



NMHOA Across America

www.nmhoa.org

Fall 2016 Edition

admin@nmhoa.org

Message from NMHOA President, Tim Sheahan



On behalf of the NMHOA Board of Directors, I want to thank all of those who supported or participated in our recent national convention in Henderson, Nevada. As I mentioned to attendees, our hope was that what happened in Henderson would not stay in Henderson (unlike trips to Las Vegas), but rather spread as a wave of information to all parts of the country. The convention was a great opportunity to network with fellow advocates, gain knowledge, renew friendships and make new friends. I want to welcome new board members Connie Hill (Utah), Pat McHugh (Nevada) and Paul Masminster (California). We are looking forward to holding a Board retreat while in San Antonio for the CFED Innovation in Manufactured Home/I'm Home conference next month, which will give the Board an opportunity to get to know each other better and plan for the future. Depending upon the outcome of elections and make-up of Congress, we will strategize how to best expand our influence at the national level. Will 2017 be our chance to get more protective national legislation passed?

Our thoughts are with those adversely impacted by hurricane Matthew and we wish them a speedy recovery and return to normalcy. We know the situation could have been far worse, especially in Florida, and are thankful many of our constituents who had faced devastating possible effects were ultimately spared.

As we approach the holiday season, I want to wish you health, safety and happiness and that 2017 will be a great year for all of us.

CFED's I'M HOME Conference
 November 14-16, 2016
 San Antonio, Texas



Register Today!
<http://www.nmhoa.org/convention-2016.html>

Table of Contents	
Message from the President.....	P.1
From Where I Sit.....	P.2
CFED I'M HOME Conference.....	P.3
Check Your Smoke Alarms.....	P.3
NMHOA Board Elections	P.4
Fargo Home Owners Organize.....	P.5
NMHOA Members at Work.....	P.5
NMHOA Membership Form.....	P.7

From Where I Sit

NMHOA Executive Director, Dave Anderson

I want to offer a hearty thank you to all those who attended a great 2016 NMHOA Annual Convention! Thanks to the support and assistance of our local host, the Nevada Association of Manufactured Home Owners, Inc. (NAMH), we were able to meet September 20-22 in Henderson, NV and enjoy not only a great convention, but also the wide variety of entertainment offered at the Sunset Hotel & Casino and in the broader Las Vegas community.



There was a nice mix of both first time and veteran attendees at the convention, including people coming from AZ, CA, CO, DC, DE, FL, MA, MN, NJ, NV, OR, UT, WA. Not surprisingly, we drew most heavily from the western United States and even convinced some western state associations to rejoin NMHOA, including groups from Arizona, California, and Nevada.



The convention had a nice mix of business, socializing, and even entertainment. Thanks to the musical duo, DeAnna Mireau and Daena Lee Mireau. We had great speakers and presentations on federal policy, state policy, community organizing, membership programs, and election organizing. The sessions drew not only on the knowledge and experience within our network, but also from outside experts, including Carolyn Carter from the National Consumer Law Center, Kate Davidoff from CFED, and George Kaelin, from the law firm, Allen Semelsberger & Kaelin LLP, that specializes in manufactured home residency law.

The NMHOA board took advantage of the convention to meet in-person and discuss a broad range of topics, such as our 2016-2017 goals and activities, the 2016 board retreat, grant seeking priorities, changes in financial systems, and setting up a permanent, toll-free number. We also held NMHOA's annual meeting and elected or reelected board members and officers, which means the board now includes:

- **Executive Committee** – President Tim Sheahan, First Vice President Gary Miller, Treasurer Lori Dibble, and Secretary Rita Loberger
- **Regional Vice Presidents** – Jacki DeVore (Midwestern), Lori Dibble (Northeastern), Ed Green (Southeastern), and DeAnna Mireau (Western)
- **At Large Members** – Carla Burr, Marjory Gilsrud, Connie Hill, Paul Masminster, Pat McHugh, and Anne Sadler

We want to thank several organizations that helped to make the convention possible in part through their financial support, including CFED, ROC USA, Next Step, and the Manufactured Housing Association for Regulatory Reform. If you want to learn more about the new board members, you can read their biographies in this newsletter and find all the board and staff biographies online. For some of the information presented in Las Vegas, you can download the convention program book from our web site.

Congratulations again to everyone on a wonderful convention!



CFED's 2016 I'M HOME Conference



CFED invites you to attend their 12th annual **Innovations in Manufactured Homes (I'M HOME) Conference!** This year it will be in San Antonio, TX, from November 14-16. Since 2005, CFED has convened a range of stakeholders interested in applying manufactured housing solutions to affordable housing challenges. The conference brings together affordable housing developers, lenders, policymakers, industry experts, homeowners, community organizers and more.

The goal of I'M HOME is to transform manufactured homes into valuable family assets offering the opportunity to build equity and achieve economic security. The basic assumption of I'M HOME is that manufactured homes offer both affordability and the opportunity to build wealth if improvements can be made in four areas: home quality and installation; long-term control of the land; improved mortgages and other key

financial products; and changes to state and federal public policy.

This year, over the course of 12 concurrent sessions and three plenaries, we will cover topics like homebuyer education, single-family finance, federal policy, communications and grassroots advocacy. In addition, you will have the opportunity to weigh in on the strategic direction of the I'M HOME Network during a special session on the final day of the conference and catch up with old friends and colleagues at our two evening receptions.

You can learn more about the conference and register at:

http://cfed.org/knowledge_center/events/upcoming/2016_im_home_conference/

Remember to Check Your Smoke Alarms

As the weather gets colder and you begin to use your furnace/heaters more, it's important to be aware of possible hazards. Half of all home heating fires occur in December, January and February. Working smoke alarms cut the risk of dying in a fire in half. Test your alarm regularly and replace weak batteries.

National Fire Protection Association (NFPA) estimates that the 4% of homes without smoke alarms represent more than one quarter of reported home fires and more than one-third of home fire deaths. NFPA reports almost one-quarter of home fire deaths resulted from fires in which smoke alarms failed to operate, usually due to missing, disconnected or dead batteries. Fire science further reveals that people may have as little as two minutes to evacuate after a fire starts.

NMHOA has partnered with the **Red Cross** to assist in providing our members with smoke alarms and installation assistance. You might also be able to get assistance from your local fire department or Red Cross office. We encourage you to take advantage of this program and wish you and safe and enjoyable time living in your manufactured home!

If your state association or community HOA would like details on this program, contact Dave Anderson at dave.r.anderson.nmhoa@gmail.com.

FREE SMOKE ALARMS

Did you know that if a fire starts in your home you have just *two minutes* to escape?



Having a working smoke alarm reduces the risk of death from a home fire by 50%.

As part of our Home Fire Campaign we want to help your household. If you do not have working smoke alarms, please contact the Red Cross at 801-323-7004 to set up an appointment for us to install **FREE** smoke alarms in your home.



NMHOA Board Elections Produce Both Continuity and Change

NMHOA held elections for its board of directors at its Annual Convention in September. Two officers, Tim Sheahan (California) and Rita Loberger (Oregon), were reelected as president and secretary, respectively. Lori Dibble (New Jersey) had stepped forward mid-year to fill the remainder of Myra Close's (Utah) term as treasurer and was elected to serve an additional year. Gary Miller (New Jersey) was elected first vice president following the decision of Carla Burr (Virginia) to not seek reelection. Carla will remain on the board as an at-large member along with three new board members:



Connie Hill was born and raised in Utah. She got involved in advocacy work in 2009 when she attended her first MHOA conference which was in Salt Lake City. She has lived in her community for going on 16 years with her husband.

She is an accountant by trade and owned her own accounting business for several years. She now works for a company that builds vintage ice cream trucks and food trucks. She is currently the C chairman of Utah Coalition of Manufactured Homeowner's (our 501c4) and a director of their sister Utah Manufactured Homeowners Association (their 501c3). She also currently is a board member at large on her local community HOA. She spends her hours working on legislation each year to strengthen their current laws in Utah.



Paul Masminster lives in Torrance, CA at Royal Western Mobile Home, a Kort & Scott parks. He has been an advocate for mobile home owners for sixteen years. Paul is the Vice President of COMO-CAL, President of his community HOA, helped form the South Bay Alliance, and is working with others to form regional groups. Paul has spearheaded the fight against his park management company, Kort & Scott, on issues such as sewer spills, electric issues, overall maintenance of the park, and high rents.

Fellow advocates call Paul "Mr. Take Them To Court." *MH Life Magazine* has applauded Paul's accomplishments helping to protect the rights of his neighbors and friends. The Magazine asks, who else can claim settlements amounting to \$3.1 million (and, yes, there have been a few settlements)? In Paul's words, we are all in the same boat. Those individuals who risk everything by fighting corporate owners of parks on their own need protection. They need others to validate their claims and support them.



Patricia McHugh was born and raised in the windy city Chicago, Illinois. After high school, she worked for a tax law publishing firm CCH, electronic manufacturing company Motorola and a manufacturer of high voltage electric equipment S&C Electric Company starting as a secretary and working her way up to supervisor of International Sales and managed to graduate from the Advanced Management Institute at Lake Forest College.

She is an avid Chicago sports fan and looks forward to going to the World Series in Chicago. She traveled a lot on business and pleasure and one of her favorite places was coming to Las Vegas for mini vacations since 1958 so when she took early retirement something told her to move out West. A friend told her to look at manufactured homes and her reply to them was she did not want to live in a trailer. "How wrong was I," Pat later decided.

After looking at several parks, she found the Mountain View Community in Henderson, Nevada and moved into this 55+ senior community in 1997 with her mother. Shortly thereafter most of her family moved to Las Vegas. Being a people person she enjoyed helping out with social activities and two years later volunteered as the social co-ordinator. She did that for over 15 years and during that course of time she got involved with her HOA and served for many years in the capacities over the years as secretary, treasurer and president.

In 1998 she joined her NAMH chapter and attended almost every State meeting as she was interested in what was happening in other parks. She is currently on the NAMH State Board and serves as membership chairperson. It's her hope that being on the NMHOA Board will give her a broader knowledge in helping people living in manufactured home parks.

Fargo home owners organize to improve health and safety in the city's park communities



Public Health
Prevent. Promote. Protect.
Fargo Cass Public Health

Manufactured housing is home to many families living on low or fixed incomes in North Dakota. In fact, 9 percent of all households are located in the state's 400 manufactured home park communities. North Dakota does not have a statewide home owner association. Earlier this year, NMHOA and All Parks Alliance for Change (APAC) organized park residents in Fargo area park communities to form an informal city-wide association, the Fargo Area Park Resident Association (FAPRA), to push for improvements in how their communities are managed.

North Dakota's manufactured housing laws are lacking in many areas compared to other states. For instance, residents are not provided clear protections for speaking out about their rights, and eviction without cause is perfectly legal. However, the state's manufactured home park law does require maintaining safe and sanitary park communities and it does allow cities to assume inspection and enforcement authority by entering into a "memorandum of understanding" with the state's health department. Residents developed a list of concerns and put pressure on the Fargo Cass Public Health department to enter into such an agreement to inspect and enforce the standards in Fargo park communities.

The chief inspector of the Fargo Cass Public Health department was presented with a list of resident concerns and has attended FAPRA meetings to gather more complaints and provide updates. The inspector has visited not only those Fargo park communities that had representatives at the meetings, but the other Fargo parks as well. As a results, home owners have seen improvements occurring throughout the city. The improvements so far have been primarily the simple and low-cost issues, but FAPRA is continuing to apply pressure on both the parks and the city to take further action

NMHOA Members at Work

GSMOL abatement program helps home owners gain titles

AB 587, sponsored by Golden State Manufactured-home Owners League (GSMOL), was signed by Governor Jerry Brown in September. The bill creates an abatement program for mobile home residents who cannot transfer title into their names due to delinquent taxes and fees that may have been incurred by prior owners. The bill also establishes notification requirements for the transfer of any ownership interest or transferring or creating any security interest in a mobile home.

Text of the "chaptered" bill can be viewed at:

http://leginfo.ca.gov/pub/15-16/bill/asm/ab_0551-0600/ab_587_bill_20160921_chaptered.htm

Delaware Supreme Court ruling upholds strong Rent Justification Act

A precedent-setting Delaware Supreme Court ruling broadly interprets the state's 2013 manufactured housing rent-justification law, decreeing that landlords of leased-land residents cannot justify big rent hikes merely by showing other rents in the area are going up. Landowners must prove that rent increases greater than the scale of inflation are directly tied to operating, maintaining or improving the manufactured home community. No challenged rent increase is valid unless the landowner proves its original expected return has declined, because its costs have grown.

Bon Ayre Land LLC had initiated rent increases in late 2014 and 2015. Since the increases outpaced inflation, residents were able to challenge them under the Rent Justification Act. The residents argued that the law required proof that the landlord's costs and the rents of other nearby park lots had both risen. The company argued they were justified solely based on "market rent" — what the competition was charging — supported the rent increase. In an arbitration proceeding, the arbitrator who heard both sides ruled in Bon Ayre Land's favor, saying the law called for an either/or interpretation, even though the statute put the word "and" between the two requirements.

A Superior Court justice, however, disagreed and ruled that both conditions had to be met, and the state's Supreme Court agreed. As Chief Justice Leo E. Strine Jr. wrote in the court's opinion, "The landowner here no doubt wishes that the Rent Justification Act did not exist at all. But, in giving effect to the plain meaning of the word 'and,' we reflect the importance that the General Assembly's chosen words rightly have in our approach to statutory interpretation."

Oregon residents consider bill to restrict how communities use property improvement orders

This summer, Cal-Am Properties, the California-based owner of eight manufactured home communities in Oregon, sent scores of eviction threats to residents in its Oregon manufactured home parks, threatening to kick out long-time residents if they didn't quickly rectify maintenance issues uncovered in inspections. The threats panicked residents, many of them senior citizens on fixed incomes.

"They went to extremes," says Rita Loberger, who lives at Cal-Am's Eldorado Villa in King City and is a volunteer leader of the Manufactured Housing/Oregon State Tenants Association (OSTA). Despite hot summer weather, Cal-Am told residents at its Heritage Village park in Beaverton to remove window air conditioners. Some of Loberger's King City neighbors were told they must install blinds or curtains inside their homes. "That steps inside our homes; they can't tell us that," she says. Others were told they had to repaint their homes, even though the paint wasn't chipping.

That's one reason Loberger wanted the Manufactured Housing Landlord/Tenant Coalition to discuss ways to enforce Oregon's laws protecting tenants. But park owners blocked that effort causing the coalition to disband. John VanLandingham, an attorney with Lane County Legal Aid and Advocacy Center in Eugene, has advised on possible legislation. "It's my opinion painting your home a paint color other than beige is not disrepair," VanLandingham said. "Air conditioners in windows is not disrepair. If the air conditioner is falling out of the window or looks like it will fall down and hit somebody -- then, sure that's disrepair." Managers with Cal-Am have withdrawn threats of evictions resulting from these home improvement orders.

APAC holds 35th anniversary celebration

On October 22, All Parks Alliance for Change (APAC) held an event at Macalester College to celebrate APAC's 35th anniversary. The event was marked by an official proclamation from Governor Mark Dayton declaring it to "All Parks Alliance for Change Day" in Minnesota. It was an evening with dinner, drinks and a brief program and drew over current and past staff and board members, allies, public officials, family, and friends.

There's a lot to celebrate and it was great to be joined by key allies, past staff and board members, legislators, families, and friends. In 1980, Minnesota was a completely different landscape for manufactured home park residents. Today, thanks to the tireless efforts of many residents, allies, and APAC staff – including many of you at the event – a great deal has happened to protect the rights and dignity of Minnesota's park residents.

Some photos from the event on a Facebook event page (<https://www.facebook.com/events/1730602180522290/>). A commemorative 35th Anniversary Program Book was also developed that can be downloaded from APAC's web site (<http://www.allparksallianceforchange.org/?q=APAC-35th-anniversary>), which included advertisements from CFED, ROC USA, Housing Justice Center, and others. Funds were raised through the event to support APAC's ongoing work.

News Items?

If you have news items from your state or HOA that may be of interest to other readers and could be included in *NMHOA Across America* please forward them to Ishbel Dickens at: ishbel@nmhoa.org 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.



Individual, Household & Non-Manufactured Home Owner Membership Form

A. Today's Date **New** **Renewal** **Other**

Individual Household Non-Manufactured Homeowner

B. Name(s) of homeowner(s)
(eighteen years of age or older):

Address: **City:**

State: **Zip:** **Preferred Phone Number:**

Email Address:

State Association Name:

Community Association Name:

C. Individual Home Owner Fees:

- \$15 Individual/Household living in a manufactured home community:
- \$25 Individual/Household living in a manufactured home on their own land.
- \$50 Manufactured homeowner **NOT** living in the community where the home is sited. (Not eligible for stipends or to vote)
- \$100 Non-Manufactured Homeowner (Not eligible for stipends or to vote.)

Check Number: **Pay Pal:**

D. Other: Contributions: \$ **Check Number:** **Pay Pal:**

E. Involvement: I/We want to become involved with NMHOA by:

- Having a voice in the future of NMHOA and serve on NMHOA Board of Director (non-officers preferred)?
- Having my voice heard and serving on a NMHOA Committee. (non-officers preferred)?
- Receive Monthly E-Blast & *i'mPOWERED* educational information; Qtrly Newsletter; alerts on homeowner issues.

F. Questions:

If you do not have a State or Community Association -- May NMHOA help organize your state and/or community?

YES NO

Please make checks payable to: NMHOA Mail to the above address:

Please Note: NMHOA is a 501(c)(3) non-profit organization. Memberships; Donations; Contributions are tax deductible.

*The mission of NMHOA is to promote, represent, preserve and enhance the rights and interests of
 Manufactured Home Owners throughout the United States.*