

NMHOA Across America

www.nmhoa.org

July 2013 Edition

206-851-6385

Message from the President Lois Parris –

Hello everyone:

Just a quick note to wish you all a great summer.

We at NMHOA have been busy serving on committees, attending meetings, keeping in touch with folks that need attention and or direction. As always, Ishbel Dickens has been great at working with those of you who have sent e-mails needing answers or with items needing immediate attention.

We all know what it takes in both time and energy to keep up with our State issues as well. I would like to invite any of you who would like to join us on one of our committees to please get in touch with Ishbel or the committee chair. (See Committee list at the end of this letter.)

Ed Speraw of Delaware has spent many years working on issues in his state and has just been able, with the work and dedication of so many, get a bill passed re RENT JUSTIFICATION. CONGRATULATIONS.

NMHOA's Annual Convention will be held from October 3-5 at The Curtis in Denver, Colorado and is adding up to be quite an event. Much work has been done to give you all a great and rewarding experience with much knowledge and networking to be enjoyed by all. Look to the monthly E-blast for more information. Please mark your calendar and plan on joining us.

Be sure to read the monthly E-blast that Ishbel sends out each month. Please pass it on to your friends and family, lots of good information.

Again, have a great summer,

Lois Parris

NMHOA Committees:

Website Committee – Review web site, gather input from board members, and propose changes. Work with web master to keep web site updated. Pam Bournival

Newsletter Committee – Develop newsletter plan; produce quarterly newsletter. Chair – Pam Bournival
pamb13@yahoo.com

Legislative Committee – Identify possible national legislative activity; work with national legislative allies; support local and state legislative efforts and encourage people from across the country to share successful strategies. Chair – Tim Sheahan tpsheahan@cox.net

Membership Committee – Recruit and renew individual and organizational members. Chair – Terry Nelson
Mhoai1@aol.com

Bylaws Committee - Recommend changes and updates to the Bylaws. Chair – Jesse Martinez – jesse.mfm13@yahoo.com

Development Committee – Work on plans to help NMHOA become a self-sustaining entity; develop fund-raising plans; develop long-term financial plan. Chair – Myra Close – myral@networldmail.com

Convention Committee – Work on all logistical issues related to the Annual Convention, including identifying speakers/workshops, working with hotel staff on rooms and hospitality.

Issues Committee – Currently working on a national campaign to hold Equity Lifestyle Properties accountable for business practices that NMHOA thinks are not in the best interests of home owners. Contact Ishbel Dickens at: ishbel@nmhoa.org if you'd like to know more.

Nominating Committee – Identifies potential board members, interviews them, and provides them with materials prior to Annual Meeting. Chair – Jesse Martinez – jesse.mfm13@yahoo.com

Regional Committees -

1. East/South – Dot Sliney fmhori@verizon.net Carla Burr – carlaj_burr@yahoo.com
2. Mid-west – Terry Nelson Mhoai1@aol.com
3. West – Myra Close myral@networldmail.com

From Where I Sit – NMHOA Executive Director Ishbel Dickens –

While we are all enjoying the sunny warm days and spending more time outside in our gardens and neighborhood parks, I want to remind you again to visit the Government Accountability Office website:

<http://www.gao.gov/products/GAO-13-52> to read a very important report about the venting systems in many manufactured homes. If manufactured homes are not vented properly then there is a real danger of carbon monoxide poisoning which can cause significant health problems. Please take the government's report to heart and follow up with an inspection to ensure your air venting system is properly situated so that carbon monoxide is not sucked back into your home.

Speaking of the Government Accountability Office, I had the pleasure of talking with several of their staff recently as they conduct an investigation about the importance of the Dept. of Housing and Urban Development's (HUD) Manufactured Housing Consensus Committee (MHCC). The MHCC is an important venue where manufactured home owners, industry representatives, and representatives from the general public come together to discuss safety and design elements of new manufactured homes. While these three stakeholder groups do not always see eye to eye, NMHOA feels that the MHCC is one of the few places where home owners, as consumers, have an equal say in how homes should be made. I am privileged to be a home owner representative on the MHCC.

On a lighter note, I am excited about the up-coming NMHOA Annual Convention to be held in Denver, CO, from Oct 3-5. We will begin the Convention at a networking social sponsored by one of our national partners, CFED. This will be followed by a full day of highly entertaining and instructive workshops on Friday October 4th, including a workshop on Social Media and how to use it to the advantage of your individual or state HOA, as well as an afternoon session on board leadership/governance/development which will be so full of useful information you will not want to miss it! On Saturday October 5 we will have one morning presentation and then the NMHOA Annual Meeting where the election of board members will take place. Be sure to let NMHOA VP. Jesse Martinez (jesse.mfm13@yahoo.com) know if you are interested in running for a board position (Fist VP, Secretary,

Treasurer, VP West, VP East) – we are always looking for enthusiastic, energetic, committed volunteers to help grow the organization. All of these events will take place at The Curtis in downtown Denver (rooms are \$184+tax). NMHOA hopes to be able to provide stipends for attendees so please contact me (ishbel@nmhoa.org) if you are interested in attending or you think your HOA will be represented.

Enjoy summer, stay cool, and I look forward to seeing as many of you as possible at our Annual Convention in October – more details will be posted on the NMHOA website as the program takes shape – www.nmhoa.org

- Ishbel Dickens, Executive Director.

NMHOA ANNUAL CONVENTION

It's Annual Convention time again!

I am excited that from October 3 -5 at the Curtis in Denver, CO, we will all have an opportunity to meet in person at NMHOA's Annual Convention. The theme of this year's event is:

NMHOA - *Keeping the American Dream Alive*

by Fighting for Fairness, Freedom and YOUR Future

The Annual Convention is always a great way to connect with old friends, meet new ones, and learn from experts in a variety of fields about how to keep your local state or national association growing.

NMHOA is pleased to announce that this year's program includes presentations on social media, board leadership and governance, and working with local government on manufactured housing preservation strategies. Our keynote speaker is Senator John Kefalas, CO who has been a strong champion of manufactured home owners for many years.

The Convention begins on Thursday evening with a reception hosted by CFED. The Convention will officially end at noon on Saturday after the Annual Meeting but we have the room reserved until 2pm so that you will all have extra time to visit with each other and share experiences from across the country.

Please note, that a recent NMHOA Bylaw change allows every state represented at the Annual Meeting to have 1 vote so even if your state does not have a state association you will be able to caucus with anyone else from your state and exercise your collective vote.

NMHOA is hoping to be able to cover some of the costs associated with the Convention but we are still reviewing our budget. In the past we have been able to offer 2 nights' accommodation to attendees provided they share a room with another attendee. We have also been able to offer a lunch. We encourage you to work with your state association or your local HOA to fund-raise to help cover your travel expenses and other meals while you are in Denver.

The Convention will take place at the Curtis Hotel in downtown Denver. The board of directors and I look forward to seeing you all there. Please feel free to email me (ishbel@nmhoa.org) if you have questions. See the proposed agenda below.

Ishbel Dickens, Executive Director

Thursday, October 3

4 - 7pm – Registration

5:30 – 7:30pm – Welcome Reception – CFED

Friday, October 4

8am – Welcome and Introductions – Ishbel Dickens, NMHOA

8:30 – 10:00am – Social Media Presentation – Susan Bond, Next Step

10 – 10:30am – Break

10:30 – Noon – National Trends for Manufactured Home Owner Organizing – Panel – Kevin Borden

Noon – 1:30pm – Lunch and Keynote Speaker – Sen. John Kefalas

1:30 – 3pm – Board Governance and Leadership – Don Elmer

3:00 – 3:15pm – Break

3:15 – 5:30pm – Board Governance and Leadership (cont.)

Friday evening free for dinner and network opportunities. Session with Colorado home owners.

Saturday, October 5

8am – Welcome

8:15 – 9:30am – Preservation strategies – City of Fort Collins Mitigation Plan - Don Elliott, Ishbel Dickens

9:30 – 10am – Break

10:00 – Noon – NMHOA Annual Meeting

Noon – 2pm – Opportunities for informal networking. Board meeting.

PLEASE PLAN YOUR FLIGHTS ACCORDINGLY!

NEWS FROM AROUND THE COUNTRY

**California – NMHOA Board member Tim Sheahan - tpsheahan@cox.net
Federal Court Rules Against ELS and in Favor of San Rafael**

After a 13-year legal battle, a June 26 decision of the Federal Ninth Circuit Court of Appeals hopefully will put an end to Equity Lifestyle Properties' (ELS) current legal challenges to the Manufactured Home Rent Stabilization Ordinance in San Rafael, CA. The only remaining hope for ELS would be for the United States Supreme Court to agree to hear the case, which is doubtful. The decision fully restored Ordinance protections for homeowners in Contempo Marin manufactured home community, who had been facing nearly a tripling of rents when attempting

to sell homes. In California, over 100 cities and/or counties have some form of rent regulation to protect roughly one third of homeowners in manufactured home communities in the state.

GSMOL sponsored Senate Bill 510 continues to move through the State Legislature

SB 510, a Golden State Manufactured-home Owners League (GSMOL) sponsored bill to help stop “sham” conversion/subdivision of manufactured home communities, has passed the Senate Transportation and Housing Committee, the floor of the State Senate and the Assembly Housing and Community Development Committee. It will be heard in the Assembly Local Government Committee on August 14 and if successful, will go to the floor of the Assembly for vote. If it passes the Assembly and has no amendments, it will then go to Governor Brown for consideration. SB 510 will remove a current loophole in the law that some community owners have tried to use as a means of removing local rent protections for homeowners by subdividing MH communities. After several previous attempts at similar legislation, GSMOL hopes to finally restore important protections to help ensure conversions to resident ownership are done for the right reasons, with homeowner support and local government support.

Delaware - Fred Neil, Public Affairs Officer, Delaware Manufactured Home Owners Association (DMHOA) In a rare Sunday ceremony on June 30, 2013, Governor Jack Markell signed into law a Rent Justification Bill making Delaware the 11th State to have some form of rent limitation for homes on leased land. Thus was ended 20 years of frustration for Ed Speraw, President of DMHOA, its members, and other advocates who have been seeking to end the absolute power of community owners to threaten and abuse them and their families because of unlimited yearly rents.

While in the eyes of home owners, the law is not perfect, it is a pivotal landmark measure which recognizes, among other things, that the law cannot be effectively enforced with unlimited rents. In 60 days, when the law takes effect, landlords who are fined for breaking the law can no longer raise rents to recover civil or criminal penalties and litigation costs.

Armed with generous campaign donations from well healed community owners, business friendly state legislators turned their backs on DMHOA’s attempts to make the one sided relationship less so. The Common Cause organization analysis revealed the Community Owners, between 2007 and 2012, provided large amount of reported campaign funds in Delaware. Without competition to keep rents competitive, Home Owners’ options are limited. They can ensnare someone else to pay the rent by selling the home or give away the home to the community owner.

Last year, a similar Bill squeaked by the Senate by one vote and died in the House of Representatives. The campaign for a new Bill this session started immediately. With Governor Markell re-elected, Speraw and I again met with him with a document containing verifiable facts including photos of communities with health and safety threatening conditions previously presented to him. Shortly thereafter, the Attorney General appointed a new, no nonsense, head of the Consumer Protection Division.

More pieces of the jigsaw puzzle began falling into place. Legislative leaders, who for years sponsored the law, recognized the seriousness of the problems in communities which the unlimited rents never resolved. They worked to craft a Bill which answered previous objections. Carolyn Carter, of the National Consumer Law Center, along with DMHOA’s own Attorney, was invaluable in advising on constitutional issues.

A massive, behind the scenes, media campaign lead to Investigative Reports and favorable editorials in the newspapers. Guest appearances on radio Talk Shows in the North and South in this small State prompted even more talk of educational value. Advocates also wooed new members of the House and Senate.

The result - an astonishing 18 to 2 win in the Senate and 39 to 0 in the House.

The Delaware law permits rent increases up to the last 36 month average of the Consumer Price Index-Urban (CPI-U) for the Philadelphia-Wilmington Area. Above that, the community owner is required to notify the Relocation Trust Authority (RTA) which can arrange Mediation. If that fails, Arbitration follows and either side can appeal to the Court.

In an attempt to kill the Bill, the community owners enlisted several small community owners and tenant sycophants to sue the RTA for the equivalent of tearing off the label of a mattress which reads, "Leave this Label Attached." The suit is pending.

Some landlords started to test the law even before it was signed.

Florida -

The annual meeting for FMO (Federation of Manufactured Home Owners) will be held later this year for the main purpose of holding Board elections. Check www.fmo.org to see the current status of your district to be sure you will be represented. Contact your representatives and let them know how you want to see FMO go forward.

Massachusetts – **MFM Annual Meeting - April 20, 2013**

MFM President Jesse A. Martinez of Sandy Overlock, oversaw the meeting in Middleboro, MA. Attendance was tremendous with standing room only.

Guest Speakers: Mr. Andrew Shealy, Legal Analyst, Manufactured Housing Unit, Ms. Laura Harris. Office of The Attorney General Manufactured Housing Unit, Consumer Protection Division, explained the usage of The Attorney General's Guide to Manufactured Housing Community Law MGL 140 sec a-s, 940 c.m.r. 10.00.

Mr. Arthur Jemison, DHCD, Deputy Undersecretary,, Department of Housing & Community Development, discussed the functions of his office.

This meeting was a great opportunity to connect with residents of the surrounding Manufactured Home Parks from not only Middleboro three mobile home parks, but Carver, Lakeville, Wareham, Taunton, Easton, Attleboro, Rockland, Raynham and many others.

The MFM Board Meeting followed immediately after the luncheon with the following agenda:

- Uniform Titling Act
- Easton Mobile Home Park Rent Control
- The 6 Bills that were to be presented at The State House Hearing on The Bills concerning "Manufactured Housing"
- Martha Coakley, Attorney General would be speaking on fairness for parks and owners.
- Senator Marc Pacheco's influence on several changes including:
 1. Alternative dispute Resolution
 2. Operate with set of rules
 3. Health & Safety - certification for water and sewer, properly certified.

Utah -

On April 27th, 2013, Utah Manufactured Homeowners Action Group held their annual convention for the membership. All new officers were elected. Georgia Buckley was elected as President, Crystal Neil as Vice

President and Connie Hill as Secretary-Treasurer. We elected area directors as well for the northern area and southern area of Utah. We held a silent auction and enjoyed a very good luncheon prepared by some of the members of the organization. The new board has been working very hard to get organized for the upcoming two years. Our sincere "Thank You" goes to the prior leadership: Ken Parker, Myra Close, Renee Roberts and Steve Anderson for the hard work and time. We do wish them well in their new endeavors.

Washington –

Association of Manufactured Home Owners

Training and Annual Meeting – Spokane, WA June 22, 2013

The Association of Manufactured Home Owners (AMHO) held its annual meeting in Spokane this year, at the request of its members in Eastern Washington.

The day started with a power point training on the Manufactured/mobile Home Landlord Tenant Act (RCW 59.20). The training concluded with a general discussion about how to get local municipalities to establish "mobile home park" zones so that existing manufactured housing communities can be saved.

After the training attendees browsed and bid on items in a very successful silent auction.

As we enjoyed a wonderful lunch we heard a great speech from our keynote speaker, Spokane City Council Member, Amber Waldref, and also an update on the work of the Catholic Campaign for Human Development (CCHD) from Scott Cooper. CCHD has provided funding to AMHO for the past two years to work on local zoning ordinances.

The Annual Meeting included a report from Board President, Dan Barrett, acceptance of the financial report from Treasurer, Sharon Bishop, and a report from Nominating Committee Chair, H.B. VanAusdle. Ishbel Dickens, Executive Director of the National Manufactured Home Owners' Association (NMHOA) was on hand to tell us of all the great work that NMHOA is doing especially about the national campaign to hold Equity Lifestyle Properties (ELS) accountable (Ken Squier, board member, lives in an ELS community in Federal Way).

After the meeting adjourned, the directors who had been voted in determined the composition of the 2013-14 board as follows: President – Randy Chapman, Vice President (W) – Ken Squiers, Vice President (E) – H.B. VanAusdle, Treasurer – Sharon Bishop, Secretary – Margaret Hopkins, At-large – Rich Baden.

Submitted, Margaret Hopkins.

Manufactured Home Owners of America (MHOA)

MHOA based in Washington State, and a member of national, held their annual meeting on May 4, 2013 in the clubhouse of Country Manor Estates - chapter 0069.

There were over 50 members in attendance. Ms. Amanda Frame, compliance specialist with the Washington State's Attorneys General office – Manufactured/Mobile Home Dispute Resolution Program was the main speaker.

New officers were elected. Andy Bergman - President, Bob Burton – VP East, Bob Erickson – Secretary.

The John Landis Memorial Membership Award was awarded to Ron Vail, District Director – District 5 for bringing in the most new members. Various service awards went to Don Armstrong – By Laws and 501C3 application, Bob

Burton – Membership, Newsletter. Darryl Sampson – Finances and Budget and Judith White – Retiring State Secretary and Fred Jones – MHOA State office manager.

The 2013 Legislative session was discussed at length.

All in all an excellent meeting. Thanks to President Andy Bergman and the board and to the membership of Country Manor for hosting this excellent meeting.

A resident at Kariotis Community in Washington State was burned out of her home. They lost everything. MHOA sent out an alert and the response was fantastic. Over \$750 in cash was donated by MHOA members to the family along with household furnishings, clothing, bedding, a TV, etc. This is why MHOA means **M**embers **H**elping **O**ne **A**nother.

Respectfully submitted: Fred Jones

Wisconsin-

Tenants' rights curtailed

A bill that changes the landlord/tenant law to radically favor landlords was introduced a month ago and is on its way to become law. That legislation (Senate Bill 179 and Assembly Bill 183), would eliminate protections on tenants' property and make it easier for property owners to tow a renter's vehicle, dispose of property or take extra fees from security deposits. It allows landlords to punish tenants for crimes committed against them or crimes they have nothing to do with or are victims of – such as victims of domestic abuse.

The bills would nullify landlord/tenant laws in municipalities such as the City of Madison, which has over twenty such laws on the books. It would make it easier for property owners to evict tenants and charge tenants for pest control. It is likely that SB 179/AB 183 will become law soon. **It would be the third anti-tenants' rights law enacted since 2010.**

This one-sided legislation is pushed by large management companies and is opposed by tenants' rights groups.

News Items? Please pass on items for this newsletter that may be of interest to other readers to Pam at pamb13@yahoo.com. All items will be considered.

If you have found value and items of interest in this newsletter, please pass it on to your neighbors and friends. Spread the word about NMHOA. Thank you!

Why does NMHOA need my email address?

We often have important information on issues that affect manufactured home owners. Getting out a NMHOA Alert is the fastest way for us to notify you of items that may need your immediate attention.