



COALITION OF MOBILEHOME OWNERS

CoMO-LAC®

Volume 1, Issue 7
AUGUST 2005

ANOTHER CoMO-LAC SUCCESS!

Just another reason why you made the right decision to join CoMO-LAC!

In June (Page 7, last paragraph), we alerted all members, especially those living in the City of Los Angeles, about receiving rent increases larger than 3% in 2005. We were aware of an increase of 3.3% in Chatsworth Imperial, and 4% in Indian Hills—both parks are in the City of LA and governed by rent control.

Richard Ramirez, CoMO-LAC representative for Chatsworth Imperial, wrote his management company about the “excessive” rent increase and received a reply stating “please have comfort in knowing that all annual ...adjustments are calculated in accordance with the parameters as set forth by the Los Angeles Rent Stabilization Ordinance (RSO). At no time would our calculations vary from that which is approved and in compliance with the RSO, LAMC; section 151.06D.”

We know better. In the City of LA, rent increases are based on the current CPI, but rounded to the nearest whole number which means a CPI of 3.3% is rounded down to 3.0% - the correct rent increase for 2005. Richard has volunteered to join the MHPTF and attended their meeting last Wednesday July 20th. He asked the MHPTF about his 3.3% increase and the obvious answer was it was incorrect. On Friday July 22nd, Richard received a second letter from his management stating that they had made a mistake! Nothing was stated about mistakes in previous years (3.2% in 2003 was excessive also) or correcting the mistake for other residents!

Richard will hold a meeting in Chatsworth Imperial and give the good news to all residents. We believe rents, at least 2005, should be rolled back to the correct 3.0% increase.

Now .3% may not sound like much, but it amounts to \$1.50/month (\$18.00/year) for each resident in Chatsworth Imperial. With 184 spaces, this rollback amounts to \$276.00/month or \$3312.00/year for the park. So the residents have saved \$3312.00/year for 2005 and **all future years!** Terrific!

So what does this mean to you and CoMO-LAC? It simply means that CoMO-LAC works! This didn't take an attorney or a lawsuit or excessive amounts of money. All it took was someone willing to be involved to find out the truth. COMMUNICATION! UNITY! When you are our eyes and ears and you communicate with CoMO-LAC, we can make a difference.

Please show this article to your friends and neighbors. We can make a difference. We ARE making a difference. But we can't help those who are not members. And the annual dues should not be an excuse! We have **FREE MEMBERSHIPS** available to those who can show they can not afford our annual dues. There should be no excuse to join. We are getting stronger. Let's get more eyes and ears! Let's have more communication and unity!

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WHAT YOU CAN DO

1. Write or email us about problems you are having in your park or problems you see others having. Without your eyes and ears, we have no way to know what's happening. And we need this information to identify problems and come up with solutions.
2. Write or email us if your park is a Western Manufactured Home Association (WMA) park. This means that your park owner belongs and is a member of the park owner's association (WMA).
3. Take the "promotional" newsletter sent last month and give it to a friend or neighbor. You would be doing you both a favor. The more members we have, the stronger we become. And the more mobilehome owners reading our newsletter and participating, the more knowledge we all have—remember **KNOWLEDGE IS POWER** and **STRENGTH IN NUMBERS**.
4. Help us design a LOGO for CoMO-LAC.
5. Help us with ideas to raise funds.
6. If you live near Chatsworth, volunteer to help fold and stuff envelopes for a newsletter mailing. This is a daunting task for one or two people.
7. If you have special talents, such as writing, help us with the newsletter. Or write an article
8. Write a "letter to the editor."
9. Let us know if your management company is Pacific Housing Management—the same company who made the annual rent increase mistake in Chatsworth Imperial.

In any case, remember **YOU ARE CoMO-LAC**. If you are motivated and active to make your park a better place to live, you not only help yourself and your friends, but all CoMO-LAC members who you motivate to have successes in their own parks.

KNOW YOUR MRL**FEES**

The MRL Sections 798.31 thru 798.38, and 798.72, discuss the applicability of fees charged by park management for various services. 798.31 very specifically states: "A homeowner shall NOT be charged a fee for other than rent, utilities, and incidental reasonable charges for services ACTUALLY rendered."

Fees specifically prohibited by the MRL are for: a lease of twelve (12) months or less, services listed in the rental agreement (unless 60 days notice of the new fee is given by management), fees for pets (unless specific pet facilities are maintained by management for the homeowners), a homeowner's guest who stays for less than 20 consecutive days or 30 days in a calendar year, an in-home care-giver for a senior (55 and over).

Homeowner, number of members in the homeowner's immediate family (spouse, parents, children, grandchildren under 18), enforcement of park rules (except for when a homeowner fails to maintain his/her property after written notice from management), entry, installation, hookup and landscaping of a new home, as a condition for the sale of a home.

The vast majority of services provided by management in a mobilehome park are covered by the monthly space rent charge. Homeowners should be wary of, and consult the MRL regarding, any additional fees management attempts to impose.

QUESTIONS AND ANSWERS

1. Am I covered by rent control if I live in Los Angeles? **ANSWER:** You are under rent control if you satisfy the following criteria: a) You live in the CITY of Los Angeles (If you live in the County, but outside the City, you are not covered), b) You are under a one year rental agreement or less (month to month is okay). If you have signed a rental agreement for one year plus one day or longer, YOU ARE NOT UNDER RENT CONTROL., c) The date of occupancy on your particular space must be BEFORE February 1986.
2. I don't live in the City of Los Angeles, what about rent control in other areas? **ANSWER:** We will publish the criteria for your area in a future newsletter. We will report on the Antelope Valley and Ventura in the next issue. Look for it then.
3. I live in the City of Los Angeles. Can my park be sold and the owner make us all move? Can the use be changed to build homes, apartments, or condos? **ANSWER:** NO, the use of the property can not be changed because parks in the City of LA are now zoned "Mobilehome Park" and must continue to be used as mobilehome parks. On the other hand your park can be sold as a "mobilehome park."
4. My neighbor does not keep up their property. The yard has weeds and the mobilehome needs repair and painting. This lowers the value of my property. What can I do? **ANSWER:** Many of us have the same problem. We want to be good neighbors and not confront our friends and neighbors about their unsightly space. You should write the manager about the problem and ask the manager to keep your name confidential. The park Rules and Regulations cover such a problem and management can give your neighbor a 14 day notice. Management must be specific about the problem and give a fair cost to repair and clean. After the 14 day period expires, the park can then repair and clean, charging the neighbor for the actual work performed. Actually if management were doing their job, you wouldn't needed to write management as they would already have given notice to your neighbor about park rule violations.
5. Does the management have to accept the payment of rent from anyone, not just the owner of the mobile-home? **ANSWER:** YES,
6. I've been threatened by EVICTION. Can management evict me just because they decide they want to? **ANSWER:** NO! There are definite, written reasons, both in the Mobilehome Residency Law and most rent stabilization ordinances that detail the process management MUST FOLLOW. If you ever have a question, contact CoMO-LAC or an attorney. Do not be intimidated by threats! Know your rights!
7. Can I be evicted if I don't pay my rent or pay it late? **ANSWER:** The one sure way to get an eviction notice is not to pay your rent. If you do not pay your rent on time and management gives you a three day notice to pay or quit, and you do not pay by the end of the three days, the park can take you to court in an "unlawful detainer" lawsuit. Should the park prevail, they can evict you.
8. Explain the effect of a seven (7) day notice. **ANSWER:** Seven day notices are often given by management for rules/regulations violations. We've seen them given without any violation—this is harassment. The MRL states that three or more notices in a 12 month period for the same violation (can result in an eviction). However management is obligated to demonstrate that a rule or regulation in fact has been violated. This means that the burden of proof is on management. We suggest whenever you receive a notice, you respond in writing.

MOBILE HOME PARK TASK FORCE DEVELOPMENTS

On Friday July 8, 2005 Frank Wodley, MHPTF Member, sent the following email to Anna Ortega, Assistant Director, Rent Stabilization Program, Department of Housing, Los Angeles regarding suggestions for the July 20, 2005 MHPTF meeting. One agenda item, as per Anna Ortega on June..., was a review of the new Rent Stabilization Guide.

May I make the following suggestions:

1. There are at least three individuals, one from Sylmar Mobile Manor (Cliff Kenny), one from Oakridge MHP (Herbert Jensen), and one from Chatsworth Imperial (Richard Ramirez) who want to be on the MHPTF. And there will be others. I suggest time be given when making the final revision to the Guide to include these and perhaps others to want to join the MHPTF.
2. That contact information (email, physical address, and phone number) for those individuals who make up the MHPTF be included in the Guide. Also it would be very helpful if the title (park owner representative, park owner, mobilehome owner, or mobile home owner representative) be included. You note I've included the category mobilehome owner representative. This designation is not now included in the Guide and I feel to preserve fairness, representatives of mobile home owners need to be included on the MHPTF.
3. All mobilehome owners (see note at end of atricle) on the MHPTF would like to see Mr. David Evans replaced as "ombudsman" for the MHPTF. Since 5 of the 7 mobilehome owners are members of CoMO-LAC (Coalition of Mobilehome Owners, Los Angeles County), it is our desire to have CoMO-LAC as the "ombudsman."
4. The Guide should be focused primarily on mobilehome owners rather than park owners. There are 6622 mobilehome owners and only 62 park owners. Park owners, I'm sure, already know the Rent Stabilization Ordinance (RSO) very well and know about WMA. This is part of their business. This Guide should focus on assisting mobilehome owners only because they are the ones who usually do not know or understand the RSO.

Also I would suppose the great majority of individuals referring to the Guide are mobilehome owners. It is my desire to distribute the new Guide to many residents in the City of Los Angeles. These individuals should be assisted by tenant's rights organizations. CoMO-LAC should now be listed before GSMOL and CMRAA as its focus in on LA, not the entire state of California or the San Francisco area. I will provide the MHPTF, at their request, a short paragraph about CoMO-LAC and its goals.

Further I would ask that an agenda be given to task force members in a timely manner and that task force members have more input regarding agenda items. Apparently the agenda for this next meeting is the revision of the Guide. Is this correct?

As a consequence of this email, Anna Ortega replied as follows on Monday July 11th:

Dear Mr. Wodley: The process for individuals who are interested in serving on the mobile home park task force is that the person interested in serving should send a written letter to the Rent Adjustment Commission advising of their interest in being appointed and the qualifications for serving, preferably with a copy of their resume. The letter can be sent to my attention. Anyone who would like to serve should do this with sufficient information to inform the Commission as to why they would be a contributing member of the task

MHPTF DEVELOPMENTS (CONTINUED)

force & should be appointed to serve. I cannot emphasize enough that one of the primary requirements for appointment is that potential members must be able and willing to work collaboratively with all sides to discuss relevant issues and propose solutions in a constructive manner. The task force cannot take sides in personal issues or organizational politics. Thus membership in any organization is not a requirement or relevant to participation on the Mobile Home Park Task Force.

The reference guide was in fact largely written by mobile home park residents and is intended to provide general information for anyone interested in mobile home related issues, with regard to the Rent Stabilization Ordinance. I do not believe it is slanted towards any particular interest; it is just meant to provide information. The guide is available to anyone who requests it. If you or any member have a topic you believe should be included, or a revision to recommend, please forward the specific item or bring this up at our next meeting.

David Evans volunteered to serve as the ombudsman when no one else was knowledgeable or interested in serving in this role and has done an admirable job for several years on an entirely volunteer basis, assisting many mobile home owners with their issues with park management. He has provided an invaluable service to all parties, including the City of Los Angeles. The role of the ombudsperson has been to assist in the frequent kinds of issues which come up which are not covered by the RSO and over which the City has no real jurisdiction. It has been very valuable to have the services of an intermediary who is knowledgeable and can talk to other parties or can address issues covered under state law. This role is not voted upon by the task force members and the Housing Department is not recommending any change in this role at this time. Again, membership in your organization or GSMOL or any organization is not a relevant factor here. Below is a draft of the proposed agenda for the next meeting. Review of the Reference Guide is one of the items on the draft agenda. If you have any suggestions, please advise ASAP. Thank you. Anna Ortega Assistant Director, Rent Stabilization Division

So, what does this exchange of e-mails mean to you?

1. The LAHD wants to keep the "status quo." The park owners are well represented by WMA officials, who, we presume, are highly paid. It is their business to protect the interests of park owners. We find the following statement in the Rent Stabilization Ordinance Guide "The Western Manufactured Housing Communities Association (WMA) is a nonprofit organization created in 1945 for the exclusive purpose of promoting and protecting the interests of (park) owners, operators and developers of manufactured home communities."
2. "Difficult mobilehome park issues" are referred to David Evans, WMA. This means that an employee of park owners is "helping" mobilehome owners, rather than an advocate for mobilehome owners like CoMO-LAC. Does this make sense to you?
3. None of the suggestions in Frank Wodley's email were addressed at the July 20th meeting!
4. And nothing was discussed about accepting recent mobilehome owner applications to become MHPTF members. Is this how you want your LAHD to work? Do you believe it works for your best interest?

Note: Don Brown and Marion Steveson, MHPTF members, have since sent me an emails counter to my statement. I'm sorry and stand corrected—I leaped before I looked. But this too points out a very serious problem with the MHPTF. Your representatives, I feel, should meet and plan strategy outside the formal MHPTF meetings. We should present a unified front, as your representatives. And all mobilehome owners in the City of LA should know who we are and have our contact information. I've sent emails to all MHPTF members who represent mobilehome owners. I've suggested unity, outside meetings, and communication. This is not happening, as yet. But I feel it must. What do you think? Let us know. (By Frank Wodley, MHPTF Member, CoMO-LAC President

NORTHRIDGE'S PASSTHROUGH—IN A NUTSHELL

I am sure many of you are wondering what happened with the proposed pass-through for Northridge Mobile Home Park (NMHP). Well, here is the whole story in a relatively compact nutshell.

On December 16, 2004 residents of NMHP received two notices. The first was from our Park Owner, Todd Sherman, informing us that we would soon (actually attached) receive a notice from the Los Angeles Department of Housing (LADH) regarding a proposed pass-through for "capital improvements" within the Park. Mr. Sherman stated in his notice that these pass-through fees would begin in the spring of 2005. Those residents who had moved in prior to January 1, 2004 would be assessed \$30 a month for the next six years to cover 50% of the Owner's costs for the paving, new gas lines and new water lines with individual meters for each unit.

The notice from LADH stated that the Park Owner had applied for this pass-through and that if there were no objections to this pass-through by December 22nd, it would automatically be approved within 90 days.

The notice from LADH was dated December 13, 2004, however it was hand-delivered by the Park Owner's representative on December 16th and we had until Wednesday, December 22, 2004 to raise our protests.

Needless to say, it was a very tense and busy 3 days preparing for our opposition to this pass-through. We decided to have each resident sign an individual letter (albeit all letters were the same) and attach these letters to a package of exhibits reinforcing our contention that not only was the work done actually long overdue maintenance and included a witness statement signed by approximately 30 residents stating that we had been present at two meetings at which the Park Owner declared that the money had been set aside for the work to be done and that the residents would not be assessed for the work.

Many of the residents worked diligently in putting together a 200+ page package to be hand-delivered via messenger to the LADH. Antonio Ortiz and Anna Ortega of LADH were both out of the office on sick leave and vacation (respectively) until after the holidays.

This package was delivered timely by messenger and the messenger requested that each page be hand stamped with the LADH received stamp. The LADH did not initially want to stamp these pages but after speaking to a Supervisor, they did so.

After several weeks we had heard nothing from LADH so several residents attempted to call Mr. Ortiz and Ms. Ortega. Our attempts at reaching either of them were futile; however, one resident was able to get through to Glender Chu at LADH. It was then that we were informed that the LADH had not received our package. Ms. Chu's recommendation was that we send a letter protesting the surcharge. Two additional letters of protest were sent during the month of March.

Additionally, approximately 30 residents attended a LADH Task Force meeting in Van Nuys on March 15, 2005. We verbally protested the surcharge and the Task Force even stated that since there were so many problems regarding mobile home parks they would set a special meeting just for mobile home issues, which they did, but it accomplished no positive results for mobile home owners.

The very next day, March 16th, a notice went out from LADH stating that the application for a pass-through was approved with the only change being that instead of \$30 a month charge, it would now be adjusted to \$29.12 per month.

This notice gave us 15 days from March 16, 2005 to appeal this decision. The Park Owner gave us a 90-day notice of surcharge and individual water bills (with a slight adjustment to each because our mobile home rules and regulations stated that the Park Owner would pay for water usage) to take affect July 1, 2005.

The first resident to respond to the Appeal form was given a hearing date of June 2, 2005 at 9:00 a.m. in downtown Los Angeles. This hearing would be for the benefit of all residents of NMHP involved in the pass-through.

On June 2, 2005, several residents went by bus (donated by Zev Yaroslavsky's office) to attend the meeting.

The LADH was represented by several individuals. An attorney from the Los Angeles City Attorney's office was there as an independent mediator. Each side was allowed to ask as many questions or give comments as they wished as long as it wasn't the same question or comment. At the conclusion of the hearing we were all told that the mediator would make the determination and send each party concerned a letter of her decision. According to the information we received, we were to have a decision within 45 days of the hearing.

It was quite apparent from the outset of the hearing that the LADH and the laws were very partial to Park Owners. We were only allowed to protest this surcharge under the following guidelines:

1. The improvement must primarily benefit the tenant rather than the landlord;
2. The improvement must have a life expectancy of five or more years;
3. Normal routine maintenance and repair are not capital improvements;
4. The improvement must be permanently fixed in place or relatively immobile; and
5. The application must be submitted within twelve months of the completion of work.

We also learned that even if we had to pay the surcharge for the work done, if it turned out that it did not last at least 5 years we would receive no refund and the surcharge would only stop if we made a complaint to LADH and they agreed with our complaint. Additionally, the Park Owner could let the Park go basically to dirt streets before doing anything to repair them, thus making the work a "capital improvement" rather than the actual maintenance. It was also confirmed by the Park Owner that he was charging us for installation of individual water meters.

It was agreed that the original inspector had done an inspection of the streets just shortly after the work was completed. The mediator and inspector agreed to have the inspector meet at NMHP that same afternoon to do a walk-through of the Park. Prior to the inspector's visit, we took approximately 50 snapshots of the "new" paving showing how badly it had already cracked and how unsightly it had already become. The inspector himself took approximately 39 snapshots. These photos were submitted to the mediator by the inspector.

At the conclusion of the hearing Mr. Ortiz even made the statement that our park streets were probably a lot better than the city streets out front. This is from a man who is blind and has no clue whatsoever what the city streets and our park streets look like. It was a definite misstatement and in actuality a false statement.

We had heard nothing from the mediator up to July 1, 2005. On that day we all received the \$29.12 surcharge on our rent statements as well as not only our water usage bill, but also a sewer charge which in most cases amounted to more than the water bill. It was the first time any of us had been informed that we would be charged for sewer. Our "refund" from the Park Owner did not come close to covering these new charges.

Upon calling LADH regarding the lack of receiving a determination on the hearing we were informed that no decision had as yet been made and that even though the Park Owner displayed "bad faith" by assessing these charges prior to a decision, he was legally within his rights. When a decision (and we were told it would be forthcoming, just not when) was reached, if it was less than the surcharge the Park Owner would have to refund any difference.

We are all very upset with this surcharge because the Park Owner was acting in the manner of a slum-lord in allowing the streets and water system to become deplorable and dangerous before doing anything constructive. We also were informed that the surcharge would be for a period of 60 months however the charge itself would continue for an additional year to enable the Park Owner to recapture his "lost interest". Therefore, the Park Owner actually receives 60% of his initial cost – not the 50% they claim he will receive.

As of July 21st, we still have not received a determination from the mediator. Mr. Ortiz was contacted on July 20th in order to question the 45-day decision date. His reply was that it had not yet been decided and he said we would get the decision when it became available.

BY Carol Mabus, CoMO-LAC Treasurer and former GSMOL Chapter President of Northridge Mobilehome Park

REQUEST FOR ASSISTANCE

GENERAL INFORMATION:

NAME: _____ CoMO-LAC MEMBERSHIP NUMBER: _____

E-MAIL ADDRESS: _____ TELEPHONE NUMBER: _____

BRIEF DESCRIPTION OF THE COMPLAINT (S): (Please attach copies of documents, letters, pictures that would help us understand the nature of your complaint. Explain if you have written/talked with management or tried to get assistance from another organization. Do you feel your complaint is common in your park? How would you like us to assist you?)

ADDITIONAL INFORMATION FOR OUR FILES: (Do you have any organization for mobilehome owners in your park?

If so, describe. Is it helping? Are there any residents active in helping others? If so, we would like to have their names and contact information—CoMO-LAC is seeking volunteers to help. Other information you think would help us in helping you and others?)

SIGNATURE _____ DATE: _____

PLEASE MAIL THIS FORM TO: CoMO-LAC, P.O. BOX 4821, CHATSWORTH, CA. 91313-4821

THANK YOU FOR YOUR INPUT. EXPECT A REPLY UPON RECEIPT.

CoMO-LAC MAKING A DIFFERENCE IN VENTURA COUNTY

Article by Kathy Mattes, CoMO-LAC Board Member

Residents of Canon de las Encinas are the first mobilehome park owners in Ventura County to join CoMO-LAC. Two recruitment meetings have been held, the latest was July 17th. CoMO-LAC has helped residents to organize and form a homeowners association to address issues of concern. David Shackle is the area representative and he is doing a great job organizing residents and scheduling meetings.

Last winter's storms that produced powerful water flows in the flood control channel (barranca) that is on the east border of the park, wreaked havoc with the corrugated steel walls lining the barranca. David and the park manager were in the 14' deep barranca shoring the walls with galvanized pipe to prevent further erosion of the earth from under David's mobile home!

Residents were angry and questioned where the money went from a twenty year amortization (pass through in LA terms) granted to the park owner for barranca improvements. Actually, the amortization covered the installation of a concrete wall on the northern portion of the barranca. The park owner obtained emergency permits in January 2005 to complete the southern wall in concrete; however since no work was done and the emergency ended when the rains stopped, the park owner had to reapply for regular permits from the U. S. Army Core of Engineers and the California Fish and Game agencies. To date, other than a chain link fence to keep children from falling into the 14 foot deep barranca, there hasn't been any work to the barranca. Residents in the mobile homes bordering the barranca remain fearful that the project will not be completed before next winter's storms begin. Kathy Mattes, CoMO-LAC board member working with Las Encinas residents on this and other pertinent issues, has been assured by the various Federal and State agencies involved that the project will be completed before the winter season. In addition, Senator Tom McClintock was contacted for assistance to get the ball rolling on the barranca project. He issued a complaint to the California Department of Housing and Community Development (HCD). Now HCD is monitoring the barranca project as well. CoMO-LAC is helping its members in Las Encinas to be educated on their rights and united in purpose relating to issues and concerns with their park owner and manager.

Editors Note: Kathy Mattes, CoMO-LAC Secretary, has been spending much of her time working for CoMO-LAC and supporting mobilehome owners in Los Angeles, Ventura and Santa Barbara Counties. I want you to be aware of her contributions and hard work. I am very grateful to Kathy!

CoMO-LAC THIS AND THAT

- We welcome **Ray Chavira** to our Board of Directors as Vice President and Government Liaison for CoMO-LAC. Ray has considerable experience dealing with local and state government officials and provides much needed expertise in this critical area. He is currently working on sending letters to many officials informing them of CoMO-LAC and our dedication to helping mobilehome owners.
- CoMO-LAC LOGO: We have a volunteer who is a graphic artist working on a logo for CoMO-LAC. We hope to have something to show you in the September Newsletter. Thanks Anne Young!
- CoMO-LAC Bulk Mailing: You will notice this issue we have a bulk mailing permit through Canoga Park. We can now mail your newsletter at \$.248/piece and save about \$.12 each! Soon we will be submitting form 1023 to the IRS to become tax exempt. This will have several implications. First, you will be able to write off your donations on your taxes. Secondly, we further reduce our mailing rates—down to \$.145/piece.
- Membership: We have passed the 500 member mark, headed for 1,000 total members by year's end. Let's get busy, work hard, and reach our goal early!

CoMO-LAC®

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LINKS

servingmobilehomeowners.org
(Clay Harrison's Website)

scmoa.org
(Sonoma Co. M/H Owners Assoc.)

cityofla.org/lahd
(LA Housing Department)

cesinaction.org
(Coalition for Economic Survival)

seniors.org
(Congress of CA Seniors)

COALITION OF MOBILEHOME OWNERS

- LOS ANGELES COUNTY®

Membership/Renewal Application

Name: _____ Date: _____

Park Name: _____ Space # _____

Address: _____

City, Zip: _____

Phone No: _____

E-Mail Address: _____

Signature: _____

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 membership card and first newsletter.

AUGUST MEETING SCHEDULE

August 13: San Fernando Valley

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

August 20th: CoMO-LAC Board of Directors

Board of Directors Meeting. . Chatsworth Metrolink Train Station. 10:00am. See above for info.

August 20th: General Antelope Valley Meeting,

2:00pm. Hacienda Mobile Home Park, Lancaster. 2330 East Ave. J-8

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