehome park in San Diego, namely Mission Valley Village, will be closed as a consequence of a sale to a developer. Fortunately residents will be compensated if they walk away from their homes. This park closure has energized the other 12 parks in San Diego to organize to fight other park closings. Of course CoMO-CAL will help with any effort to organize.

Frank also visited Meadowbrook, owned by Sam Zell (Equity Lifestyles), in Santee. They have an ongoing lawsuit, using attorney Jeremy Singer, to fight illegal rent increases. We understand this is the last case Mr. Singer will take, as he plans to move to Seattle.

Management problems seem to occur in most parks. Managers play “god” and usually get away with it. We need to stop this abuse! Especially “senior abuse.”

We want to thank those in Southern California who support our efforts. We could not do it without you. Please fill out the survey and help us get more organized.

Those wanting more information about CoMO-CAL should contact Steve Molski (see page 2), our representative in the San Diego area. Frank had breakfast and a nice chat with Steve and his wife, Loretta and we thank them for their service to CoMO-CAL and all mobilehome owners. THANKS STEVE!

A Good Year continued from page 6

You don’t need to organize your whole park right away. All you need now is a few folks who think it’s a good idea to “be prepared” in case the park owner decides to sell. The time to organize the whole park comes after you get a positive response from the owner, and the resident purchase deal begins to take shape.

Learn more about how resident purchases work. A good resource for understanding how to buy your park is a free DVD by affordable

housing consultant Deane Sargent. This DVD clearly explains a very complex subject. I suggest that you contact Deane, and have him send you this DVD. His contact information is on the first page of the Voice.

My Best Wishes to all of you for the New Year.

David Loop is a real estate attorney and homeowners’ association board member at resident-owned Aptos Knoll Park, near Santa Cruz. You can contact him by sending an e-mail to deloop1@sbcglobal.net, or calling 831-688-1293.

Laguna Terrace's Owner Considers Lot Sales By WILLIAM HAGLE

The majority of Laguna Terrace Mobile Home Park residents support subdividing the 45-acre, 157-lot South Laguna park, which would allow individual homeowners to buy the ground beneath their homes, according to a recent resident survey.

Park owner Stephen Esslinger began holding preliminary discussions over a possible subdivision with city officials earlier this fall, according to assistant planner Scott Drapkin. "We are assessing the entitlements," Drapkin said.

Subdivision development fees could be exorbitant, according to Drapkin. "They could be a dealbreaker," said the planner, who intends to consult with the city attorney over the complex web of mobile home laws that will help determine the preliminary estimate of subdivision costs.

"A lot of people are not so much against it as they have questions," said Boyce Belt, president of the park's homeowners association. "Questions will be answered as the process unfolds, which can take a couple of years. "Of 142 surveys sent out by the owner, 91 favored the proposal, five were opposed and six remain undecided, according to Belt, who received the consent of Esslinger's attorney to release the results.

"It's a win-win for the residents," according to Rob Coldren, a Santa Ana attorney who specializes in mobile home law and represented Stephen in his long legal battle for control of the park in a lawsuit filed by his father, Duke.

The suit was resolved in Stephen's favor in 2007, clearing the way for him to consider subdividing the park's 157 lots even as residents banded together in a failed effort to try to purchase the park themselves.

Some residents suggest subdivision will allow Esslinger to sell at an undue profit and avoid repairing infrastructure dating from the late 1950s, such as problematic clay sewer pipes. Esslinger's attorney said Esslinger spoke only through him.

Resident Judy Andrade says her neighbors assent to the survey merely means they are fed up with Esslinger and his managers and want to buy their lots to get the owner out of their lives.

"It's like the Hotel California," said the retired dentist, who has owned as many as three homes in the park. "You can get in, but you can't get out," she said, referring to the park's policies that prohibit owners from selling their mobile homes without prior approval of management. "I've been here 11 years," said Andrade, "and rents have tripled. It started at \$800 and they now get \$2650 for some of the lots."

Fighting abusive behavior by park owners is difficult for tenants on fixed incomes, according to Jean Stirling of the Golden State Manufactured-Home Owners League, Inc., dedicated to preserving affordable mobile home ownership.

"It amounts to living in a Third World environment," Stirling said, "like the laws of the United States don't apply." People get stuck with nowhere else to go, because they can't afford to abandon their investment, she said.

California's 4,800 mobile home parks are regulated by state law that protects low income families from out-of-control rents. State law permits three scenarios for conversion. These are subdivisions, which can include a cooperative approved by the state and local agencies, a condominium form of ownership that excludes land, or the full subdivision, where lots are owned by individual homeowners and the common areas owned by a homeowner's association.

Other state laws that govern mobile home parks limit the autonomy of residents, such as one that allows the park owner to retain control of a park until 51 percent of the lots are sold, Andrade said.

Local activist and former mayor Ann Christoph

continued on page 9 bottom

Code Of Ethics For Advocates

CoMO-CAL feels that all advocates should adopt a "Code of Ethics." We, along with the state group in Wisconsin, have written a preliminary "Code." Today, CoMO-CAL lives by this code. We would hope other groups would do as well. Unfortunately this is not always the case. What do you think? If you think all advocates should adopt this code or something similar, please be active in your group of choice. Make your voice heard. Don't just accept the status quo. After all, advocates are supposed to be working for you!

We, as advocates, agree to:

Focus on serving our membership and promoting their general welfare

Provide prospective members a list of our services and the benefits of joining

Be honest with our members

Be transparent, i.e. freely share information about our organization: assets and finances

Be open to member's suggestions, comments, and criticism

Respond to members, either verbally or in writing

Run our organization according to our bylaws and purpose

When asked a question, we agree to give members all information available to us, i.e. what we can do to help them as well as other advocacy groups (if we know) by a member

We will not:

Cause harm to those we serve, i.e. homeowners

Withhold information from our members to promote only ourselves, i.e. homeowners need to know about all advocates who serve them.

"Stonewall" members or refuse to listen to members in an open discussion

Additionally, we feel advocates should network with each other. This means freely sharing information while giving proper credit for information from other advocates. We realize we have similar issues and it is imperative to work together to provide a united front, even though we are different organizations.

continued from page 8

agrees protective measures may be necessary to avert "economic eviction," forcing out lower income residents if sale lots are high priced. "It depends on the price they want to charge, if it's a reasonable price," she said.

Based on a recent \$45 million appraisal of the property, a rough calculation would amount to \$300,000 per lot, a bargain price for a home site in Laguna Beach. Many view lots would fetch more. Legal considerations prevent a definite price per lot estimate until the subdivision application and due diligence process has progressed, said Laguna Terrace tenant attorney Gerald R. Gibbs of Hunt-

ington Beach, who supports subdividing mobile homes because residents will have more control of their homes.

Coldren said his client thinks subdividing will be a good deal for residents, but the owner is ambivalent about a process that is time and money consuming. Despite the survey's positive response, Esslinger may not go to the mat to fight with dissenting tenants, Colden said.

Esslinger is looking for a consensus rather than unanimous consent. "If it's too much hassle," said Coldren, "he [Esslinger] may say, 'We won't subdivide'." Article from The Laguna Beach Independent, 12/19/2008 by William Hagle

LISTEN UP – WE ARE FAMILY

As we welcome a new year, we also reflect on the past year and what we have accomplished and the people we have met and the places we have been. I, for one, stop and think of all the people. They are the most important.

Did I give them my fullest attention? Did I provide them the best information I had available? Did I respond to the same questions, with the same answer, only to a different face?

Many questions cross my mind. But, I then realize that all the people I have met are part of a large family. A family of homeowners that have a lifestyle that they have chosen that is best suited for them and the ones they love and depend upon.

We, as advocate groups, have a responsibility to these families. We all must strive to do one more thing. There is always someone, somewhere that needs our assistance and we must find these people and give them the support and information that they need to lessen their stress. Much of this stress is due to out of control managers and park owners.

Just think how simple it would be if everyone were able to live peacefully within their communities without fear of being evicted because someone had turned on the GREED light. I think most will agree with me that there

should be a limit to what park owners can charge for their piece of dirt. They should stop continually raising the rent space and taking advantage of those who have limited incomes.

Our families must unite and organize their parks. We are family, and as family we must stick together and show strong support for our advocacy groups and legislative lobbyist. We are family and we can and shall be united as one. As family members I would expect you to ask questions of your leaders, to demand accountability and transparency in all they do and say. Don't follow blindly and allow anyone to hoodwink you or pull the wool over your eyes, Stand with your eyes wide open and question. There is no such thing as dumb questions (although there have been some dumb answers and lots of double talk).

So I ask each of you to become part of our growing family. I look at each and every one of you as a family member and with that you will have my complete support, dedication, ability, respect and love, as WE OUR FAMILY.

As always, I can be reached for comment at 530-743-2965 or at anvil95993@yahoo.com. Until, then I remain.

ROBERT C. HITES
Vice President of CoMO-CAL

LOS ANGELES CITY RENT INCREASE FOR 2009

We do not want to confuse you; however we can already calculate the rent increase for those under the RSO for the City of Los Angeles. The allowable rent increase next year, i.e. for the period July 2010-June 30, 2011 is **4.0%**. **We are advising**

you because the percentage increase can now be calculated—so be prepared for 4% next year.

If you need additional information, contact us at 800-929-6061.

LISTEN UP - WE ARE A FAMILY

Are you part of the manufactured/mobile home communities or are you just a on-looker with no direction or comment? Do you want to get involved or do you just want stress, hardships and political chaos to continue to run rampant through your community. It is here. It is all around us and those of us in mobile home communities sit idly by watching and hoping for change. It is not going to happen unless you become part of the family. You have a telephone, you have a address, and hopefully you have a computer with an e-mail address that can reach out and touch someone.

There is nothing to fear but fear itself. You have rights, you have suggestions, and you have a responsibility not only to yourself but to others in your family that are less fortunate. Maybe they don't have a computer, maybe they are handicapped, and maybe they have no one to help them.

We as Americans have a right to speak our minds, we as Americans have a responsibility to help our neighbors and not just stand back and be intimidated by some park owner/park manager that has for the most part taken on an identity that they are in charge of the world. They put their pants on leg at a time. They are human beings, They make mistakes. We all do. That's part of being human.

Just because the person living in a mobile home community has been given a responsibility of being a manager does not make them always right. But they are in the mobile home community and as such must be taught the family values. They have park rules and those park rules apply to each and every resident and must be adhered to equally. Most often this is not the case. Some park residents have their own rules and are often heard saying I don't care about the rules. They say that with such authority that one would think that they are the park management. They are not.

I call them pro-management. They gossip from one family member to the other family member and each time they do the language becomes somewhat critical of the family member that has been singled out as the trouble maker, a person who complains all the time, a non conformist. When in actuality this person is only standing up for his/her rights as an American citizen and following the park rules as given to each and every resident.

Now, granted some of these park rules were written many years ago and have not been updated since who knows when. But you can count on the fact that the park owner has hired a park manager with a computer access. The manager must invite all park residents to a meeting to discuss new rules and regulations. We suggest you not sign them. And remember, according to the Mobile Home Residency Law (MRL), the new rules and regulations take effect in six months after the meeting.

By that time the problems have gone away but the rule was never incorporated into the park rules. Or the previous manager made an exception or it is such a frivolous rule who cares. Well, the rest of the family cares, ...that's who. So come on family, lend me your hands, ears, eyes and suggestions. These managers want to be managers, let's give them something to manage. The time has come for each of you to consider this. Are you part of the family or are you just an on-looker with no input, no suggestions, no ideas, you just love the way things are going? Swell, you live like that if you want. As for me I will stand up for my rights, I can take you along but I need to know who you are. I don't deal in cowardly lions. So let me know how you feel, family. As always I can be reached at 530-743-2965 or at anvil95993@yahoo.com. Until next time I remain. Bob Hites, V.P. CoMO-CAL

Financial Report for CoMO-CAL January 2005 through January 2009

INCOME		EXPENSES	
From 1/1/2005 to 12/31/2008		THE VOICE	\$40,000
Memberships:	\$65,000	Fliers/Free Literature	\$7,500
Donations:	\$9,000	Hardware/Software	\$6,000
<u>Other (Book, Ads...):</u>	<u>\$1,000</u>	Fees	\$1,500
Total Income:	\$75,000	<u>Other</u>	<u>\$5,000</u>
		Total Expenses:	\$70,000
		<u>Cash on Hand:</u>	<u>\$ 5,000</u>

Finances can be a critical issue with any organization. Our annual membership fee the last four years was only \$15 and many have joined for less. The cost of THE VOICE is about \$.03/page plus mailing costs of about \$.17 per issue. This calculates to about \$9 /12 months to send you THE VOICE. Based on an average membership, this left less than \$4 for all other expenses. So far THE VOICE has cost us about \$40,000 to print and mail to our members. We have mailed several thousand fliers (Prop 90 Alerts) and given away many copies of THE VOICE and other information. This expense has totaled approximately \$7,500.

We have spent several thousand dollars on hardware, software, and such. To give you an idea, our inventory to date is roughly: Printers (4), Membership software (2), Computer (1), Laptop Computer (1), Camera (1), Digital Recorders (2), Video Camera (1), File Cabinet (1), Portable Filing Cases (2), staplers (3), etc. Expenditures for these items has totaled approximately \$6000.

Fees include: Chatsworth Chamber of Commerce, IRS for tax-exempt application, Corporation Fees—Secretary of State, National Group, CARA, etc. totaling about \$1500. Other expenses include

office help (\$300), attorneys fees (\$3500), website (\$1000), expendables (labels, envelopes, staples, etc) totaling approximately \$5,000.

To date, our expenditures total approximately \$70,000. Cash on hand is \$5,000. We are very frugal with your money. We have researched the best deals for most of the hardware purchased. Note, we give our time FREE. And we DO NOT get reimbursed for any expense, even for gas. We do this because we believe in our cause. We do not pay office staff. (Others have paid staff as much as \$8,000 per month!)

We thank all our members who have made contributions. Even \$5 or \$10 has allowed us to send out over 25,000 fliers, and give several thousand copies of THE VOICE and other informational literature for free.

We do need your continued support. To date less than 5% have made contributions, with two members contributing over half. Please make a donation to help our cause. You are really helping yourself when you do! Every donation will be put to good use!

THANK YOU, EACH AND EVERY ONE OF YOU, FOR YOUR SUPPORT

TEAMWORK TAKES YOUR PARTICIPATION

Remember the goals of CoMO-CAL?

- UNITING MOBILEHOME OWNERS
- COMMUNICATION
- EDUCATION
- Ultimately PROTECTING YOU!

We can't do anything without your help. It is impossible! Only when we work as a team will we really make a difference. TEAMWORK!

So please give us a few minutes of your time. Remember this is about HELPING YOU. Ultimately you will benefit, please keep that in mind when you decide whether or not to do anything.

What can you do?

- Complete the survey on page 14-16 and return it to CoMO-CAL, P.O. Box 4821, Chatsworth, Ca. 91311.

- Volunteer to be a contact in your park.
- Allow us to call you
- Recruit others - so they can also read THE VOICE and be part of our family
- Arrange for the distribution of literature in your park (we will protect you)
- Communicate with us. This is extremely important. Tell us what's happening in your park,, and if you need our help. We can't do it without you.
- Promote CoMO-CAL. We are sure others would benefit from THE VOICE or other programs we offer.
- Help us grow our list of attorneys
- Volunteer to be a representative for CoMO-CAL in your area. Help us organize your park and others around you. It will ultimately help you!!! And give you untold rewards.

Condo Conversions

Condo conversions (subdividing mobilehome parks and selling individual lots) continues to be a hot button issue as demonstrated by the article about Laguna Terrace on page 8. Remember, this began with El Dorado in Palm Springs where it was decided that once one lot is sold, all lots go off rent control. It continues to spread. Now residents in non-rent control areas are affected.

Clay Butler has an excellent website at <http://shamconversions.com> where you can go for more information.

CoMO-CAL will continue its efforts to help

protect residents against "sham conversions." We will support legislation that gives local authorities more power to protect residents.

Our member Kathy Morgan was good enough to send us a new Ordinance enacted by the City of Chino (Thanks Kathy). It requires 51% of the residents to approve of a conversion.

And remember, your park owner could decide to "condoize" your park overnight. We recommend you organize and do your homework. Be prepared. CoMO-CAL can and will help.

SURVEY - JANUARY 2009

Tell us about your park

Park Name: _____

Address: _____

Owners Name: _____

Does the park have space numbers?

Yes

No

Is your park?

Senior Park 55+

All Age

I don't know

Do you have a pro-resident group in your park (besides a recreational group)?:

Yes

No

If yes, do they publish a newsletter? And if so how often?

Yes How often? _____

No

If Yes, is the group affiliated with a statewide group?

Yes What Group? _____

No

What are the issues in your park?

Management Problems

Interference of Sales

Rents too high

Condo Conversion

Other _____

Can CoMO-CAL call you for more information?

Yes

No

Do you get the Mobilehome Residency Law from your park every January or February?

Yes

No

We want to network with your park leaders. Please give us their names and contact information.

Information About You

If you have email, please print the address below (if you are not now getting THE VOICE by email).

Are you willing to distribute info in your park?

Yes

No

Do you belong to another statewide group?

Yes Which one? _____

No

Are they helping you?

Yes How? _____

No Why Not? _____

We need representatives around the state. Will you volunteer to help?

- Yes, it helps me also
- No, thank you.
- Maybe sometime in the future
- Other _____

We have lists of parks and CoMO-CAL members in your area. Would this information be beneficial to you?

- Yes
- No

Do you know if parks in your area have organized into a larger coalition?

- Yes Name: _____
- No

What issues would you like us to write about?

- Management Problems
- Interference of Sales
- Rent control issues
- Condo Conversions
- Enforcement of Laws
- Pep Talks to unite mobilehome owners
- Other _____
- _____

Writing about other advocacy groups can be controversial. What do you think?

- Don't write about any other groups
- Don't write about GSMOL

- Don't write about CMRAA or MHOC or other groups
- No, it is selfserving and not politically correct to write about another advocacy group
- Yes, we want to know about other groups. We appreciate the 'no subject is taboo' policy
- Other _____

How can advocacy groups help you? In order of priority

- Newsletter
- Legal Fund
- Make new Laws
- Come to our park and speak to residents
- Oppose new laws from Park Owners
- Assistance by phone or email
- List of Attorneys
- Write letters to managers/owners
- Help form Home Owner Association in my park
- Unite mobilehome owners statewide
- "Free" Attorney Services
- Eviction Insurance
- Other _____
- Other _____
- Other _____

Code of Ethics

Do you think a Code of Ethics similar to that on page 8 should be followed by all advocates?

- Yes
- No

- Condo Conversions
- Mangement Issues
- Interference of Sales
- Mobilehome Residency Law
- New laws
- Organizing your park

Eviction Insurance

Do you think Eviction Insurance is a good idea?

- Yes
- No

Would you be willing to pay for Eviction Insurance?

- Yes
- No
- It should be part of my membership

Please print your name below:

Please return your completed survey to P.O. Box 4821,
Chatsworth, Ca. 91313.

What is the maximum amount you would be willing to pay to have CoMO-CAL defend you against unlawful eviction?

- Nothing
- \$5 per year
- \$10 per year
- Other? _____

**USE THE SPACE BELOW FOR
COMMENTS, SUGGESTIONS.....**

Invite Us to Your Park

Would you like us to come to your park?

- Yes When?_____
- No

What would you like us to speak about?

- CoMO-CAL
- Rent Control

Let Us Not Forget—Commentary by Frank Wodley, CoMO-CAL President

My heart goes out to those who lost their homes and possessions in the Los Angeles fires. Many were my good friends and CoMO-CAL members.

Advocacy groups are jumping on the political band wagon, joined by our governor and state officials.

Let us not forget, however, the hundreds of thousands of mobilehome owners across California, the U.S., and internationally that are subjected to abuse on an almost daily basis. What are we doing for them?

And may I remind you that the park owners are

looking for any reason to remove all older mobilehomes from their parks, especially single-wide homes. The “fire vulnerability of older homes” has been discussed for years.

Let’s not shoot ourselves in the foot and pass legislation that would harm those already living in mobilehome parks. We must be careful and protect those we serve.

Finally, I would be careful where my donations go to help the folks who lost so much in the fires. Some organizations have started funds - but are ill equipped to do such duty.

CoMO-CAL

(COALITION OF MOBILEHOME OWNERS-CALIFORNIA)

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

NEW MEMBERSHIP APPLICATION (Print Please)

NAME: _____ Date: _____

PARK NAME: _____ SPACE #: _____

MAILING ADDRESS: _____ CITY _____

E-MAIL ADDRESS: _____ ZIP _____

APPLICANTS PHONE NUMBER (_____) - _____ - _____

SIGNATURE OF APPLICANT _____ SPONSORED BY _____

Check # _____ Amount: \$ _____ Money Order () Amount: \$ _____

MEMBERSHIP (\$20/12 Months, \$54/36 Months) 90 day full refund guarantee if not satisfied

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

CoMO-CAL®
P.O. BOX 4821
CHATSWORTH, CA. 91313-4821

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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!

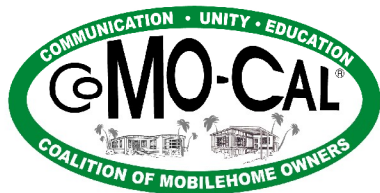


NEWSLETTER EDITOR

FRANK A. WODLEY
E-Mail: fawodley@yahoo.com

<http://comocal.org>

800-929-6061 / 818-886-6479



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**Our purpose is education,
communication and to unite
mobilehome owners.**

SERVICES WE PROVIDE OUR MEMBERS

1. THE VOICE, now bi-monthly. Usually 20 pages long, filled with important information no mobilehome owner should be without. Articles from around the state of California. Tips and Suggestions. Important laws explained so you can understand how you are protected.
2. Website: **comocal.org**. Members have access to all issues of THE VOICE, attorneys who know the MRL, important links to government, advocacy groups, etc.
3. Small Claims Court Assistance: We will pay your fees up to \$30.00 and help with your paperwork. (Some restrictions apply.)
4. Questions / Problems: Our staff is ready to take your call to advise you regarding questions and problems you might have.
5. We have several attorneys to help with litigation or give advice.
6. Above all, a way to UNITE and have a VOICE.

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