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National Manufactured Home Owners Association




i'mPOWERED! Vol. 1.7 March 2015



NMHOA's President Tim Sheahan Welcomes You to i'mPOWERED!

Welcome to NMHOA's educational series, **i'mPOWERED!** As they say, *"knowledge is power,"* which inspired NMHOA to create a new and distinctive name for this service that combines the three words I-am-empowered.

This month, in keeping with our mantra, *"knowledge is power,"* our featured article gives direction on resources to seek in gaining

DID YOU KNOW


According to official statistics from the U.S. Dept. of Housing & Urban Development (HUD), the production of manufactured homes grew again in January 2015, beginning the sixth consecutive year of production increases in HUD code manufactured homes – almost 5,000 manufactured homes were produced in January 2015, a 12.8% increase over the same

knowledge of your rights as a MH owner. Homeowners with problems have two options; draw a line in the sand or bury their heads in the sand. All too often, homeowners “hope” that by not raising a fuss and staying below the radar of management, the problem will get better and possibly even go away. That is rarely the case—we see the strongest and happiest homeowner associations are those who gained knowledge and fought for fairness, which led to satisfactory outcomes. Our goal is for homeowners and management to reach a level of mutual understanding and respect and if homeowners know their rights and stand together they can earn that respect and be successful. Good luck!

Ask Ishbel

Q. What is rent?

A. most home owners, when they sign their rental agreements, probably assume that the “rent” they pay will cover not only the pad space that their home sits upon, but also be put towards common area expenses, property taxes, and the upkeep of the community in general. However, this is not always the case. More and more NMHOA is hearing from home owners who have landlords who charge them a pro rata share of common area expenses over and above the amount they pay each month in rent. Before you sign your rental agreement be sure you get an explicit statement that lists exactly what is covered by “rent” and what additional expenses you will be expected to contribute towards on a monthly or yearly basis. It could be the difference of several hundred dollars a year.



period in 2014. The top 10 manufactured home producing states are: Texas, Louisiana, Florida, North Carolina, Alabama, Mississippi, Kentucky, California, Tennessee, and Oklahoma. (While a 12.8% increase is impressive, it is worth comparing this with the fact that in the mid-1990s, the manufactured housing industry produced over 400,000 homes per annum).



NMHOA Annual Convention

SAVE THE DATE: The NMHOA Annual Convention will be held October 3-4 in Minneapolis, MN. Our location and other details will follow soon, and you will be able to get updated information and register on our website [HERE](#).



Renew Your Annual NMHOA Membership

Use the [Membership Form](#) and our [online payment](#) option to get access to services.

If you have a question for Ishbel, please email it to her at: ishbel@nmhoa.org

Do You Know Your Rights?

By: Ishbel Dickens



Got a problem? Do you even know your specific rights as a homeowner in a manufactured home community? In some states, your rights might

be no different than an apartment tenant while in many states, manufactured home owners are afforded significant protections, such as "just cause" eviction protection and financial compensation if their community is closed for a change of use.

To read the rest of Ishbel's article, click [HERE](#).



As a Member, you have access to more resources. Archives for i'mPOWERED! are kept on [NMHOA's website](#). Log in to i'mPOWERED! from the main menu using the password: MHO2000*

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National Manufactured Home Owners Association

The mission of the National Manufactured Home Owners Association (NMHOA) is to promote, represent, preserve, and enhance the rights and interests of manufactured home-owners throughout the United States.



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