



COALITION OF MOBILEHOME OWNERS

WHERE ARE WE TODAY?

WE HAVE IDENTIFIED SOME PROBLEM AREAS

- The bias of the L.A Housing Department in favor of park owners. Making David Evans, of Western Manufactured Housing Communities Association—the park owners group, their “ombudsman.” They rave about their RSO Guide, but we don’t even know who represents us on the LA Housing Department’s Mobile Home Park Task Force, let alone how to get in touch with them.
- Unjustified service charges on utility bills and potential inflated rates.
- Rent increases exceeding local ordinance guidelines.
- Unfair capital improvement rent increases (passthroughs). The definition of a passthrough is not uniform from one county or city to another. This means, for example, that replacement of water and gas lines are a rent increase in Northridge, but not Ventura! In fact only new construction is a rent increase in Ventura.
- Interference by management with the sale of mobile homes.
- Interference by management with homeowners meetings. Managers that harass, intimidate, and bully.
- Managers who do not know the law and often misquote it.
- A Housing & Community Development (HCD) which does not handle violations of the MRL. These are civil code violations. We must retain an attorney and file a lawsuit Superior Court when our rights are violated, often costing much in time, money, and our health.

SO WHAT IS CoMO-LAC DOING?

- CoMO-LAC is still growing and getting stronger.
- Members are sharing with us and we are reporting to you. We spend much of our time and money on your newsletter.

WHERE DO WE GO FROM HERE?

- We will continue to communicate, unify, and educate.
- We are stepping up efforts to get members. We are beginning mailings into parks without CoMO-LAC members.
- Let’s form committees. Committees for membership, ways & means and newsletter. Please volunteer, we need your participation.
- We are considering a campaign against one or two serious violations of the MRL by managers and owners. This may mean getting our attorney involved. Stay tuned for updates. We don’t want to give away too much. If you have suggestions, we are all ears.

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2005**

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OBSERVATIONS OF A CoMO-LAC MEMBER

How long is it going to take to galvanize the many members of the various organizations who advocate affordable housing into one UNITED group of concerned citizens with ONE VOICE? This would surely get the attention of lawmakers, including the Governor himself, who should realize what is happening to the residents of many of our mobilehome parks. If ever there was a time for UNITED ACTION, by all manufactured-home owners, it is NOW.

For the residents of the many well-established parks that are being purchased by wealthy investors today, there is a blatant disregard for what will happen to the many elderly, disabled and working-class-poor homeowners once they are evicted, harassed or talked out of their homes. The horror stories are as varied and numerous as the parks themselves. Perhaps you, too, are a victim or a potential victim of a well-organized plan to take over the last, and ONLY, affordable housing left in America.

There is no mistaking that this is a well-thought-out plan. It usually begins by bringing in new managers who use bullying tactics to evict any resident of an older home who has had any complaints against them, whether these complaints have any basis in fact or not. For anyone who has ever had a complaint against a neighbor, this "cleaning up" of the park may seem like a good idea at first.

However, it doesn't stop there. The managers may begin to "patrol" the park on a continuous basis, looking for any infractions of "The Rules," especially by those residents whose homes have been targeted for removal. This has the effect of putting most of the residents in the position of trying to make themselves "invisible" to the managers and many begin to talk of feeling as if they live in a "concentration camp."

The next step is to begin telling residents that they must paint their homes, have new skirting installed or do some other exterior repair or maintenance. The cost of doing so may be as much as \$1,500.00 or more. If the resident agrees, the cost is then added to their regular monthly charges in installments of about \$50.00 each. This puts an enormous strain on people who live on fixed incomes. If they cannot afford to comply, the park offers to buy their homes, in most cases, for as little as \$1,500.00 to \$2,000.00, no matter what the condition of the home may be.

For the owner of an older home who decides to sell their home themselves or to hire a real estate agent to handle the process, they are told that the home will require a Health and Safety inspection and that it will eventually cost them more to make the repairs than the home is worth. This is most often NOT the case but it is difficult to convince people who are frightened that they will lose no matter what they do. Many believe that management prevents the sale of the older homes by requiring possible purchasers to meet higher than usual financial standards. Mobilehome Residency Law (MRL 798.74) states that the only requirements for approval are the ability to pay the rent and other park charges and compliance with the park rules and regulations.

By this time, expenses just to remain in the park have increased, sometimes at incredible rates. Rents and utilities are the first to go up. A \$100.00 overall increase in six months is not uncommon. This amount, however, is spread over several items so as not to have the residents clamoring for Rent Control. In fact, most are relieved at first, that the increase is not even more. This will not be the last of the increases, however. Storage fees go up by \$10.00 or more per month and the cost of installing water meters (or the cost of reading already- installed meters) is increased by \$7.00 or more. Yard clean-up notices are issued that may cost the resident as much as \$200.00 plus the cost of storing any articles on the property that are not "park approved." Vehicles are towed away, often if left for as little as ten minutes in front of a home. This cost is a minimum of \$275.00. Residents are bombarded with seven and fourteen day notices during this time. Regular delivery of rent statements is cancelled and residents are told to attach a clip or like device to their homes in order to receive their rent statements as well as other notices including the turning off of water or gas service. The cost of the clip is minor and is usually provided by the park but the possibility of having a statement lost or a resident evicted because they did not receive proper notification of an impending problem is enormous. At some point, the

OBSERVATIONS (Continued from page 2)

residents will also be told that the new owners property taxes will increase dramatically and that their rents will have to be increased accordingly to pay for these taxes. This accounts for quite a large increase for people who live on fixed incomes, as much as \$45.00 or more per month. There is a constant increase in all expenses of living in what was once affordable housing while the income remains the same for those on fixed incomes. And, too, there is the constant pressure to sell, sell, sell.

While many of the residents have, by now, been evicted or bought out, their homes as well as the new homes being brought in to replace them, are allowed to sit in a state of disrepair for months while the residents continue to leave. The psychological effect of this is tremendous and, no doubt, intentional. Many of the residents who spoke so bravely before of demanding a fair price for their homes now begin to talk of moving just to get away from the stress of wondering if they will be next.

By now, there has already arrived on the scene one, two or more people who are "not real estate agents but have bought another home in the park and might be interested in buying yours as well." The prices now being offered by the "new" purchasers is greater than what the park offered the residents who were previously bought out, as much as \$15,000.00 to \$18,000.00 depending on the size of the lot on which the older home sits. This makes for a very tempting proposition for people who by this time believe that they will lose everything they own if they don't act quickly. What these new purchasers neglect to tell the residents, in most cases, is that they are representatives of the very industry (the manufactured home builders) who will replace their home with a new and expensive manufactured home. Most residents have no idea of the intricacies involved in the real estate market: 1031 Exchanges, Tenant in Common (TIC) deals, "fractional owners" or the tax breaks given to those engaged in this business. While most believe that these "new" purchasers are simply looking for "a place for Mom and Dad" or for "the grandparents," it is actually an on-going process that adds many thousands of dollars to the price of the new manufactured homes. Most residents would be surprized to know that the place they have called home for years and believe will be the home to another family does not matter at all. Only the land matters.

For the resident who has held out and made arrangements to move into another home or apartment, he or she is simply "waited out" until they can no longer afford the cost of two rents. This is usually a very short wait, whatever their financial situation may be, and no matter how impassioned they may feel about what is happening to themselves or their neighbors. This well-thought-out plan is assured to rid any park of its older homes without thought, concern or consideration of what will happen to its residents once they leave the park.

We often speak of the need for affordable housing through out our State but we fail to realize that we already have affordable housing in place. Mobilehomes are, and always have been, primarily inhabited by the elderly, disabled and the working-class-poor who have few, if any, alternatives. Mobilehome living offers a relatively modest yet still independent way of life. There should be no need to seek alternatives for people who live in their own privately owned homes just to make room for the more expensive manufactured-homes that will generate a much higher rate of income in the form of sales and lot rental. What is desperately needed is an impact study to show the consequences of removing these residents from their homes and their familiar surroundings in well-established parks. The adverse effect of evicting or buying the residents out for far less than what their homes are worth and then destroying those homes will have far more dire consequences for society in the future. All advocates of affordable housing should UNITE and not only BE HEARD, but have the facts to present to those who design and implement the laws that should be in place to protect this very vulnerable segment of our society.

Letter to the Editor by Sandy Sanschagrin, CoMO-LAC member and resident of Fairway Estates, North Highlands, Ca.

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KNOW THE WESTERN MANUFACTURED HOUSING COMMUNITIES ASSOCIATION (WMA - THE PARK OWNERS GROUP)

WHAT ARE THE GOALS OF THE WMA?

The exclusive purpose (is) to promote and protect the interests of (park) owners, operators and developers of manufactured home communities. It is the largest statewide organization of its kind in the country. WMA offers its members trade publications, landlord/tenant forms, educational opportunities and representation before the California State Legislature, in Washington D.C. as well as the local government level.

The following “Code of Ethics” is printed from the WMA website (wma.org).

The residents of mobilehome/manufactured housing communities, as homeowners, can expect recognition of their rights to privacy, respect, courtesy and dignity. The responsibility of management is to serve the needs of the community, and to provide safe and well-maintained common areas and community services. Mutual respect and concern are the governing principles of management-resident relations.

In order to provide for responsible relationships between resident and resident, and between residents and management, and to protect the investment of residents and management, reasonable rules and regulations shall be established in writing and be available to all residents. Management pledges to enforce rules and regulations in an equitable and forthright manner.

Communications are essential to all interpersonal relations and to the successful operation of all businesses. Management pledges to be available to residents, to be receptive to their constructive suggestions and to provide factual information.

Contentment, security and peace of mind are the desires of residents and the goals of management. To this end, management pledges that residents shall be free of worry of arbitrary or unlawful termination of tenancy. Management further pledges to operate the community in a manner consistent with established business practices and procedures which assure long-term economic stability for residents and investors.

Management recognizes its business responsibilities to the community, state and the Western Manufactured Housing Communities Association, and pledges full support of those laws and activities which encourage the growth of manufactured housing community living and the Association.

WHO ARE THE REPRESENTATIVES OF WMA?

David Evans, Senior Regional Representative **Clint Lau**, Immediate Past President

Lynn Miller, President. **John Grant**, Southern Regional Director.

Jack Newell Jr., At Large Regional Director. **Mike Sullivan**, Central Regional Director.

Lee Ouye, President Elect. **Vance DiMaria**, Secretary **Frank Kalcic**, Treasurer

Skip Green, At Large Regional Director. **Jim Joffe**, Northern Regional Director **Greg Evans**, At Large

The WMA has chapters around the state of California, and holds seminars which are open to WMA members. We also believe WMA suggests how park owners and managers might “run” their respective parks—for instance to optimize such things as cash flow, how to “get out” older mobile homes, etc. (See **KNOW THE WMA** Continued on page 5)

(KNOW THE WMA Continued from page 4)

We have learned the following conditions exist in some parks whose owners are members of WMA. These conditions may or may not be a consequence of WMA membership. You be the judge.

1. Clubhouses are often closed—with a sign saying “available.” Or they can be used only if reserved two weeks in advance. Their doors are locked and the manager may or may not have an office there. Private parties can exclude park residents.
2. Often times management ignores residents written complaints or residents replies to park notices.
3. Often times management ignores written requests to meet with management.
4. Often times management ignores residents complaints about harassment and/or intimidation.
5. Often times Managers do not know the MRL and often misquote it.
6. New rules and regulations are implemented in spite of residents complaints and concerns.
7. Often management interferes with sales of homes. They tell residents incorrectly that their homes must be moved out of the park, or they tell buyers that they must not try to sell a mobilehome they are buying.. Managers telling residents they can't put up a “For Sale by Owner” sign. Managers not approving a prospective tenant although they can reasonably afford the space rent and would reasonably follow park rules. Managers trying to influence sales by telling residents they shouldn't be asking such a (high) price. Managers calling HCD to inspect homes up for sale. Managers saying a resident must use the parks inspector.
8. Parks give long term leases to “get around” rent control. And unfairly target certain residents for eviction.
9. Some residents are “enticed” to be pro management by free use of the park gardener or handyman.
10. Often times managers pretend to be pro-resident, while violating residents rights covertly.

How do I tell if I'm living in a WMA Park?

Take a look at the version of the Mobile Home Residency Law that the park hands out in February of each year. The words “Western Manufactured Housing Communities Association” is usually written at the top of the front page just under the words Mobilehome Residency Law. This version in 2005 was 18 pages of very small type, which of course is very hard to read, especially for seniors. Senator Dunn's office prints a much more readable version—let us know if you would like a copy.

About how many park owner's belong to WMA statewide?

Out of about 5,000 parks statewide, approximately one third or 1,700 belong to WMA.

If I am in a WMA Park, how do they impact me? Several ways.

We have noticed new rules and regulations being presented in several “WMA” parks. We have asked and were told that the rules and regulations were NOT written by management or the park owner, but rather by attorneys (WMA). In fact the rules and regulations are almost word for word from one park to another. We understand WMA has a training program for managers. We also understand that WMA educates managers in the loopholes and potholes of the MRL. And they use parks for their “experiments.” If you receive a letter from the owner or manager, chances are that a WMA attorney was involved.

WE ASK FOR YOUR DONATION OF TIME OR MONEY

As you know CoMO-LAC is an organization for the members, by the members. It is not your Board of Directors or any one person that will make CoMO-LAC a success. **The success of CoMO-LAC and its ultimate benefit to you as a member directly depends on your contribution or lack thereof.** By now you must have an impression how CoMO-LAC works and that it can benefit you, as a member. If you have decided CoMO-LAC can make a difference, if you have decided CoMO-LAC is indeed different from any organization you may have placed your faith in before, then **please actively participate in YOUR ORGANIZATION and help out.**

Several members have come forward with an offer of their time, a few have made donations, for which we are very grateful. We have hundreds of thousands of mobile home owners across the southland who still do not know about CoMO-LAC. We would like to address this opportunity by sending out information to as many mobilehome owners as possible. This requires time and money. Right now we can reach 60 potential new members for \$15.00; this means that if one in 60 joins, we are breaking even on mailing costs! And if we get just two members out of 60, we are ahead of the game. **This is a bet we can't ignore.** (Once we get our tax exempt letter from the IRS, we can reach 100 for \$15.00!)

To that end, we ask for a donation of \$5.00, \$10.00, or \$15.00 earmarked "mailing costs" to help support this effort. Remember, we are ahead if we only get 3% new members. And every new member is a potential active member, a potential park representative, and a potential donor. We are already actively targeting certain areas and certain parks for our mailings. If you have suggestions, please let us know.

Each of you lives in a mobilehome park. In fact we now have members in over 75 parks. You can contribute to this cause without sending us a dime. Just call or email us that you will pass out 60 flyers in your park. This is equivalent to a donation of \$15.00. You could do it on your evening walk! We will find a way to get the flyers to you, so help make CoMO-LAC work for you and other members. Remember, the success of CoMO-LAC and its ultimate benefit to you as a member directly depends on your contribution. **We will acknowledge every donation** in a future newsletter and hope to see your name there along with your neighbors and friends.

GARDENA MEETING

At the request of Gerri Noel, President of Gardena Gardens HOA, our President Frank Wodley was the guest speaker at their Homeowners Association meeting on Saturday, September 10th. Also at the meeting were active CoMO-LAC members Cindy Morel of Park Villa, Gerri Camara of Carson Gardens Travel Lodge and Grace Follett of HARD (Homeowners Against Rent Decontrol) who lives in Colony Cove Mobile Estates.

A group of about 30 attended, most from Gardena Gardens, a community of mostly single wide mobilehomes placed in a small area without carports or driveways. They are assigned parallel parking spaces on narrow streets with little room to drive through. Their small clubhouse was standing room only and accommodates only about 20 people. We appreciate the opportunity to tell others about CoMO-LAC and several joined, many others taking applications.

Some residents were concerned CoMO-LAC might be like the other homeowners group. We assured them we are focusing on the local level, not the state level. We all have enough problems in our own parks. We will leave the lobbying in Sacramento to GSMOL, CMRAA, and other groups. Our members are our focus!

GRANTS/LOANS/SUBSIDIES

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

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

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

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

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

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

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

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

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

PHONE NUMBERS FOR STATE AND FEDERAL AGENCIES

Federal Trade Commission Consumer Complaints 877-382-4357

Federal Meat/Poultry Complaint Hotline 800-535-4555

Federal Social Security Hotline 800-772-1213

Federal Medicare Hotline 800-952-8627

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

Victim of Crime Helpline 800-777-9229

State Insurance Department Hotline 800-927-4357

State Auditor's Complaint Hotline 800-952-5665

State Banking Commission Complaint Hotline 800-622-0620

State Veterans Affairs Hotline 800-952-5626

State Auto Repair Complaints Hotline 800-952-5210

State Consumer Complaints Hotline 800-952-5210

State Contractor Licensing 800-321-2752

Information contained herein is intended to make the selling of a mobile/manufactured home less stressful.

The Manufactured Home Owners Consulting Services is dedicated to the promulgation of affordable housing in all of California.

The following Sellers Guide is offered for your convenience.

A GUIDE TO SELLING A MANUFACTURED HOME©

First Part

The foregoing is not intended as legal advice

This guide, intended to facilitate the sale of a home in a land lease community, has been developed by Clay Harrison, founder of the Manufactured Home Owners Consulting Services

[Clay Harrison](#) Resides in the Hillsdale Community, Sacramento County, and is the past GSMOL Reg 11 Mgr.

The sale of a home in a land lease community is a private transaction, between the buyer and seller. It is a transaction in which no outside element has the right to intervene, influence, make a determination, or otherwise engage themselves. The normal course of buyer and seller interaction, is protected by law, just as in any other act of commerce.

The management of land lease communities have no authority to inspect your home and space, and impose certain conditions, before you will be allowed to sell your home in place. That authority is vested entirely in the hands of the State Department of Housing and Community Development or other appropriate authority. You should not allow yourself to be intimidated.

Management's use of a check list as a means of determining the condition of your home or space, and imposing conditions to be met before sale, constitutes interference. Such a practice gives management undue influence in a private transaction in which they should not be involved.

The sale of a home in a land lease community, is no different, in terms of involvement, than the sale of a home elsewhere.

Management MAY (it is not required), approve a prospective resident of the community. PLEASE NOTE: THE DETERMINING FACTORS ARE STRICTLY LIMITED TO TWO AREAS ONLY. Those are: the ability to pay the rent (as of the moment, past credit history is not a consideration), and management's ability to determine, based on prior tenancies, if the purchaser will obey the rules of the park. This burden falls entirely upon management. Not the buyer or the seller.

FOLLOWING ARE SUGGESTED STEPS TO BE TAKEN BY THE SELLER OF A HOME THAT IS TO REMAIN IN THE COMMUNITY

Keep in mind that from this moment on, all communication with management should be in writing. If any problems develop, your remedies will be greatly diminished by relying on, he said, she said.

1. Read and understand, [section 798.74](#) of the Mobilehome Residency Law (MRL) paying particular attention to subsection (a).
2. Deliver to management, in person, a signed notice to the effect that your home is about to be marketed, you are hereby requesting a copy of the new resident application, a statement of the rent to be charged to your buyer, and if you should complete a transaction of sale, this document constitutes due notice in accordance with [MRL 798.59](#).

If management has a policy of inspecting homes on resale, you should also include a request for a written summary of any repairs or improvements that will be required. Pay close attention to [MRL 798.73.5](#) Paying particular attention to sub sections (b) and (c).

3. Do not, repeat, DO NOT provide management with any information concerning the sale. Price, terms, method of marketing, or any other information.
4. Do not, under any circumstances, direct a buyer to management. Handle all of the details yourself. There will be time enough for the buyer to meet with management, after, but only after the sale has been fully consummated.
5. Arm yourself with a [PURCHASE AGREEMENT](#) and Deposit of Sale. (from a stationary store, or write one yourself) Be sure and get a deposit. If the buyer won't provide a deposit, he/she is not a committed buyer. Be sure and include a clause in the purchase agreement that the sale is subject to the buyer being accepted as a resident.
6. Gear all of your advertising so as to be shown by appointment only, do not name the park in the ad. Most parks have a sign at or near the entrance that warns the public to not commit to buying a home until they have checked with management. DO NOT BE MISLED BY THIS. And do not let your prospects be misled. Have your customers come directly to your home. These signs have the effect of causing a house hunter to visit the office, to inquire as to what is for sale in the park. Be aware that management in some parks, are themselves engaging in the re-sales of homes. Management has been known to steer buyers to certain units only, and or, discourage a prospect on the basis of nefarious reasons. A buyer once reported to us that the park owner said: "we don't want your kind living here."
7. In order to protect yourself and the buyer, execute and have the buyer sign, in triplicate, the simple form that [requires management](#) to notify you and the buyer of acceptance in the park. ([see 798.74](#))
8. RESIDENT APPLICATION: Complete this form for the buyer, being very careful of the questions being asked. Some forms ask for bank account and credit card numbers, previous mortgage payments and mortgage company, a net worth statement, as well as other confidential information, that are of no concern to the park. Simply mark these: "non applicable" or NA.
9. Read, and understand [MRL 798.39](#) and explain to the buyer that management can levy a security deposit, in an amount not to exceed two months rent, and that it is refundable following a 12 month period during which the rent is paid in full, when due. The deposit can be in addition to the first month's rent, and can only be charged on or before initial occupancy. Which means; management cannot collect it as an afterthought.
10. You are now ready to escort your buyer to the office. Do not, REPEAT, DO NOT, send your buyer to the office unescorted. Chances are the buyer is just as naive as we all were when we first moved into a park, and will be subject to intimidation by management.
11. Either in step two or seven above, you and the buyer should have received copies of the rental agreement, the park's rules and regulations, and the MRL. Please note that in accordance with [798.15 of the MRL](#), these documents combined, constitute the rental agreement. The buyer should read the rental agreement very carefully. If he or she cannot understand it, they should have it explained by a competent person, preferably an attorney.
12. Please note: [MRL 798.74 \(b\)](#), allows for a fee to be charged to obtain a credit report. If management charges such a fee, that fee must be credited to the first month's rent AND, the burden of obtaining a credit report falls entirely upon management.

SPECIAL NOTE: It is assumed that you have assessed the sale value-not your emotional value-of your home. You have, to the best of your ability, learned what comparable homes, in your park, have recently sold for. And how much, if any, the rent was increased for the new resident. If the rent will be increased on your space-you received this information employing steps two and seven-you have what is known as vacancy de-control. Vacancy de-control has the effect of causing depreciation of value. For every \$10. increase in space rent, the home depreciates \$1,000.

That about sums it up. Questions or additional explanation may be directed to Clay Harrison 916 348 7262, see-clay@foothill.net

Good luck and we wish you the best in your new location.

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KNOW YOUR MRL (MOBILEHOME RESIDENCY LAW)

Mobilehome rental agreements are sometimes not as specific as they are required by law to be, or omit relevant information. **Sections 798.15 and 16** of the MRL specify the required contents of a rental agreement between the mobilehome resident and the park owner.

All rental agreements **shall be in writing**. They must include such information as rent amount, park rules and regulations, a listing of services, such as park security, to be provided to the mobilehome owner during his or her tenancy, and the fees, if any, for those services, and all other provisions governing the tenancy. **Also, the rental agreement package must include a copy of the MRL.** Park management must return to the mobilehome owner, within 15 days after the mobilehome owner gives management the signed agreement, an executed (signed) copy of the rental agreement.

MRL Section 798.18 states that park management must offer rental agreements for a term of less than 12 months. **Management cannot require you to sign a rental agreement for 12 months or more.** Such an agreement would void any rent control ordinances in your park. Therefore, park management cannot require that type of agreement. However, a rental agreement of 12 months or more may be offered by management if **both park management and the mobilehome owner mutually agree to it.**

MRL Section 798.19 states that a rental agreement shall not void any rights the mobilehome owner has under the MRL.

(Unfortunately park owners are getting around rent control ordinances by NOT OFFERING month to month or twelve month rental agreements. They argue that a prospective tenant is not a tenant and the MRL only applies to tenants in mobilehome parks. This means that a “prospective tenant” or a buyer new in the park does not have any rights under the MRL. Of course this is absurd and just another reason why we need to unite, communicate and educate ourselves. Let’s continue to MAKE A DIFFERENCE!)

OCTOBER CoMO-LAC MEETING SCHEDULE

OCTOBER 3rd: Monday at 7:00pm in the Clubhouse. Oakridge Recruitment Meeting, Oakridge Mobile Home Park, 15455 Glenoaks, Sylmar, Ca. Flyers will go out to all 600 Oakridge residents. All Welcome.

OCTOBER 8th: 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. Try to attend if you live in the San Fernando Valley. We need your support. We will try to send an agenda before the meeting.

OCTOBER 22nd. Board of Directors 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)

CALL US & HAVE A MEETING IN YOUR PARK

WATCH FOR OUR MEETING IN THE ANTELOPE VALLEY

CoMO-LAC THIS AND THAT / EDITOR'S COLUMN

1. Summer is over and we can concentrate on our business at hand. New membership, education, and unity. Our numbers have risen slowly over the past month to just under 550. We have a good portion of your membership dues in the bank!
2. CoMO-LAC does not send out the newsletter to be printed. I print it. I now have four printers in my small single wide mobile home, and my wife is always thankful when the printing is finished, the newsletter is mailed and the kitchen table is once again cleared for her use. This month the newsletter will be mailed by the 15th of September, which means everyone should receive it on or before the first of October. The Board may decide to send your newsletter by first class mail during the holiday season to make sure you get it on time. If you do not get a newsletter or it is very late, please let me know! And a big thank you to Ruby and her friends in Canoga Mobile Estates for their help folding and stapling the newsletter. Anyone wanting to help with the newsletter—editing, publishing or printing—please let us know.
3. This month I am printing on white paper. It is one-third the cost of ivory paper and we can use the saved money for membership recruitment. If you prefer the ivory paper we've used up to now, let us know!
4. Let's find a **NAME** for our **NEWSLETTER**. Send us your suggestions. We will publish them in the November newsletter and let all members vote on the name they want.
5. While watching "Gangs in New York" a statement jumped out at me. The setting: two gang leaders are deciding to work together to "take advantage" of the residents in the Five Points area of New York. The "politician" says to the "Butcher": **"the appearance of the law must be upheld, especially while it's being broken."** This applies to mobilehome owners in today's times! Ironic isn't it.
6. Our meeting schedule was a bit mixed up in September, but we're back to business in October. We have meetings scheduled both in the San Fernando Valley and the Antelope Valley. Support CoMO-LAC and attend a meeting—you might learn some good tips. And a special thanks to Richard Ramirez of Chatsworth Imperial for "chairing" September's SFV meeting at the train station when I had to be in Gardena.
7. Kathy Mattes is just finishing her trip to Italy and surrounding countries. We hope to get her involved with membership recruitment in Santa Barbara and Ventura this month.
8. At the time of this printing, there is still NO WORD from the City Attorney regarding the Northridge passthrough. Residents have been paying the additional \$29.00 plus for three months now and the time for the City Attorney to rule has long passed.
9. We are very concerned about situations like that experienced by Kathy John in Sacramento. Kathy has lost her mobilehome to the park for no reason of her own. She was paying her rent on time and the bank admittedly made a mistake with her account. Kathy was given a three day notice to pay or quit. She asked "Fair Housing" to call her manager and they unsuccessfully tried for three days. Bottom line, the court found in the park's favor and Kathy will be homeless. WHAT A SHAME! We need to see this doesn't happen to any of our members.

Remember, your rent is late if paid after the five day grace period. You can be given a three day notice to pay or quit after that, and if you fail to pay your rent by the end of the third day, GOOD LUCK. You may very well have lost your mobilehome—and it could happen by the 10th of the month!

NEWSLETTER EDITOR

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COALITION OF MOBILEHOME OWNERS

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City, Zip: _____

Phone No: _____

E-Mail Address: _____

Signature: _____

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